CHAPTER 1129 SIGN REGULATIONS

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1129.01 Purpose and Intent[1]

(a) The purpose of this chapter is to promote the public health, safety, and welfare through the provision of standards for existing and proposed outdoor advertising and signs of all types. More specifically, this chapter is intended to:

- **(1)** Enhance and protect the physical appearance of the community;
- **(2)** Promote and maintain visually attractive, high value residential, retail, commercial and industrial districts;
- **(3)** Preserve the scenic and natural beauty of designated areas;
- **(4)** 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;
- **(5)** Provide review procedures that enable the City to comprehensively evaluate the appropriateness of a sign to the site, building and surroundings; and
- **(6)** Prohibit all signs not expressly permitted by this chapter.

(b) In establishing these purposes, the City has determined that signs which do not comply with these regulations (type, size, location, and limitation on the number of signs) are a public nuisance. Unregulated signs are unduly distracting to motorists and pedestrians, and thereby create a traffic hazard and reduce the effectiveness of signs needed to direct the public.

(c) The City does not intend to infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Chapter I, §11 of the Ohio Constitution. All regulations in this chapter are to be construed, whenever possible, in favor of vigorous political debate and accommodation of the rights of persons to speak freely.

[1] This is just a slightly expanded version of the PC supported draft sign regulations from 2024.

1129.02 Applicability[2]

(a) No person shall erect, place, relocate, expand, modify, maintain, or otherwise alter a sign, or cause a sign to be erected, placed, relocated, expanded, modified, maintained, or otherwise altered unless all provisions of this code have been met.

(b) The construction, erection, safety and maintenance of all signs shall be in accordance with all applicable municipal codes. The provisions of this chapter shall not amend or in any way interfere with other codes, rules or regulations governing traffic signs within the municipality.

(c) 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. The regulations shall apply only to signs over which the City of Huron has regulatory authority over.

(d) Any sign legally established prior to the effective date of this chapter, and which sign is rendered nonconforming by the provisions herein, shall be subject to the nonconforming sign regulations of Section 1129.13.

(e) If the type of any sign that legally existed prior to the effective date of this amendment is reclassified by this amendment, such sign shall be classified as the sign type defined in this chapter and shall be subject to the applicable standards for such sign type from the effective date of this amendment. Such reclassification shall be regardless of any variances that were approved prior to the effective date of this amendment.[3]

1129.03 Definitions

(a) For the purpose of this chapter, certain words and phrases shall have the meanings respectively ascribed to them within this section. Additional terms within this chapter that are utilized throughout the Planning and Zoning Code may also be defined in Section 1141.02.

(b) Where terms are related to measurements and calculations set out in this chapter (e.g., sign height, setbacks, sign area, etc.), such terms are defined in Section 1129.06.[4]

Alter (or its derivations) Any change in a sign or related structure that changes its exterior dimensions or otherwise changes the sign's size, height, structure type, or illumination.
Animation Changeable sign copy, including graphics, images, and text, that appears to move toward or away from the viewer, expands or contracts, bounces, rotates, spins, twists, or otherwise portrays movement or animation, including streaming, scrolling, flashing, fading, and blinking.
Awning A shelter projecting from and supported by the exterior wall of a building, constructed of non-rigid materials on a supporting framework. See alternatively the definition of "canopy."

[2] This is an expanded version of Section 1129.04 from the 2024 PC supported draft.

[3] This is a new provision because some terminology from the existing code that refers to the sign message or content is now being reclassified based on type and location.

[4] Some communities like all of the images used for the definitions, but other reduce the number of examples. It is up to the city to determine how many images to include or if they want to replace certain images.

Awning Sign
A permanent, attached sign that is painted on, applied to, or otherwise is a part of a fabric or other non-structural awning, of which said awning is affixed to a structure. An awning sign is considered a "building sign."

Figure A: Examples of awning signs.

Banner
A flexible substrate of fabric, plastic, paper, or other light, pliable material on which copy or graphics may be displayed. A banner is one type of temporary sign. This can include pennants, panels, or other similar signs. A banner may also be referred to as a banner sign.

Figure B: Example of a banner sign.

Building Sign
Any sign that is directly attached to a building or that is attached to a non-structural element, such as an awning or canopy, which is affixed to the building. For the purposes of this chapter, building signs include "wall signs," "awning signs," "canopy signs," and "projecting signs."

Building Unit
A stand-alone building or a building divided into separate units or spaces that are individually owned or leased by different enterprises, businesses, firms, or people, subject to the provisions of Section 1129.10(b)(8).

Canopy
A permanent structure made of cloth, metal, or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure but typically is supported by features other than the building facade (e.g., structural legs, building extensions, etc.). See also the definition of "awning."

Canopy Sign
A sign that is attached or made an integral part of a canopy. For the purposes of this chapter, a canopy sign falls under the regulations of building signs.

Figure C: Example of a sign mounted under a canopy (left image) and above a canopy (right image)

Changeable Copy Sign
A sign designed so that the sign copy can be changed or rearranged manually or electronically (electronic message center), without altering the sign display surface. May also be known as readerboards. See also the definition of "electronic message center."

Figure D: Example of different types of changeable copy signs. A manual changeable copy sign (readerboard) is on the left. A digital changeable copy sign (electronic message center) is on the right.

Clearance
The distance from the bottom of a sign face elevated above grade and the grade below.

Driveway Sign
A small permanent sign that is located near driveway access points and/or at the intersection of internal access drives.

Figure E: Example of a driveway sign.

Electronic Message Center
A sign designed so that the sign copy can be changed or rearranged automatically on a lamp bank or through mechanical means (e.g., electronic or digital signs). See Section 1129.05(i).

Facade
The exterior wall on the front, side, or rear elevation of the building, regardless of whether the building side faces a street.

Facade, Primary
For the purposes of the sign regulations, a primary facade shall be as defined in Section 1129.10(b)(7).

Facade, Secondary
For the purposes of the sign regulations, a secondary facade shall be as defined in Section 1129.10(b)(7).

Feather Sign
A temporary sign that is constructed of cloth, canvas, plastic fabric, or similar lightweight, non-rigid material and that is supported by a single vertical pole mounted into the ground or on a portable structure. Such a sign may take the shape of a feather, a tear drop, or any other shape. Signs similar to feather signs that contain two or more supporting poles or posts shall be considered a temporary "yard sign."

Figure F: Example of a feather sign.

Freestanding Sign
Any sign affixed to or supported upon the ground by a monument, pedestal, pole, bracing, or other permanent structural element and not attached to any building. See definitions of "monument sign," "pole sign," and "post and arm sign."

Frontage
The length of a property line of any one premises abutting and parallel to a private or public street.

Illuminated Sign
Any sign that has characters, letters, figures, designs, or outlines illuminated externally or internally by any light source other than non-reflected natural daylight.

Lot Line
For the purposes of this chapter, the term is interchangeable with the term property line.

Monument Sign
A permanent freestanding sign, not attached to a building, that is placed upon or supported by the ground independently of any other structure. A monument sign, unlike a pole sign or post and arm sign, is placed on a monument or pedestal structure constructed of finished material such as brick, stone, or wood, similar to the those illustrated in Figure G, below.

Figure G: The above image provides an example of two monument signs.

Nonconforming Sign
Any sign that was erected legally prior to the adoption of this ordinance, or amendment thereto, but which does not comply with subsequently enacted sign restrictions and regulations, or a sign which does not conform to the regulations of this chapter.

Off-Premise or Off-Premise Sign
A sign that identifies or advertises a business, person, or activity on a different premises or lot as the business, person, or activity to which the sign advertises. The term “off-premise” may be used to all define another specific sign type (e.g., off-premise banner sign or off-premise wall sign, etc.) to describe if such specific sign type may or may not be an off-premise sign.

On-Premise or On-Premise Sign
A sign that identifies or advertises a business, person, or activity, and is installed and maintained on the same premises or lot as the business, person, or activity to which it advertises. The term “on-premise” may be used to all define another specific sign type (e.g., on-premise banner sign or on-premise wall sign, etc.) to describe if such specific sign type may or may not be an on-premise sign.

Permanent Sign
A sign permitted by this ordinance to be located on the premises and designed to be permanently attached to a structure or the ground. Such signs are typically constructed of rigid, non-flexible materials or may be constructed of durable fabric or similar materials if intended to be attached to a permanent structure (e.g., an awning sign made of fabric) and which is not specifically defined as a temporary sign.

Pole Sign
A permanent freestanding sign that is supported from below by poles, posts, or other structural members, regardless of material or dimension, where the sign does not otherwise meet the definition of a “monument sign” or a “post and arm sign.”

Figure H: The above image provides an example of a pole sign.

Portable Sign
Any sign not attached to a building or the ground that is designed to be movable or relocatable, or signs designed so they can be transported utilizing wheels or other means. This definition shall not include “sidewalk sign” or other defined temporary sign types.

Figure I: The above image provides an example of a portable sign that is not a sidewalk sign or temporary sign otherwise allowed by this chapter.

Post and Arm Sign
A permanent freestanding sign that is supported by a single pole or post with a support arm that allows the sign copy to hang from the arm.

Figure J: The above image provides an example of a post and arm sign.

Projecting Sign
A permanent sign that is affixed perpendicular to a building or wall and extends more than 12 inches beyond the face of such building or wall.

Figure K: Several examples of projecting signs.

Roof Sign
Any sign or part of a sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.

Figure L: Example of a roof sign.

Sidewalk Sign
A temporary sign that may be placed on a private sidewalk/walkway, during business hours in accordance with this chapter, and which may include an “A-frame sign” or a “T-frame sign” as defined below:

- A-Frame Sign means a detached temporary sign that is ordinarily in the shape of an “A” or some variation thereof, which is readily movable, and is not permanently attached to the ground or any structure.
- T-Frame Sign means a detached temporary sign that is ordinarily in the shape of an upside-down “T” or some variation thereof, which is readily movable, and is not permanently attached to the ground or any structure.

Figure M: The above image provides an example of a T-frame sidewalk sign (foreground) and two A-frame sidewalk signs (background).

Sign
Any object, device, display or structure or part thereof situated outdoors or adjacent to the interior of a window or doorway which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.

Sign Area
The entire display area of a sign that includes the message and sign copy surface located on one or more sign faces and any framing, trim, and molding, but not including the supporting structure as measured pursuant to Section 1129.06(c).

Sign Copy
Those letters, numerals, and figures, symbols, logos, and graphic elements comprising the content or message of a sign.

Sign Face
The surface of the sign upon, against, or through which the message of the sign is exhibited.

Sign Height
The vertical distance of a sign, from top to bottom, as measured in accordance with Section 1129.06(b).

Static/Instant Message Change
On electronic message centers, a static or instant message change is when one message changes to another message instantly without scrolling, flashing, or other movement of the message.

Supergraphic
A sign that is temporarily or permanently attached to a side or rear facade that covers a substantial area of the facade and that is not classified as any other form of building sign.

Temporary Sign
A sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, nor mounted on a chassis, and/or is intended for a limited period of display. See definitions for “banner,” “feather sign,” “yard sign,” “sidewalk sign,” and “window sign.”

Wall Sign
A permanent sign attached directly to an exterior wall of a building and which does not extend more than a certain distance from the facade, as established in this chapter, nor above the roof line or beyond the limits of the outside wall. The exposed face of the sign is on a plane parallel to the building wall.

Figure N: An example of a wall sign.

Window Sign
A sign painted on or attached to a window or the glass paneling of any door, window, or other opening.

Figure O: An example of a window sign permanently attached to glass panels in a door (left) and a window sign mounted internally, within three feet of the window (right).

Yard Sign
Any temporary sign placed on the ground or attached to a supporting structure, posts, or poles that is not attached to any building.

Figure P: An example of a temporary yard signs.

1129.04 Prohibited Signs[5]

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

(a) Any sign that copies or imitates a sign installed by any governmental agency or purports to have been authorized by the City of Huron or other governmental agency;

(b) Signs erected so as to obstruct sight lines along any public right-of-way, including railroads, or visibility of traffic control lights, street name signs at intersections, or signals at railroad grade crossings;

(c) Signs that interfere with, obstruct the view of, or are similar in appearance to any authorized traffic sign, signal, or device because of its position, shape, use of words, or color;

[5] This is an expansion of Section 129.06 of the 2024 PC Supported Draft. We have eliminated the reference to signs that no longer advertise an active business because most communities do not require the removal of a conforming sign with a closed business. If you want to enforce that, then you can address it as an off-premises sign.

(d) Window signs for residential uses are prohibited with the exception that temporary signs may be placed in windows in accordance with Section 1129.11.

(e) Signs placed in the right-of-way unless expressly allowed by Section 1129.05(g);

(f) Signs that constitute a hazard to safety or health by reason of inadequate or inappropriate design, construction, repair, or maintenance, as determined by the City Manager, or their designee;

(g) Signs that employ parts or elements which revolve, rotate, whirl, spin, or otherwise make use of motion to attract attention, including signs that are manually rotated, spun, etc. by a person. This shall not include electronic message centers as allowed in this chapter;

(h) Signs with moving or flashing lights except for changeable copy signs as allowed in this chapter;

(i) Beacons and searchlights, except for emergency purposes;

(j) Windblown devices, pennants, streamers, and similar signs, except for flags and feather signs as allowed in this chapter, that are designed to move by atmospheric, mechanical, electrical, or other means, whether containing words or numerals or containing no message;

(k) Air-activated graphics;

(l) Balloon signs;

(m) Roof signs;

(n) Signs that emit sounds except for signs allowed as part of permitted drive-through facilities (See Section 1129.10(c).);

(o) Signs that are applied or mounted to any unapproved supporting structure including, but not limited to, trees, bus shelters, utility poles, benches, trash receptacles, newspaper vending machines or boxes, or otherwise placed in the public right-of-way except as otherwise specifically provided for in this code;

(p) 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;

(q) 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;

(r) Portable signs;

(s) Permanent freestanding signs on a vacant lot;[6]

(t) Signs with exposed light bulbs or strings of lights not permanently attached to a rigid and permanent background;

(u) Signs placed on any surface located on public property or on, over, upon or across any public street or right of way, unless expressly allowed by this chapter;

(v) Vehicle signs viewed from a public road with the primary purpose of providing signage not otherwise allowed by this chapter. Vehicle signs include those attached to, placed on, or placed in a vehicle or trailer. This does not apply to a vehicle parked at a driver's residence; and

(w) Any sign not specifically allowed by this chapter.

[6] This will prevent billboards without having to call out whether they are on-premise or off-premise signs. There is nowhere that signs the size of billboards would be allowed regardless. Existing billboards will be considered legal nonconforming signs.

1129.05 General Standards for All Signs[7]

In addition to ensuring compliance with the numerical standards of these regulations, all signs regulated by this chapter shall be subject to the following standards unless explicitly stated:

(a) Signs, as permitted in the various zoning districts, shall be professionally designed, constructed and installed.

(b) Signs shall be constructed of materials which are of appropriate quality and durability and which are compatible with the materials of the building upon which such signs are placed.

(c) The construction, erection and maintenance of all signs shall be in compliance with the Building Code and all other applicable municipal standards and regulations.

(d) Construction Standards

(1) The construction, erection, safety and maintenance of signs shall comply with all building and electrical codes adopted by the City, and the Ohio Revised Code.

(2) All signs shall be rigidly secured and no sign shall swing from a bar, crane, awing or other sign. No part of any sign shall be revolving, oscillating or otherwise designed to move to attract attention.

(3) All freestanding signs shall have self-supporting structures erected on or permanently attached to concrete foundations.

(e) Veridical Clearance Requirements

(1) The lowest member of all signs which are supported or suspended from a building shall have a clearance of not less than eight feet[8] between the finished grade of a sidewalk or other pedestrian way and the bottom most portion of the sign. If located over a pavement used for vehicular traffic or within 18 inches of the vertical projection of the edges of such pavement, the lowest member of the sign shall not be less 15 feet above the finished pavement.

(2) Signs shall be located in such a way as to maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Code specifications, depending on voltages concerned. However, in no case shall a sign be installed closer than 12 inches horizontally or vertically from any conductor or public utility guy wire.

(f) Sight Visibility Clearance[9]

(1) In order to provide a clear view to the motorist there shall be a triangular area of clear visibility that is free of any visual obstructions where there is an intersection of two or more streets and/or where a driveway in a nonresidential zoning district intersects with a street.

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[7] This is a revised version of information in the 2024 PC Supported Draft, but there was no assigned section number. Some of the language has been removed because it just duplicated language about the types of signs that are prohibited. Almost all of Section 1129.11 of the PC Supported draft has been removed because it contained vague design guidelines for signs that would be challenging to enforce without very specific standards. However, some language was maintained, just in appropriate sections of this draft.

[8] The 2024 PC Supported Draft had a minimum clearance of 10 feet above ground level. We are suggesting a more common approach of eight feet above a sidewalk/pedestrian area and 15 feet above vehicular areas. The language in the MU Districts allowed for it to have a clearance of six feet if above a landscaped area that does not permit pedestrian or vehicular traffic, but we suggest eliminating that caveat and keep eight feet as the bare minimum.

[9] This is an expansion of the language in the 2024 PC Supported Draft. An image will have to be added to reflect the specific requirements. However, the city may want to consider making this a universal provision somewhere else in the code since it applies to more than signs.

(2) The triangular areas shall be defined by measuring 20 feet from the intersection of the edge of the pavement of the front and side street (or driveway) and connecting the lines across the property. See Figure Q.

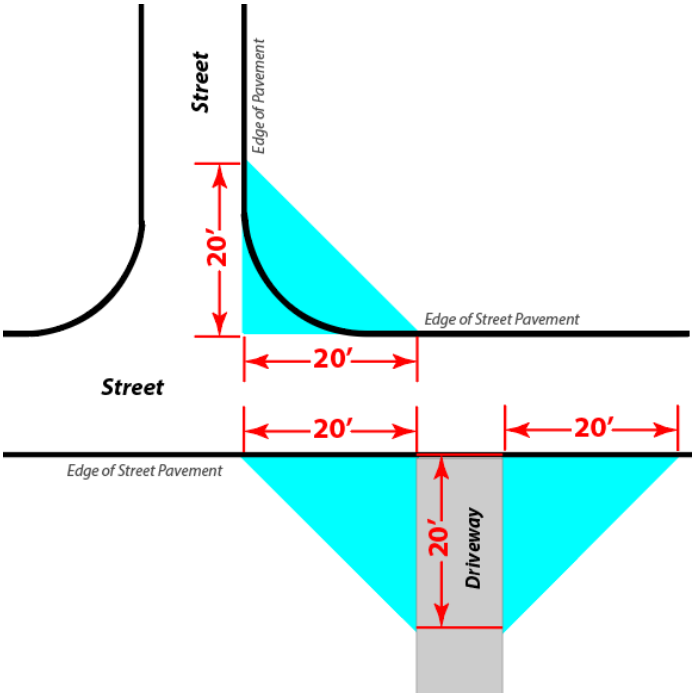

Figure Q: Illustration of triangular areas (blue areas) that are not to be obstructed by signs to maintain clear visibility for motorists,

(g) Signs in Rights-of-Way

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

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

B. Permanent freestanding signs at entrances if approved in accordance with Section 1129.09(b) and where a homeowners' or property owners' association agreement or covenants provide for the maintenance of the sign;

C. Certain building and temporary signs authorized to be located in the right-of-way by this chapter, where such placement shall not block safe pedestrian or vehicle traffic; or

D. Any warning signs or traffic safety signs required by public utility providers.

(2) The City Manager, or their designee, may remove or cause to be removed any unlawful sign in the public right-of-way.

(h) Illumination

(1) No sign shall incorporate movement or the illusion of movement. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lights, or incorporate reflective materials which imitate or create the illusion of flashing or moving lights.

(2) In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or other nuisance.

(3) Signs shall not be lighted in a manner which obstructs traffic control or any other public signs.

(4) Externally illuminated signs, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaires that are fully shielded.

(i) Changeable Copy and Electronic Message Center Signs

Changeable copy signs, including electronic message centers, shall be permitted subject to the following conditions and any other applicable regulations as established in this chapter:

(1) The total changeable copy area shall be included as part of the total sign area allowed and constructed.

(2) Changeable copy signs are only permitted to be a part of allowed freestanding signs.

(3) Manual changeable copy signs and electronic message centers are allowed in accordance with all applicable standards of this chapter.

(4) The maximum area of a changeable copy sign[10] shall be as established in this code, based on the individual zoning district and may only be allowed as part of a freestanding area.

(5) Where electronic message centers are allowed, they shall be subject to the following standards:

A. Electronic message centers may only be permitted to be in use from 6:00 am until 10:00 pm.

B. All electronic message centers shall be set back a minimum of 125 feet from a residential dwelling unit.[11]

C. Any message changes shall be a static, instant message change.

D. Messages can only change once every ten seconds.[12]

E. The transition time between messages shall be less than one second.

F. All electronic message centers shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

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

H. Illumination shall not exceed 0.3 footcandles over ambient lighting conditions when measured at 50 feet in any direction from an electronic message center sign.

1129.06 Computations and Measurements[13]

(a) Sign Setback

All required setbacks for signs shall be measured as the distance in feet from the applicable lot line closest to the sign, to the nearest point on the sign structure.

[10] The 2024 PC Supported draft has conflicting language on the amount. In one place, it says a maximum of 30%, in another, more is allowed. We try to clarify this later in the freestanding sign language.

[11] This is a new requirement many communities are incorporating to minimize light impact on nearby homes.

[12] This section was amended based on discussions with the boards. The current draft only allows changes four times a day.

[13] This is Section 1129.08 of the 2024 PC supported draft carried forward with images and some minor clarifications and enhancements.

(b) Sign Height

(1) The height of a sign shall be computed as the distance from the base of the sign at normal grade (average grade at the base of the sign) 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.

(2) The filling of a hole or depression to create an average grade the same level as that surrounding the hole or depression is permitted, provided such filling is allowed by other ordinances.

(3) In cases where the normal grade is below grade at street level, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public or private street. See Figure R.[14]

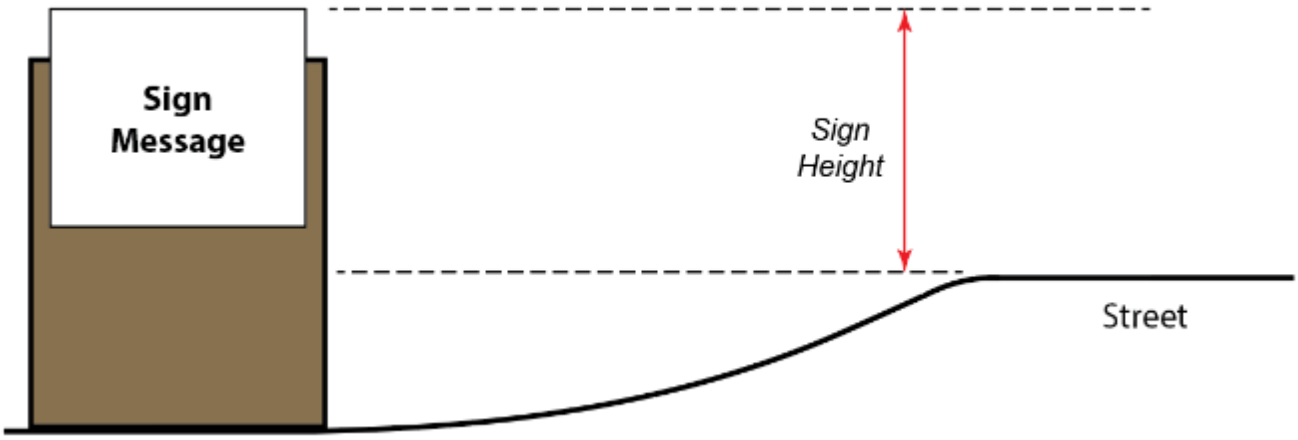

Figure R: Illustration of the measurement of sign height when the grade at the bottom of the sign is below the grade of the adjacent street.

(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, the following regular geometric 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, graphics, or other message, as determined by the City Manager, or their designee,. See Figure S.

(2) For sign copy mounted on, painted on, or similarly attached to a background panel or cabinet, the sign area shall be computed by means of the smallest permitted geometric shape, or combination of permitted geometric shapes[15], that encompasses the extreme limits of the background panel or cabinet. See Figure T and Figure U.

[14] This is a new provision that may be useful in a handful of cases due to unique topography compared to streets.

[15] DISCUSSION – The 2024 PC supported drafted only allowed the use of one geometric shape. The city may want to consider allowing the use of a combination of shapes to accommodate more creative sign designs because it gives the sign designers more flexibility without truly increasing the amount of signage allowed.

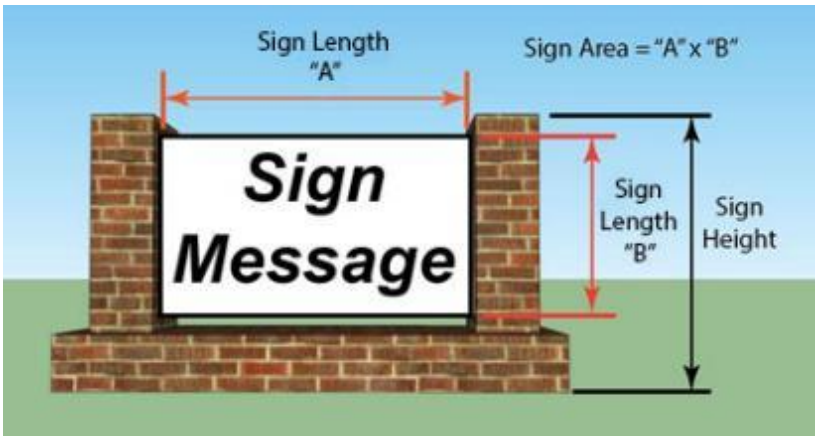

Figure S: Illustration of sign area calculation for a freestanding sign[16] with a copy on a distinct, rectangular cabinet. The brick structural support is not included in the sign area calculation.

Figure T: Illustration of computing the sign area for wall signs with a background panel or cabinet.

(3) For sign copy that is painted on a surface or where individual letters or sign elements are mounted on a building façade or window where there is no clearly established 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 geometric shape, or combination of permitted geometric shapes, that encloses all the letters or elements associated with the sign. See Figure U.

[16] We have changed the term from "ground sign" to "freestanding sign," because ground sign generally implies monument sign, but by definition, the city does allow pole signs. Later in this draft, there are discussions of where you may want to prohibit pole signs.

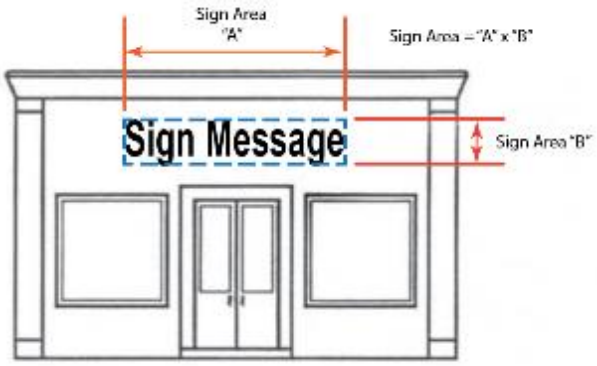

Figure U: Illustration of sign area calculation for wall signs with individual letters.

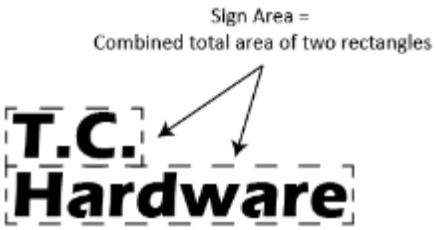

Figure V: Illustration of a how two geometric shapes (rectangles) are used in combination to determine the sign area when the sign copy is within two feet of one another.

(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 area 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. See Figure W.

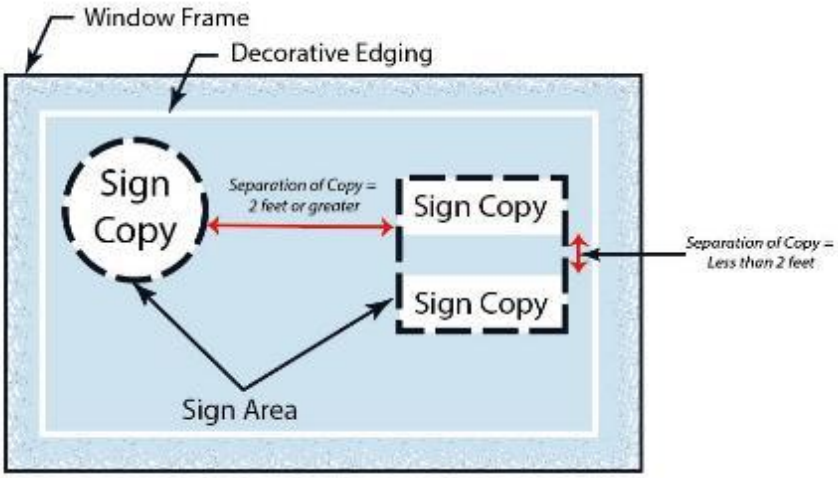

Figure W: Illustration of sign area calculations for multiple sign areas on a window sign.

(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. See Figure W.

(6) A sign may contain a maximum of two sign faces that are either mounted back-to-back or at an angle of less than 45 degrees. In such cases, the sign area shall be calculated based on the size of one sign face. If the two faces are unequal, the sign area shall be calculated based on the larger of the two sign faces.

(7) If two faces of a sign are mounted at an angle of 45 degrees or more, then the sign area shall be calculated as the total sign area of both sign faces combined.

(8) In the case of a three-dimensional sign (any sign with more than two faces or that has a physical shape where two sign faces are not mounted flat, back-to-back), then 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.

1129.07 Sign Permit Required[17]

(a) To ensure compliance with these regulations, a sign permit shall be required to be issued for all signs and sign components subject to this chapter unless specifically exempted in this chapter.

(b) A complete application for a sign permit must be submitted prior to consideration and review. A complete application for a sign permit shall consist of the information required in the checklist associated with the sign permit application[18] and the plan review fee . No review of a sign permit application shall take place until all required supporting documents the plan review fee are submitted.[19]

(c) If a design review is required by Chapter 1141 of the City of Huron Planning and Zoning Code, such review must be approved prior to a decision on the related sign permit application.

(d) The sign permit issued pursuant hereto shall be valid so long as the owner complies with the terms and conditions of this Planning and Zoning Code, or any amendment thereto.

(e) Both the plan review fee and the sign permit fee (See the review procedure below.) shall be as established by City Council in the most recently adopted fee schedule.

(f) Review Procedure

(1) The City Manager, or their designee, may distribute the application to other staff members and other City departments to solicit comment on the sign permit application.

(2) Within 30 days after the application is determined to be complete, or an extended timeframe approved by the applicant, the City Manager, or their designee, shall make a decision on the sign permit application. In making its decision, the City Manager, or their designee, may approve or deny the application. The City Manager, or their designee, may also approve with modifications or supplementary conditions necessary to ensure the proposed activity will be in full compliance with this code.

(3) Prior to making a decision, the City Manager, or their designee, shall have the authority to provide comments to the applicant regarding necessary revisions to bring the application into full compliance.

(4) The City Manager, or their designee, shall act within 30 days from the date the application is determined to be complete, or an extended period as may be agreed upon by the City Manager, or their designee, and applicant.

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[17] This is drawn from Section 1129.05 of the 2024 PC supported draft. However, one of the biggest changes is that we have removed the required Planning Commission review to allow for staff to administratively approve permits.

[18] I recommend removing the current list of requirements from the code and just attaching them to the permit application as a checklist to make it easier to update the submittal list.

[19] This will allow for an extended review if the applicant does not provide all information up front.

(5) Where revisions are necessary for approval, the application shall not be deemed formally approved until the applicant makes all of the appropriate changes and submits all necessary revised forms, maps, and documents to the City Manager, or their designee.

(6) Where a sign permit application is approved, the applicant shall be required to submit a sign permit fee following the application approval in order to receive the endorsed sign permit. No action may be taken on the installation, modification, or other activity related to the sign without the issuance of an endorsed sign permit.

(7) When the City Manager, or their designee, denies an application, the City Manager, or their designee, shall inform the applicant of the reason for the denial, including the regulations which would be violated by the proposed use or development.

(g) The sign permit shall expire one year after the date of issuance. All work must be completed before this expiration. One, six-month extension may be authorized by the City Manager, or their designee, for just cause. Once a sign permit approval expires, no additional work shall be continued until a new sign permit has been issued in accordance with this chapter.

(h) The City Manager, or their designee, shall have, and is hereby granted, the authority to revoke any sign 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 within 10 calendar days of the date of such order.[20]

(i) Inspection and Enforcement[21]

(1) The City Manager, or their designee, shall have the authority to inspect signs and enforce the provisions of this chapter in accordance with Section 1139.03.

(2) The City Manager, or their designee, may order removal of any sign that is not maintained in accordance with the provisions of this chapter.

1129.08 Sign Permit Exceptions[22]

The following signs are subject to the requirements of this chapter but do not require a sign permit or related fees. Permit-exempt signs may still be subject to additional reviews including review under the building code or other applicable code requirements.

(a) 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 three days after the last day it is required to be displayed;

(b) Signs that are an integral part of the original construction of vending or similar machines, fuel pumps, automated teller machines, drive-through signage, 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;

(c) Any sign that is located completely inside a building that is not visible from the exterior of the building;

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[20] FOLLOW-UP We need to make sure all the timing of any enforcement provisions are similar in nature, with the exception of imminent safety concerns.

[21] This is new for the city's consideration to authorize inspections. We may also cross-reference another part of the planning and zoning code. This is an expansion of the language that is marked as inspection-related now, which only addresses unsafe signs.

[22] This is an expanded version of Section 1129.07 of the PC supported draft, moved up to be part of the overall sign permit/exemption discussion.

(d) 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;

(e) Sign face changes (e.g., repainting with a new message, sign panel change, etc.) where there is no change to the sign cabinet, total sign face area, sign height, or other changes to the sign structure;

(f) Temporary signs with the exception of those identified in Section 1129.11(d).

(g) A single wall sign placed on the facade of an individual dwelling unit that is not illuminated and does not exceed two square feet in area.

(h) Signs that 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;

(i) Freestanding 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;

(j) 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;

(k) 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 (See also Paragraph 1129.04(v).), or signage required by the State or Federal government;

(l) Signs installed or required by a governmental agency including the City of Huron, Erie County, State of Ohio and United States, including local and regional transit agencies;[23]

(m) Any warning signs or traffic safety signs required by public utility providers;

(n) Hand-held signs not set on or affixed to the ground;

(o) Any address numbers required by applicable building and fire codes;

(p) Changes of copy on changeable copy signs, including electronic message centers;

(q) Any signs without a commercial message, 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;

(r) General maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or any sign structure unless a structural change is made, including changes to the sign dimensions; and

(s) **Flags**[24]

No more than four flags located on flagpoles or on wall-mounted posts provided the following shall apply:

(1) The maximum height of flag poles shall not exceed 30 feet with a maximum sign area of 40 square feet for any individual flag attached to the pole.

(2) The maximum projection for wall-mounted flag post is six feet and a maximum sign area of 15 square feet per flag.

(3) No more than one flag pole per lot in a residential zoning district.

(4) Flag poles may require a building permit.

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[23] This would allow for the City to install its normal signage such a traffic or safety signs since it is for the greater public benefit.

[24] DISCUSSION – Flags are a form of a message that most communities want to accommodate. I have provided this for initial discussion purposes. The city can adjust number of flagpoles or flag posts allowed, the size, and locational aspects. We want more direct input on this issue from the Planning Commission.

1129.09 Permanent Signs in Residential Districts[25]

The following provisions apply to permanents signs in the R-1, R-1A, R-2, and R-3 Districts:

(a) Signs for Nonresidential Uses in Residential Districts[26]

(1) Nonresidential uses allowed in residential districts shall be permitted to have freestanding and building[27] signs in accordance with the signage allowance and requirements of those allowed in the B-1 District.

(2) Freestanding signs may contain an electronic message center if approved through the conditional use permit process. In such cases, the electronic message center shall not exceed 50 percent of the total sign area and shall comply with Section 1129.05(i).[28]

(3) Nonresidential uses allowed in residential districts shall also be permitted to have driveway signs in accordance with Section 1129.10(d).

(b) Entrance or Development Signs

Permanent wall signs or permanent freestanding signs may be permitted for any subdivision or multi-family dwelling development that contain 10 or more dwelling units or lots, provided that the signs meet the following requirements:

(1) General Standards

A. For subdivisions or multi-family dwellings with 10 to 25 dwelling units or lots, only one permanent wall sign[29] or one permanent freestanding sign is permitted for the entire development in accordance with this section. The sign shall have a maximum sign area of 15 square feet.

B. For subdivisions or multi-family dwellings with 25 or more dwelling units or lots, a maximum of two permanent wall signs or one permanent freestanding signs are allowed at each entrance to the subdivision or development from a collector or arterial street, as determined by the City Manager, or their designee,. No more than two freestanding signs shall be permitted for any subdivision or development.

C. The maximum sign area of each sign shall be 32 square feet.[30]

D. The signage shall be an on-premise sign with the entire subdivision or lot counting as the premises.

E. If the sign is to be illuminated, it shall only be illuminated through an external light source.

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[25] We have reorganized the text to outline the allowable signage based on district type to eliminate the need for the large and complex sign table in the 2024 PC Supported Draft.

[26] This section was added to better accommodate signage at schools, churches, etc.

[27] The 2024 PC Supported draft had language that stated that buildings signs are not allowed in residential districts, but most schools and churches have building signs, so we have clarified that they are allowed.

[28] After discussion with staff, we are proposing allowing some limited digital signage for nonresidential uses (e.g., schools, parks, etc.) in residential districts if approved as a conditional use.

[29] The provision for signs has been expanded to allow for wall signs attached to architectural features or fences as an alternative to freestanding signs.

[30] This draft shows allowing signs larger than 15 square feet (in the 2024 draft) for larger development, as those are very small signs. The 15 square foot signs are likely appropriate for small developments.

F. The establishment of wall or freestanding signs for a subdivision that was platted before the effective date of this chapter may be permitted only if a homeowners' association, or similar property owners' association, is in place to pay for installation and the maintenance of such signs. Any such sign shall be required to comply with this chapter.

(2) Freestanding Sign

A. A freestanding sign may include a monument sign, pole sign, or a post and arm sign[31].

B. No such sign or any portion of the structure shall exceed five feet in height.

C. The freestanding sign shall be set back a minimum of five feet from all lot lines and rights-of-way.

D. The freestanding sign may be located on the center island of a boulevard entrance on a private street subject to the following additional standards:

1. Sign faces must be back-to-back (i.e., no sign faces at an angle to one another).
2. The sign shall not be located in a public right-of-way and shall still be subject to the visibility requirements of Section 1129.05(f).
3. Sign placement for a new development, must be approved by the appropriate review body during the platting process or development plan process, whichever includes the details of the sign placement, to ensure safety and visibility at the sign location.[32]

E. If an applicant proposes to use a freestanding sign, no wall signs, as allowed in Section 1129.09(b)(3) below shall be permitted.

(3) Wall Signs on Entry Fences, Walls, or Features[33]

A. The signs shall be mounted to a decorative wall, fence, or architectural feature adjacent to the entrance street.

B. The placement of wall signs on architectural features for a new development shall only be permitted by the appropriate review body during the platting process or development plan review, whichever includes the details of the sign place, to ensure safety and visibility at the sign location. See Figure X.

[31] We have added post and arm sign types, because they are popular in downtowns and compact areas. Are you okay with these sign types?

[32] This is also a new provision.

[33] New provision added to accommodate entrance fence/wall signs or signs on architectural features.

Figure X: Example of an architectural feature at the entrance of a subdivision.

C. The fence, wall, or architectural feature on which the sign is mounted shall be subject to the applicable setbacks for such structures. The wall signs shall be mounted flush to the structure. If an applicant proposes to use wall signs, no freestanding sign, as allowed in Section 1129.09(b)(2) above, shall be permitted.

1129.10 Permanent Signs in Nonresidential Districts[34]

The following provisions shall apply to permanents signs in the MU-RFD, MU-CD, MU-GD, B-1, B-2, B-3, Green/Recreation, I-1, I-2, P-1, and the Sign Overlay Districts

(a) Freestanding Signs

All freestanding signs in nonresidential zoning districts shall meet the following requirements:

(1) Only one freestanding sign shall be permitted on each lot, unless otherwise specifically stated.[35]

(2) The standards for freestanding sign area, height, and setbacks shall be as established in Table 1.

Table 1: Freestanding Sign Standards

Zoning Districts	Maximum Sign Area (Square Feet)	Maximum Height (Feet)	Minimum Setback from Right-of-Way (Feet)	Minimum Setback from All Other Lot Lines (Feet)
MU-RFD, MU-CD, and MU-GD	15[36]	5[37]	5	5

[34] This section replaces the existing Section 1165.06 and 1165.07.

[35] DISCUSSION – Does the Planning Commission think the city should allow pole signs in downtown? We know that there are existing pole signs on South Main. Pole signs are prohibited in the Mixed-Use Districts.

[36] DISCUSSION – So you can have more signage in the B-2 then these mixed-use districts?

[37] DISCUSSION – Staff and the consultant have discussed sign heights. These were the heights proposed in the 2024 PC Supported Draft, but are considerably shorter than most signs in the districts, and are generally very short in general. There should be additional discussion about appropriate sign heights for each district.

Table 1: Freestanding Sign Standards				
Zoning Districts	**Maximum Sign Area (Square Feet)**	**Maximum Height (Feet)**	**Minimum Setback from Right-of-Way (Feet)**	**Minimum Setback from All Other Lot Lines (Feet)**
B-1 and B-2	25 for 1 building unit on lot or[38] 50 for 2+ building units on lot	5	0	5
B-3	75	10	5	10
Green/Recreation	40	5	5	10
I-1 and I-2	50 for 1 building unit on lot or 100 for 2+ building units on lot	10	5	30
P-1	25	5	5	30
State Route 2 Corridor Sign Overlay District	1 building unit on lot-80	20		40[39]
	2 to 4 building units on lot-150	25		40
	5 to 7 building units on lot-180	30		50
	8 or more building units on lot-200	35		50

(3) For lots that exceed 10 acres in lot area or that have over 600 feet of lot width[40], one additional freestanding sign shall be permitted in accordance with this section provided the two signs are separate by 200 feet.

(4) For the purposes of measuring lot width for this section on freestanding signs, the lot width shall be measured along a straight line that runs parallel with the street frontage at the widest point of the lot. This measurement shall be regardless of the presence of driveway entrances to the lot or the presence of smaller outlots in front of the applicable lot. See Figure Y.[41]

[38] DISCUSSION – This is punishing large single-tenant uses that may be on large lots versus what could be a small strip center of two or three businesses on a small lot. The city may want to consider an approach based on lot frontage.

[39] We did not have to include the setback from residential lot lines that stated the setback shall be equal to the height of the sign because, in all cases, the minimum setback is already larger than the maximum sign height.

[40] QUESTION – What about corner lots that may not have a total of 600 feet of frontage?

[41] This is helpful for large developments that have outlots.

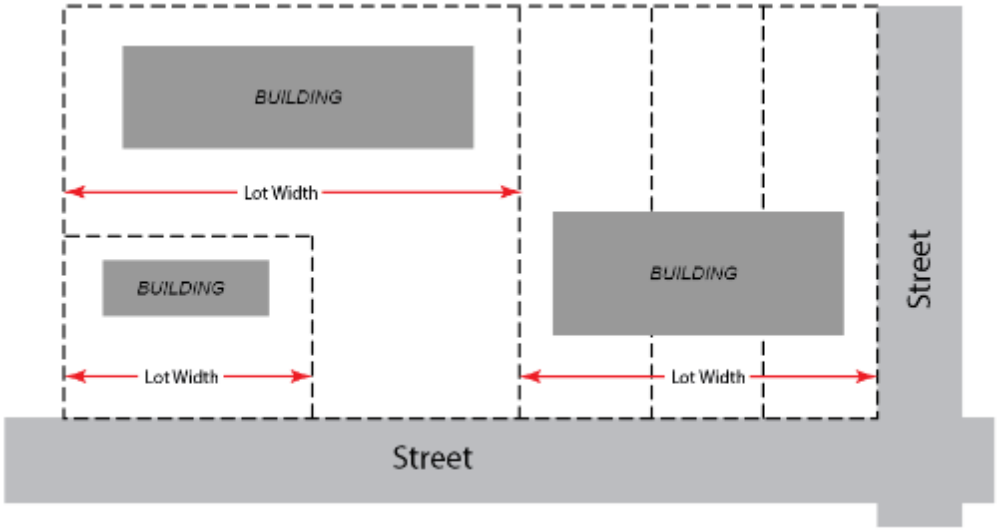

Figure Y: The above image illustrates different methods of measuring lot width when calculating the amount of freestanding sign area permitted on a lot.

(5) Only freestanding monument signs[42] may include manual changeable copy signs or electronic message centers as regulated by this chapter in addition to complying with the following:

A. Only one freestanding sign per lot may have a changeable copy sign.

B. If the sign includes a manual changeable copy sign, then the total area of changeable copy sign shall not exceed 75 percent of the total sign area.

C. If the sign includes an electronic message center, then the electronic message center shall not exceed 50 percent of the total sign area and shall comply with Section 1129.05(i).

D. Electronic message centers and manual changeable copy signs may not be together on one sign.

(6) Where a freestanding sign serves a multi-tenant building, it shall be the responsibility of the property owner to determine the messaging on the sign.

(7) Exposed sign foundations shall be constructed with a finished material.

(8) Freestanding signs shall be located in landscaped areas with a size that is equal to or larger than the total sign area that is being placed in the landscaped area. The landscaped area shall include all points where sign structural supports attach to the ground.

(b) Building Signs

(1) The building sign area allowed in this section shall include the total amount of all wall, canopy, awning, and projecting signs on each facade wall. Standards for each individual building sign type are established in Section 1129.10(b)(10).

(2) Building signs may only be attached to the principal building. No building signage shall be attached to an accessory building or structure.

(3) Building signage shall be an on-premise sign.

[42] This is an approach we spoke to with the boards to encourage EMCs and changeable copy to be on monument signs.

(4) 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.

(5) Building signs shall not include electronic message centers.

(6) If a raceway or wireway is used for the mounting of signs, such raceway or wireway shall be painted or coated in a manner that matches the surface color of the facade.

(7) Facade Calculations and Measurements

The amount of building sign area allowed is based on the facade width and whether the facade is a primary facade or secondary facade as defined below:[43]

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

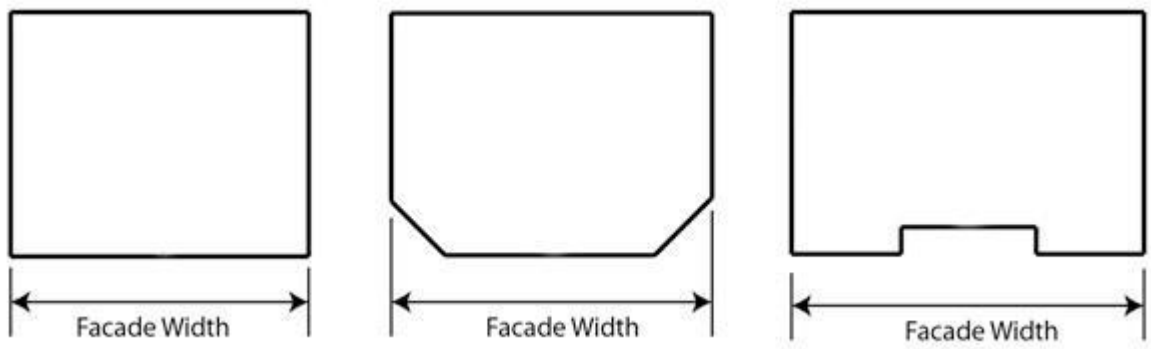

Figure Z: Illustration of facade width measurement on varied facade shapes.

B. The primary facade[44] shall be the portion of a frontage that runs parallel and nearest to the street or that serves as the main access point to a building or building unit. A site or building can also have one secondary facade when any of the following site/building characteristics are present (See Figure AA.):

1. The subject site is a corner lot;
2. The primary parking area or customer entry is not located adjacent to a public street; or
3. The building or unit has walls with public or customer entrance points that do not face the public street.

[43] While this language could be located in the measurements sections, it only applies under this building sign provision, so we have incorporated here to prevent people from having to go back and forth between sections.

[44] This section is new to provide more guidance on secondary facade locations.

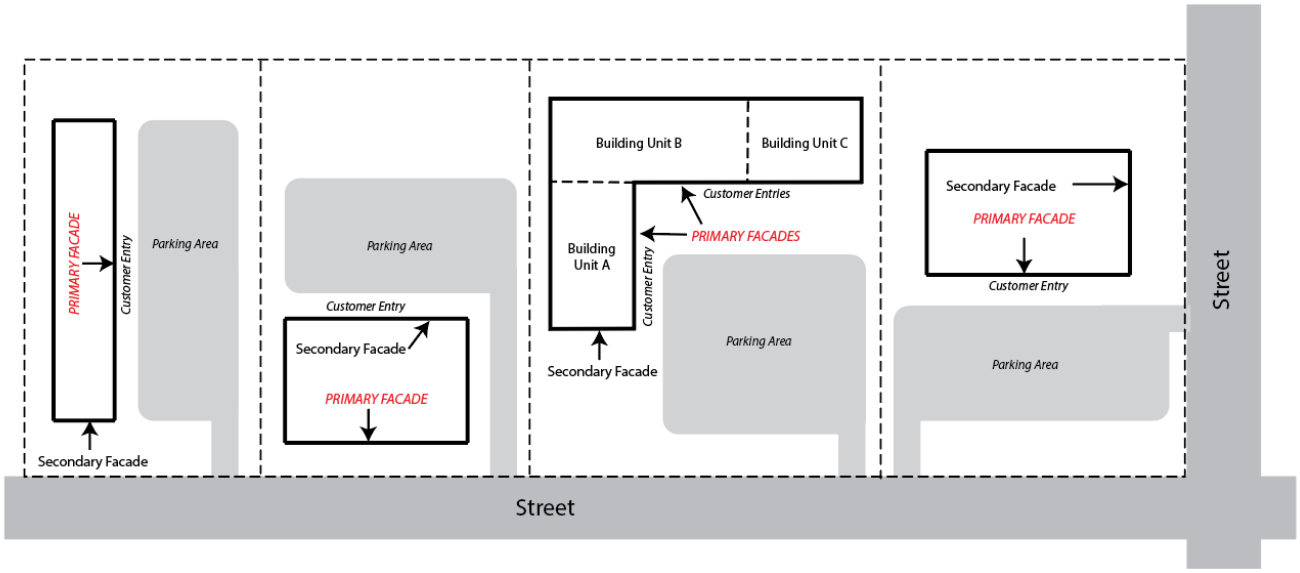

Figure AA: Common examples of the location of primary and secondary facades.

C. When a site has primary and secondary facade as defined herein, the City Manager, or their designee, shall determine which wall shall be the primary building facade and which wall shall be the secondary building facade. Only one outside wall of any business shall be considered its primary facade and only one wall may be a secondary facade.

D. In the case of an L-shaped or other unique shape building where there are separate building units facing in different directions, the primary facade may extend along multiple facades based on the primary customer entry as determined by the City Manager, or their designee. See Figure AA.

E. For multi-tenant buildings, the facade with shall be based on the facade of each building unit. The facade width for a building unit shall be measured from the centerline of the party walls defining the building unit.

F. The City Manager, or their designee, shall have the authority to make the determination of what facades are primary facades and secondary facades for the purposes of this chapter.

(8) Buildings and Building Units[45]

A stand-alone building or a building divided into separate units or spaces that are individually owned or leased by different enterprises, businesses, firms, or people, are subject to the following provisions:

A. A stand-alone, nonresidential building that contains one tenant or occupant shall be considered a single building unit.

B. Where a building is divided into individual spaces for nonresidential uses, and the primary entrance or access point for each space is from the exterior of the building, then each individual space shall be considered a building unit. For example, in the case of a shopping center with multiple tenant spaces that each have its own exterior entrance, each of the tenant spaces shall be considered a building unit.

[45] This is a new provision to help deal with mixed-use buildings, strip centers/multi-use buildings, etc..

C. Where a building contains individual spaces that are all accessed from the interior through a joint entry, such building shall be considered one building unit. For example, in the case of an office building where all of the office spaces are accessed internally, the entire office building shall be considered one building unit.

D. Where a lot contains multiple principal buildings, each principal building shall be assessed for building units based on the above provisions.

E. The term “building unit” shall not be used to define an apartment building or similar residential-only building that is divided into individual dwelling units.

F. For mixed-use buildings that contain residential and nonresidential uses, or for multi-story buildings with separate uses on the upper floors, the number of building units on any given lot shall be determined by the number of nonresidential enterprises, businesses, firms, or other nonresidential occupants where the spaces are accessed from the exterior of the building on the ground floor. All upper floor uses and activities shall be considered one building unit, regardless of the number of occupants. For example, a building with three tenant spaces on the first floor, with exterior entrances, and apartments or office spaces on the upper floors, shall be considered to have four building units. One building unit for each of the three ground floor tenants and one building unit total for all upper-level tenants.

Figure BB: The above image shows how the upper floors of buildings only represent one building unit each, regardless of the number of tenants in those spaces or whether occupied by residential or nonresidential uses. The first/ground floors have a number of building units based on the number of nonresidential businesses, tenants, etc. with the primary access from the exterior of the building.

(9) Building Sign Allowance

A. There is no maximum number of permitted building signs on any single facade.

B. Where there is a building sign allowance for a primary facade, such building sign area shall only be attached to the primary facade.

C. Where there is a secondary facade, as determined in Section 1129.10(b)(7), any building sign area allowed for the secondary facade shall be attached to the applicable secondary facade.

D. The following shall establish the maximum building sign area:

1. The primary facade may contain a maximum sign area equal to 1.0 square feet of sign area per lineal foot of facade width.
2. Secondary facades may contain a maximum sign area equal to 0.4 square feet of sign area per lineal foot of facade width.

(10) Building Sign Type Standards

A. Wall Sign Standards

Any wall sign shall comply with the following standards:

1. 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.
2. A wall sign may be mounted on the facade wall or mounted on a raceway or wireway.
3. A wall sign shall not be painted directly on a building.[46]
4. 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.
5. 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.
6. Wall signs may be internally or externally illuminated.[47]
7. The wall sign allowance may be used for signs attached to roofed structures over fueling (gas) stations.

B. Canopy or Awning Sign Standards

Any canopy or awning sign shall comply with the following standards:

1. Signage shall not exceed 15 square feet of any individual awning or sign attached to a canopy.
2. 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[48] as measured from the top of the canopy to the top of the sign and provided that such sign does not extend above the roofline of the building.
3. Canopy and awning signs shall not extend into a right-of-way except in the B-2 District, in which case, the edge of the sign shall be set back a minimum of two feet from the back of the street curb.
4. Only the area of the sign copy may be illuminated internally on a canopy or awning. The remainder of any canopy or awning shall not be illuminated or may be illuminated by an external source such as gooseneck lighting.
5 . Awning and canopy signs may extend into the right-of-way, but shall be set back a minimum of one foot from the back of the street curb.

[46] DISCUSSION – We need to have a discussion about this as it compares to supergraphics, which would allow murals and painted signs. Do you want to prohibit any painted wall sign?

[47] DISCUSSION – Do you want to allow cabinet signs in the downtown district? They would likely not pass the design guidelines review, but let's discuss.

[48] This would allow for signs like you see at Burger King, that say "Home of the Whopper" in individual letters above the entry.

6 . Awnings and canopies shall be subject to the vertical clearance standards of Section 1129.05(e).

C. Projecting Sign Standards

Any projecting sign shall comply with the following standards:

1. Only one projecting sign shall be permitted for each building unit.
2. A projecting sign shall be perpendicular to the wall of the building to which it is attached and shall not extend more than four feet from the facade wall to which it is attached.
3 . Projecting signs may extend into the right-of-way, but shall be set back a minimum of one foot from the back of the street curb..
4. The sign area of a projecting sign shall maintain a minimum six-inch clearance from the facade of any building.
5. 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 square feet. See Figure CC.

Figure CC: Example of a decorative supporting structure supporting a projecting sign (left). Illustrative example of minimum clearance and maximum projection standards (right).

6. The height of a projecting sign, measured from the bottom of the sign structure to the top of the sign structure, shall be as illustrated in Table <>.

Table 2: Projecting Sign Height and Area Standards

Zoning Districts	Maximum Sign Height on One Story Buildings	Maximum Sign Height on Two Story Buildings
MU-RFD[49]	6 Feet	12 Feet
MU-GD	10 Feet	15 Feet
All Other Nonresidential Districts	6 Feet	6 Feet

7. Projecting signs must be suspended from brackets or other supports approved by the Building Commissioner and contain no exposed guy wires or turnbuckles.

[49] The sign heights for the MU Districts was drawn from the language located in the MU District provisions.

8 . Projecting signs shall be subject to the vertical clearance standards of Section 1129.05(e).

(c) Drive-Through Signs

The following drive through signs are allowed wherever a drive-through facility is permitted in any nonresidential district:

A. Up to two freestanding drive-through signs shall be allowed for each stacking lane in a drive-through facility provided the total aggregate sign area of all drive-through signs, for each facility, does not exceed 70 square feet. In no case shall a single drive-through sign exceed 35 square feet in sign area.[50]

B. If a drive-through sign is completely screened from view from any right-of-way, private street, or adjacent residential uses, there shall be no maximum sign area.[51]

C. Drive-through signage shall not be included in the total calculated allowed signage for a property under the remainder of this chapter.

D. No drive-through sign shall exceed six feet in height measured from the grade of the adjacent driving surface to the top of the sign.

E. Speakers associated with restaurant menu signs shall not be audible from any adjacent parcel.

F. Drive-through signs may be mounted on a post or pole provided the post or pole does not exceed 18 inches in height.

G. Drive-through signs may be 100 percent electronic message center subject to Section 1129.05(i).

H. Drive-through signs may be internally or externally illuminated.

(d) Driveway Signs

(1) Driveway signs shall only be permitted near driveway entrances to a public street[52] unless located internally to a development that are not visible from a public street or right-of-way, in which case, they are permitted, subject to the maximum sign area and sign height provisions of this section.

(2) A maximum of one driveway signs is permitted, per direction, for any individual driveway entrance to a public street.

(3) Driveway signs shall be located within 10 feet of the driveway and withing 50 feet of the right-of-way. There shall be no minimum setback from a right-of-way or lot line, but such signs shall not encroach into a right-of-way and shall comply with the intersection visibility requirements of Section 1129.05(f).

(4) Each driveway sign shall not exceed five square feet in area and 30 inches in height in every district except the I-1 and I-2 District.

(5) In the I-1 and I-2 District, the maximum sign area shall be six square feet with a maximum height of four feet[53].

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[50] The 2024 PC Supported Draft states that the aggregate sign area may be 75 square feet, but no individual sign can be larger than 30 square feet. That would require three signs to meet the maximum of 75 square feet. We suggest allowing two, with each one being a maximum of 35 square feet.

[51] This is a new provision to encourage the screening of such signs.

[52] DISCUSSION – The 2024 PC Supported Draft limits these to driveways with limited access or with access to drive-throughs? This can be problematic for larger development or industrial properties where there isn't limited access. This revision allows them for any driveway, but we should discuss.

[53] We have allowed for a slightly larger/taller driveway sign for industrial districts due to the use of trucks.

(6) Driveway signs may be mounted on a post or pole provided the post or pole does not exceed 18 inches in height.

(7) Driveway signs may be internally or externally illuminated in nonresidential districts. Driveway signs may only be externally illuminated in residential districts.[54]

(8) Driveway signs shall not count toward any other sign allowance in this chapter.

(e) Window Signs

(1) For all other window signs, the signs may be temporarily[55] or permanently attached to the window surface.

(2) All window signs in a nonresidential district shall require a sign permit with the exception that one window sign, with a maximum sign area of two-square feet, is permitted without a sign permit for each building unit provided it is located on the interior side of the window. Such sign may be illuminated.[56]

(3) Window signs shall not be illuminated except for the two square feet of illuminated allowed in paragraph (2), above.

(4) Window signs shall not occupy more than 25 percent of any window area on the first floor of buildings in the B-2 District and 50 percent[57] of any window area on the first floor in all other commercial and industrial districts.

(5) For nonresidential uses located entirely on upper floors of buildings in the nonresidential zoning districts, one window sign is permitted for each tenant or use space provided the window sign does not occupy more than 50 percent of the window area in which it is placed.

(6) The sign area of a window sign shall be 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. See Figure DD.

[54] We will change this if the signs are prohibited in residential districts.

[55] The current 2024 PC supported draft speaks more to permanent window signs, but many commercial operations use peel and stick window signs, which are temporary. It is suggested that you allow either as a window sign.

[56] This would accommodate “open signs” or small iPad like devices with information on them. These are the only illuminated window signs allowed.

[57] This is a change because 25% is pretty small for most commercial areas. 50% is easier to eyeball for administration.

Figure DD: The window area is illustrated within the dashed line area for the two storefronts in the above image. The dashed lines highlight two separate window areas due to the separation by an architectural feature not related to the windows.

(f) Supergraphics[58]

Supergraphics are only permitted in any nonresidential zoning district in compliance with the following standards.

(1) Supergraphics may be temporarily or permanently attached to the wall on the side or rear facades (facades that do not run generally parallel to a public or private street).

(2) Where temporarily attached to the wall, the supergraphic may only be placed for a period of 180 days per calendar year. The temporary supergraphic shall be securely attached along all sides of the supergraphic so as to not allow for any motion. This may include securely attached vinyl graphics or heat applied vinyl signs.

(3) In no case shall any supergraphic have a depth of more than four inches as measured from the facade wall.

(4) Internal illumination of the supergraphic is prohibited. External illumination is only permitted when the supergraphic is on a facade that is adjacent to a lot in a nonresidential district. The illumination shall be through indirect lighting methods such as up-lighting or gooseneck lighting.

(5) The sign shall not obstruct any architectural features, windows, doors, points of access, or other similar elements of the building.

(6) The sign shall not cover more than 75 percent[59] of the applicable facade.

(7) The sign permit application for a supergraphic shall include a sign contractor to oversee the installation of the sign.

(8) Supergraphics shall not count toward any other sign allowance in this chapter.

(g) Additional Provisions for Signs in a Mixed-Use District

In addition to the above regulations, the following provisions apply to signage in the MU-RFD, MU-CD, and MU-GD Districts:

[58] DISCUSSION - This is a set of regulations that would accommodate murals, whether painted or some other material.

[59] This percentage is up to the city.

(1) Sign Plan Review

At the time of development plan review, the applicant shall submit a sign plan in conformance with the following:

A. Each Mixed Use District is subject to specific signage regulations to fulfill the practical and aesthetic intent of each district.

B. All signs and graphics within the Mixed Use Development shall be compatible in size, location, height, material, shape, color, and illumination.

C. A sign plan for the entire project proposed under the General Development Concept shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout, and dimensions of all ground, window and wall signs as well as distances from rights-of-way and the type and intensity of illumination.

D. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the buildings.

E. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter.

F. Ground signs should be designed to relate to and share common design elements, including the scale, materials, and colors, with the building(s) they are in close proximity to.

Pole signs prohibited in the MU-RFD and MU-CD

Signs may only have external illuminated in the MU-RFD and MU-CD

1129.11 Temporary Signs.[60]

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) Unless otherwise specifically stated, temporary signs shall not be illuminated.

(3) No temporary sign shall require a foundation, support, wiring, fittings or elements that would traditionally require a building permit or electrical permit.

(4) Temporary signs shall not be affixed to any permanent sign or permanent structure except when a banner sign is permitted to cover a permanent sign in accordance with Section 1129.11(d) or when such sign is attached to the principal building as permitted in this section.

(5) 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.

[60] This is a revision to Section 1129.14 of the 2024 PC Supported Draft.

(6) Because of the nature of materials typically used to construct temporary signs, to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs must be removed or replaced when the sign is deteriorated. The city may remove any deteriorated sign and charge the expenses for the removal to the owner of the property on which the sign is displayed. Any unpaid charges may be assessed in the form of a lien against the owner of the property.

(7) Temporary signs may be displayed on vacant lots so long as consent of the property owner to display the temporary sign is obtained.

(8) Table 3 establishes the allowances for temporary signs in all zoning districts. All sign types are subject to the general provisions above and the sign-type standards that follow the table.

(9) The amount of temporary signs allowed in this section shall be in addition to any other signs allowed in this chapter.

(b) Standards Applicable to Specific Temporary 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.

D. Banner signs may only be used as temporary sign if hung inside of a window or if used for covering pre-existing permanent signs pursuant to Section 1129.11(d).

(2) Feather Signs

A. Feather signs shall be weighted or secured in a manner so that it is stable and windproof.

B. Feather signs are not permitted in the MU Districts.

C. Feather signs shall be located in a manner that any movement of the sign will not impede traffic or create safety issues for nearby pedestrians.

D. Only one feather sign may be permitted on any single lot, at any time, regardless of the number of building units.

(3) Sidewalk Signs

A. Only one sidewalk sign is allowed for any one building unit with a ground floor entrance and shall be located within five feet of the entrance of such building unit.

B. There shall be no time limit for sidewalk signs with the exception that the sign shall only be placed outside during the hours of the establishment's operation.

C. Such signs shall not exceed 12 square feet in area with a maximum height of four feet.

D. The sign shall only be permitted on a public sidewalk or private walkway provided it is placed on pavement and not in any landscaped areas or on pavement used for vehicles (e.g., driveways and parking lots).

E. If the sign is placed on a sidewalk or walkway,. The width and placement of the sign shall be such so that there shall be a minimum width of four feet of clear and passable sidewalk or walkway for pedestrians.

F. The sign must be freestanding and shall not be affixed, chained, anchored, or otherwise secured to the ground or to any pole, parking meter, tree, tree grate, fire hydrant, railing, or other structure.

G. The sign must not obstruct vehicular traffic or access to parking meters, bicycle racks and other features legally in the right-of-way.

H. The sign must not interfere with the opening of car doors in legal spaces, or with the operation of wheelchair lifts and ramps, cab stands, loading zones or bus stops.

I. The sign shall be internally weighted so that it is stable and windproof.

J. The City of Huron shall be held harmless from any liability resulting from accident or injury caused by the placement and/or maintenance of such sign.

K. A sign permit is not required for a sidewalk sign, but such signs are still subject to these regulations.

(4) Window Signs

A. Temporary window signs shall be mounted or placed on the interior of the building.

B. Temporary and permanent window signs in nonresidential districts are regulated in accordance with Section 1129.10(e).

(5) 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 on temporary signs.

B. There shall be a maximum of two faces to the sign, mounted back-to-back.

(c) Temporary Signs Allowed without Sign Permits

(1) Table 3 establishes the allowances for temporary signs in all zoning districts where the signs do not require a sign permit to post.

(2) All sign types are subject to the general provisions above and the sign-type standards in Section 1129.11(b).

(3) All such signs shall not have a time limit before removal is required; however, the signs must be maintained in good condition.

Table 3: Temporary Sign Allowances

Zoning Districts	R-1, R-1A, R-2 and R-3	MU-RFD, MU-CD, MUD-GD, B-1, and B-2	B-3, I-1, I-2, and P-1
Maximum Sign Area per Lot	40 Square Feet	40 Square Feet	40 Square Feet
Maximum Sign Area per Individual Sign	15 Square Feet	15 Square Feet	30 Square Feet
Maximum Height	5 Feet	5 Feet	8 Feet
Permitted Sign Types	Banner, Window, or Yard	Banner, Feather[61], Sidewalk , Window, or Yard	Banner, Feather, Sidewalk , Window, or Yard
On-Premise or Off-Premise Sign	On-premise or off-premise signs allowed	On-premise signs are permitted. Off-premise signs are prohibited.	

(4) Temporary signs in the State Route 2 Corridor Overlay District shall be allowed in accordance with the temporary signs permitted in the underlying base zoning district.

(d) Additional Temporary Signs Allowed with Sign Permits[62]

The following temporary signs may be permitted if approved through the sign permit process:

(1) In residential districts, a temporary sign may be authorized to be used for entrance or development signs prior to the construction of a permanent sign as allowed in Section 1129.09(b). Such sign shall comply with the following standards:

A. The sign shall be restricted to a yard sign.

B. The sign shall be on-premise as it relates to the subdivision or development.

C. The sign may be installed after the subdivision plat has been recorded or the development plan has been approved.

D. The temporary sign shall comply with the maximum sign area, maximum sign height, and locational requirements of the permanent sign, as established in Section 1129.09(b).

E. The temporary sign shall be removed upon the construction of the permanent sign. In no case shall the temporary sign be allowed for more than two years.

(2) For sign permit applications related to the change of use or tenant within an existing building, where there is existing permanent sign, an on-premise banner sign may be approved for up to 60 consecutive days to cover the existing permanent signs. Such banner sign shall not exceed the sign area of the permanent sign. This allowance shall only apply to nonresidential uses.

[61] DISCUSSION – Feather signs were still up for discussion, so I have included them here as only being allowed in the most intense districts. Initial staff comments are that they should be allowed in B-1 and B-2, but what about the MU Districts?

[62] This is a new section for some special circumstances.

1129.12 Special Sign Provisions and Sign Overlay Districts[63]

(a) Signs in Planned Development Projects[64]

(1) All development in a planned development project shall be subject to the standards of this chapter based on the applicable zoning district unless otherwise modified through the planned development project review and approval process.

(2) As part of the planned development project review and approval, the city may authorize one additional on-premises freestanding sign to be used within the development. The sign shall be considered on-premises if it identifies or advertises a business, person, or activity, and is installed and maintained on any lot within the entire development. This sign may be installed on a lot where another freestanding sign is authorized by this chapter without being in violation of this code.[65]

(3) This section shall apply to both permanent and temporary signs.

(b) State Route 2 Corridor Sign Overlay District

(1) 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 freestanding signs may be approved on individual lots as allowed by this section.

(2) Any sign located within the boundary of the State Route 2 Corridor Sign Overlay District shown in Figure EE shall be subject to the requirements of this section.

(3) Where specific sign types regulated by this chapter are not addressed in this section, then the sign types shall be regulated in the manner addressed in the larger chapter (e.g., temporary signs).

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[63] The Downtown Sign Overlay District has been eliminated.

[64] This is a new section to help address the applicability of signs in a planned development project because there is a possibility that the City would accommodate different signage based on the individual approvals. This assumes that the planned developments operate as overlay districts, where the base districts still control uses. If not, we can suggest how signage for different classifications of uses are regulated.

[65] This was language pulled from the Planned Development regulations in Section 1126.05. That language said no more than “two signs per development,” but did not specify what would happen if you had a lot of lots in the development. As an alternative, I have added a softer provision that the city can approve one on-premise sign (related to the development as a whole) onto a lot that contains a freestanding sign with the development, without being in conflict with the code. This will allow someone to place a freestanding development sign somewhere in the development for the overall project while whatever business on the same lot can still have their individual sign.

Figure EE: Image illustrating the boundaries of the State Route 2 Corridor Sign Overlay District.[66]

(4) Only one freestanding sign is permitted on any single lot unless otherwise allowed in the underlying base zoning district in accordance with Section 1129.10(a).

(5) 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 seconds for a motorist traveling at the maximum allowable speed.

1129.13 Nonconforming Signs.[67]

A sign that existed before the effective date of this amendment, was permitted by the City's zoning laws prior to this date, which was properly permitted, and which is not in conformance with the provisions of this chapter, shall be deemed a legal nonconforming sign. All legal nonconforming signs shall be maintained in accordance with this section.

(a) All nonconforming signs shall be maintained in good condition in accordance with the requirements of this chapter.

(b) A nonconforming sign shall not be structurally relocated, altered, or replaced unless:

(1) It is brought into compliance with the provisions of this chapter and a new permit shall be secured, if so required;

(2) It is immediately removed by its owner; or

(3) Shall be subject to removal by the City at the expense of the owner or the occupant of the property upon which the sign is located.

(c) Should any replacement, alteration, or relocation take place without being brought into compliance, the sign shall be declared an illegal sign, subject to removal.

(d) A nonconforming sign shall immediately lose its legal nonconforming status, and therefore shall be brought into conformance with this chapter or removed, when any of the following occur:

(1) The legal nonconforming sign is replaced or structurally altered in size, height, or structural components;

(2) The legal nonconforming sign is relocated;

[66] We will work with staff to create a new map with better legibility. The blue line boundary is challenging to read, and may be even more difficult if the image is printed in black and white.

[67] This section is reflective of Section 1129.18 of the 2024 PC Supported Draft.

(3) If either the legal nonconforming sign structure or sign copy is damaged to the extent of 50 percent or more of either the structure or its estimated replacement value, as determined by the Building Inspector, the sign shall be removed or brought into compliance. If the damage encompasses less than 50 percent of the structure or its estimated replacement value, the sign may be repaired within 60 days of the date the damage was caused, otherwise the sign shall lose its legal nonconforming status and shall be brought into compliance with this chapter.[68]

(4) The principal use of the property is discontinued or abandoned for a period of at least 12 consecutive months, leading to the sign being an off-premise sign where off-premise signs are prohibited;

(5) The legal nonconforming sign is determined by the City Manager, or a designee thereof, to be in a dangerous or defective condition; to fail to conform to health and fire codes; to be a public nuisance; to be a hazard to public safety; or to be in need of re placement;

(6) The legal nonconforming sign has other building or zoning violations after the effective date of this chapter. This does not apply to building or zoning violations of the building or property upon which the sign is located; or

(7) The legal nonconforming sign is defined as a temporary sign and has been in use for more than one year following the effective date of this amendment.

(e) Subject to the provisions of this section, nonconforming signs may be repaired and renovated so long as the cost of such work, within any 12-month period, does not exceed 50 percent of the value of the sign.[69]

(f) 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.

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

(h) Minor repairs and maintenance of legal nonconforming signs shall be permitted.

1129.14 Maintenance and Removal of Signs.[70]

(a) Maintenance

All signs shall be reasonably maintained as needed. In pursuance of this, all signs shall be maintained in accordance with the following:

(1) 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.

(2) All signs hung and erected shall be maintained in a safe and secure condition or shall be removed by the owner or person responsible for maintaining the sign.

(3) Signs shall be maintained in a manner that prevents the exposure of any internal elements through the removal of the sign face or the replacement of broken panels or elements.

(4) Failure to maintain a sign in accordance with this section shall be a violation of this code.

[68] This is a new provision.

[69] This is a new provision.

[70] This is drawn from the 2024 PC Supported Draft, Section 1129.17.

(5) 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.

(b) Repair or Removal Required

(1) If the sign is deemed by the City Manager, or their designee, 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.

(2) 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 days of such notification, correct such unsafe condition or remove the sign.

(3) 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.

(4) 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.

(5) The City Manager, or their designee, is also 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.

(6) All notices and orders 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.

(7) In the event of noncompliance, the City Manager, or their designee, 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 Planning and Zoning Code relating to the violations.

(8) If, following an inspection, the City Manager, or their designee, determines that any sign constitutes an immediate danger to the public safety, the City Manager, or their designee, may affect the immediate removal of said sign without regard to the time intervals for compliance cited above, at the sign owner's expense.

(9) When a sign is removed for any reason, all mast arms, guys of any nature, clips, brackets, and all structures of the old sign shall be removed with the sign. No new sign may be installed without the issuance of a new sign permit.

1129.15 Severability[71]

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.

[71] This language was in the PC supported draft regulations, but can be eliminated if there is a severability section for the overall zoning code.

Supplemental Revisions Required in Other Sections of the Planning and Zoning Code[72]

1121.04 DEFINITIONS.

~~(25) "Display sign" means a structure that is arranged, intended, designed or used as an advertisement, announcement or direction, including a sign, billboard and advertising device of any kind.~~[73]

(61) ~~"Sign" means any word or words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks, by which anything is made known, and which is affixed to, or painted, or represented directly or indirectly upon a building, structure or piece of land and directs attention to an object, place, activity, person, institution, organization or business. "Sign" includes also billboard, signboard and display sign.~~See definition of "sign" in Chapter 1129.

1123.01 R-1 ONE-FAMILY RESIDENCE DISTRICT.

(c) Accessory Uses. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted or conditionally permitted uses may be established, erected or constructed, provided that such accessory uses do not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity, or any billboard, sign or poster other than hereinafter authorized, and not including the boarding of animals or the keeping of fowl or farm animals except in a building at least 100 feet distant from every lot line. Accessory uses may include the following:

(1) Gardening, the raising of fruits or vegetables, including an incidental roadside stand offering for sale produce grown on the premises, the keeping of domestic or farm animals exclusively for the use of residents of the premises and not for commercial purposes, provided that any heating plant and any structures in which farm animals are kept are located at least 100 feet from every lot line.

(2) Home occupations, which by definition shall be limited to occupations remunerative in nature carried on in a dwelling solely by persons residing on the premises, such activity not involving the conduct of a retail business or manufacturing business. In connection with such home occupation, ~~there shall be no sign or display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that of a dwelling;~~ no commodity shall be sold upon the premises; no parking space or spaces shall be provided or designated to accommodate the home occupation use; no bulk delivery or sending of goods shall be permitted to service the home occupation use, all materials being delivered and sent are required to be so transported within the confines of a normal passenger automobile; not more than twenty-five percent (25%) of the total actual floor area of only one story shall be utilized for such home occupation; there shall be no exterior storage of equipment or materials used in connection with such home occupation; no mechanical or electrical equipment shall be used except such as is permissible for purely domestic or household purposes; no objectionable odor, noise, radio interference or other nuisance shall be created; and no accessory building shall be used for such home occupation. A professional person

[72] The following sections illustrate needed revisions to other parts of the planning and zoning code outside of Chapter 1141, which we have included revisions to in a separate document. We are showing redline revisions based on main section numbers as reference. Please note that when we go to make final approvals, some sections after these paragraphs may require renumbering.

[73] Either all numbers after this definition will have to be renumbered, or the city may just have to include a note that "display sign, the definition of this term has been eliminated and definitions related to sign types are now included in Chapter 1129." The addition of the statement will allow you to keep the existing numbering in the definitions section.

may use his residence for infrequent consultation, emergency treatment or performance of religious rites, but not for the general practice of his profession.

(3) Garages, carports or other parking spaces for the exclusive use of residents of the premises.

(4) Swimming pools, exclusively for the use of residents and their guests provided that such pool or premises or part thereof whereon such pool is located shall be completely enclosed by a protective fence, wall or other enclosure, not less than four feet in height.

~~(5) Real estate, small announcement and professional signs subject to the provisions of Chapter 1126, and such other applicable provisions of the Zoning Code.~~[74]

1125.01 B-1 NEIGHBORHOOD BUSINESS DISTRICT.

(a) Principal Permitted Uses. Any retail business or service establishments supplying commodities or performing services primarily for residents of the neighborhood:

~~(5) Billboards and other outdoor advertising signs and structures, provided these are located on premises abutting an officially designated federal or state highway and subject to the provisions of Section 1126.03 and such applicable provisions of the Planning and Zoning Code.~~

(c) Accessory Uses. Accessory uses and structures as permitted and regulated in the least restrictive adjoining residence district, as related only to permitted residential developments, if any, in this district, and any other accessory uses and structures customarily accessory and incidental to any of the foregoing permitted B-1 uses.

~~Signs accessory to a permitted use on the premises, when attached flat against the building, and real estate and professional signs, subject to the provisions of Section 1126.03 and such other applicable provisions of the Zoning Ordinance.~~

1125.03 B-3 GENERAL BUSINESS DISTRICT.

(a) Principal Permitted Uses. Any use permitted and as regulated in the B-2 District, plus those hereinafter specified in this section:

~~(13) Display signs, billboards and other outdoor advertising signs and structures subject to the provisions of Section 1126.03 and such other applicable provisions of the Planning and Zoning Code.~~

1125.04 I-1 LIGHT INDUSTRIAL DISTRICT.

(a) Principal Permitted Uses. Any use permitted and as regulated in the B-3 District, and except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging and assembling of products specified in the following:

(6) ~~Electric and neon signs, billboards and other commercial advertising structures; light~~ Light sheet metal products including heating and ventilating equipment, cornices, eaves.

1126.05 PLANNED DEVELOPMENT PROJECTS.

[74] Since you have language in an earlier section about provisions applicable to all districts, including signs being subject to Chapter 1129, and you do not have this specific sign statement in every district, this should just be entirely removed. Sections after this one may need renumbering.

(g) Planned Office Development Project. If the proposed development is to be a planned office development project, the Planning Commission shall be guided by the following requirements and standards:

(1) The site shall be located in an overlay zone as specified in Section 1126.11 and shall meet the requirements specified therein.

(2) Permitted uses include:

A. Offices: Corporate headquarters, regional headquarters and administrative offices with fifty or more employees, or joint occupancy by two or more such uses with a total of fifty or more employees.

B. Other uses: Conference facilities, indoor and outdoor recreational facilities, cafeterias and other forms of food service, all solely serving the employees in the project; common open space; off-street parking as required to serve the office uses; facilities necessary to project administration, maintenance, fire protection and safety.

(3) Site development standards:

A. No site shall be less than ten acres.

B. No less than forty percent (40%) of the total site area shall be set aside for common open space and landscaped area. Such areas shall be designed by a registered landscape architect and maintained by a professional landscape maintenance corporation, and shall be designed and located to fulfill the Policies Plan with regard to public and private non-farm open spaces, street parkways and waterways, as indicated on the long-range plan map of the Policies Plan. Undeveloped portions of the site shall be seeded, mowed and maintained as lawn area unless in woodlands.

C. Projects shall provide paved six-foot wide pedestrian/jogging/bicycle paths throughout the common landscaped areas and near the perimeters of the site, with connections to such private or public path systems on adjoining properties.

D. Wet run-off retention basins shall be provided, or expanded existing on-site water areas, landscaped as an integral part of the design and provided with aerating fountain jets to reduce stagnation, to retain surface run-off from building, parking and lawn areas and to meter it into the existing drainage network at no greater velocity and volume than generated prior to development.

E. All permanent utility lines, pipes and conduits shall be located below ground, and all other utility installations and appurtenances shall be adequately screened.

F. The landscaping and off-street parking requirements of Sections 1126.13 and 1126.01 shall be met in each project.

G. Design review approval by the Planning Commission of an overall development plan for the project area, including circulation, parking, landscaping, proposed building elevations and signage, shall be required prior to the approval of the project.

H. Each project shall be provided at every point on its perimeter with an on-site landscaped setback of no less than 150 feet.

I. All exterior building walls and structures shall be constructed with attractive and durable materials, such as textured concrete, brick masonry, stone or glass.

~~J. No more than two signs shall be permitted for each project, announcing the names of the corporations housed therein. These signs, interior illuminated or back-lighted, shall be building-wall-surface mounted and shall not exceed twenty-five feet in any dimension.~~[75]

[75] This language was incorporated into the new Section 1129.12 (a).

1126.07 PLANNED MOBILE HOME RESIDENTIAL DEVELOPMENTS.

(k) Permitted Uses. No building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged, except as provided herein. The following uses are permitted in a planned mobile home residential development:

(1) Mobile homes for one-family dwellings, one per mobile home lot;

(2) Accessory buildings and uses incidental to and in conformance with the foregoing use;

(3) Schools, public and parochial, provided that all structures and buildings are set back not less than fifty feet from side lot lines and 100 feet from front property lines;

(4) Churches and parish houses, provided the church is set back thirty feet from side lot lines;

(5) Public utility substations;

(6) As an accessory use to a mobile home, home offices and occupations as permitted in single-family residential districts under the Planning and Zoning Code may be maintained provided not more than twenty percent (20%) of the floor area of the mobile home is used for such purpose~~ and no sign advertising the same exceeding one and one-half square feet is used~~.

1126.08 BED AND BREAKFAST RESIDENCE OVERLAY ZONE.

(c) Restrictions. A bed and breakfast residence shall contain no more than two guest rooms, to be occupied by no more than a total of four adults, and shall be operated by the resident owner of the property. Guest rooms are intended for transient short-term occupancy and may not be occupied for more than fourteen days. Breakfast shall be provided only to guest room occupants and not to the general public. ~~Only one nonilluminated sign shall be permitted in relation to a bed and breakfast residence. The sign shall be executed in historically appropriate period-style letters, and shall not contain the words "hotel", "motel", "boarding house", "room" or "rooms".~~ No residence shall be removed in order to allow for a bed and breakfast use, nor shall a residence, or a tree larger than four inches in trunk diameter, be removed to provide parking for such a use.

~~Other than the single permitted sign,~~ There~~there~~ shall be no exterior expression of the bed and breakfast use that is not a common exterior expression of the residence types of the overlayed residential district. Bed and breakfast residence guest rooms shall all be within the principal residence and shall be a part of the residential utility services systems.

1126.18 SOLAR STRUCTURES.

(e) Design and Performance Standards.

(1) Lighting. Solar energy systems shall be lit only if required by an applicable authority. Lighting of other parts of the solar energy systems, such as appurtenant structures shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting structures.

~~(2) Appearance and Signage. The factory or original equipment manufacturer identification and/or logo are permitted. Required signage and emergency services disconnect placard shall be~~

~~appropriate warning signs (Danger-High Voltage or Caution-Electrical Shock Hazard or any other recognized safety precaution signage) installed at the base of the solar array.~~ [76]

1126.19 WIND ENERGY.

(e) Small Wind Energy Conversion System Requirements.

(1) Permitted Locations. A small wind energy conversion system is permitted in any zoning district.

(2) Setbacks; Property lines. A small wind energy conversion system or tower shall be set back from the nearest property line, public road right-of-way and communication and electrical line not less than 1.0 times its total height.

(3) Design Standards.

A. Monopole or Freestanding Design. The design of the small wind energy conversion system or tower shall be of a monopole or freestanding design without guy wires.

B. Minimum Blade Height. The minimum height of the lowest extent of a turbine blade shall be thirty (30) feet above the ground or thirty (30) feet above any structure or obstacle within fifty (50) feet of the tower.

C. Access. No tower shall have a climbing apparatus within fifteen (15) feet of the ground. All access doors or access ways to towers and electrical equipment shall be able to be locked.

D. Noise. No small wind energy conversion system shall generate sounds exceeding sixty (60) dBA as measured at 100 feet from the tower. Noise generated from any small WECS shall also comply with existing City noise ordinance.

E. Visual Appearance. Small wind energy conversion or tower systems shall be finished in a rust-resistant, non-obtrusive finish and color that is non-reflective. No small wind energy conversion system or tower shall be lighted unless required by the FAA. ~~No flags, streamers, decorations, advertising signs of any kind or nature whatsoever shall be permitted on any small wind energy conversion system and/or tower.~~

1127.05 DEVELOPMENT STANDARDS AND CRITERIA.[77]

(a) General Development Concept Criteria. A General Development Concept shall be designed and depicted in accordance with the following:

(6) Signs. See Chapter 1129 for regulations pertaining to signs in Mixed-Use Districts. ~~At the time of development plan review, the applicant shall submit a sign plan in conformance with the following:~~

~~A. Each Mixed Use District is subject to specific signage regulations to fulfill the practical and aesthetic intent of each district.~~

~~B. All signs and graphics within the Mixed Use Development shall be compatible in size, location, height, material, shape, color, and illumination.~~

[76] It is not necessary to accommodate this all of this signage is not going to be legible from the street. It is usually only designed for people to read it from a standing position in front of the equipment, which is generally exempt.

[77] DISCUSSION – The standards of this general criteria section are okay if you are using them to asses the signs as an integral part of the development, design wise. I have included them here in recognition that this is one section of the planning and zoning code that may not need to be moved to Chapter 1129 as it relates more to the review process.

~~C. A sign plan for the entire project proposed under the General Development Concept shall set forth the design parameters for the entire project to ensure a consistent and comprehensive character throughout the project. The sign plan shall include the design, layout, and dimensions of all ground, window and wall signs as well as distances from rights-of-way and the type and intensity of illumination.~~

~~D. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and their associated lighting fixtures complement the appearance and architecture of the buildings.~~

~~E. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter.~~

~~F. Ground signs should be designed to relate to and share common design elements, including the scale, materials, and colors, with the building(s) they are in close proximity to.~~

1127.07 MIXED-USE RIVERFRONT DISTRICT (MU - RFD).

(d) Signs.

~~(1)~~ The installation and maintenance of signage shall be done in accordance with Chapter 1129 Sign Regulations and the provisions this section. ~~Additional signage regulations for this district include the following:~~

~~(A) Pole signs are prohibited.~~

~~(B) Wall and projecting signs are encouraged. Projecting signs may be up to six (6) feet in height on one-story buildings and twelve (12) feet in height on two (2) or more story buildings. Signs must not project further than three (3) feet from the part of the building the sign is affixed to. All projecting signs shall be placed so that the base of the sign is at least twelve ten 12 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.~~

~~(C) Signs may only have external illumination.~~

~~(D) Temporary business signs may be utilized within this district. freestanding by weight of at least thirty-five (35) pounds, and is limited to two (2) sides, with no side exceeding eight (8) square feet in size. The signs may be utilized for advertising during business hours. Temporary business signs shall not be placed in the public right-of-way without approval of the city.~~

1127.08 MIXED-USE CIVIC DISTRICT (MU - CD).

(d) Signs. The installation and maintenance of signage shall comply with Chapter 1129 Signage Requirements and the provisions of this Chapter. ~~Additional regulations for this district include:~~

~~(1) Pole signs are prohibited.~~

~~(2) Signs may only have external illumination.~~

1127.09 MIXED USE - GRANARY DISTRICT (MU - GD).

(d) Signs. The installation and maintenance of signage shall be done in accordance with Chapter 1129 Sign Regulations and the provisions of this Chapter. ~~Additional regulations include the following:~~

~~(1) Pole signs are prohibited.~~

~~(2) Wall and projecting signs are encouraged. Projecting signs may be up to ten (10) feet in height on one-story buildings and fifteen (15) feet in height on two (2) or more story buildings. Signs must not project further than five (5) feet from the part of the building the sign is affixed to. 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.~~