

**ORDINANCE NO. 2025-8**

Introduced by Sam Artino

**AN ORDINANCE AMENDING AND RESTATING SECTION 1129.09 (ALTERATION AND REMOVAL OF NONCONFORMING SIGNS) OF CHAPTER 1129 (SIGN REGULATIONS) OF THE HURON CODIFIED ORDINANCES; AMENDING AND RESTATING SECTION 1129.11 (ADMINISTRATIVE PROCEDURES) OF CHAPTER 1129 (SIGN REGULATIONS) OF THE HURON CODIFIED ORDINANCES; AND AMENDING AND RESTATING SECTION 1129.08 (MAINTENANCE) OF CHAPTER 1129 (SIGN REGULATIONS) OF THE HURON CODIFIED ORDINANCES.**

**WHEREAS**, this Council hereby determined the changes and amendments set forth within this Ordinance are in the best interest of the City of Huron and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

**SECTION 1.** That Section 1129.09 (Alteration and Removal of Nonconforming Signs) of Chapter 1129 (Sign Regulations) of the Codified Ordinances of the City of Huron, Ohio, which currently reads as set forth in Exhibit "A" as attached hereto and made a part hereof, shall be and hereby is amended to read as follows,

***1129.09 NONCONFORMING SIGNS.***

(a) A sign that existed before the effective date of this Section and that does not now meet the regulations and requirements of this Chapter, shall be deemed a legal nonconforming sign and may continue to be used as a legal nonconforming sign in accordance with the provisions of this Section.

(b) A legal nonconforming sign shall immediately lose its legal nonconforming sign designation and be immediately brought into compliance with this Chapter and a new permit shall be secured if so required, shall immediately be removed by its owner, or shall be subject to removal by the City at the expense of the owner or occupant of the property upon which the sign is located, upon any of the following occurrences:

(1) The legal nonconforming sign is structurally altered, enlarged, relocated or replaced.

(2) 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 replacement.

(3) The legal nonconforming sign is deteriorated, damaged, destroyed, or removed to an extent that is more than fifty percent (50%) of an estimated replacement cost of said sign as determined by the Building Inspector.

(4) The legal nonconforming sign is considered unused or abandoned when, for a continuous period in excess of twelve (12) months, the business activities, products, or services, which occur or are offered for sale on the property where said

sign is located and which are advertised by said sign, have been discontinued or abandoned.

(5) There has been a change in the use of the building or the business type associated with the legal nonconforming sign.

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

(c) Nothing in this Section shall prevent the ordinary repair, maintenance, and non-structural alteration of legal nonconforming signs pursuant to Section 1129.08, provided such repair, maintenance, and nonstructural alteration maintains the exact design and size of the legal nonconforming sign; however, any other proposed changes to a nonconforming sign shall require said sign be immediately made to conform to the requirements of this Chapter.

*(Ord. 2025-8. Passed 4-22-25.)*

and shall be, and hereby is, adopted and thereafter shall be in full force and effect.

**SECTION 2.** That Section 1129.11 (Administrative Procedures) of Chapter 1129 (Sign Regulations) of the Codified Ordinances of the City of Huron, Ohio, which currently reads as set forth in Exhibit "B" as attached hereto and made a part hereof, shall be and hereby is amended to read as follows,

**1129.11 ADMINISTRATIVE PROCEDURES.**

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

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

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

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

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

(3) Any required electrical permit.

(c) Permit Issuance. The Zoning Inspector shall review the permit application and related documents, and shall examine the proposed site of erection. If he finds that the requirements of this section have been met, and that the proposed sign is appropriate to its proposed setting, he shall forward the application to the Planning Commission for final

approval. Upon review and issuance of a sign permit, and the work authorized under the permit is not completed within six (6) months of its issuance, the permit shall become null and void.

(d) A permit shall not be required for the following signs when such signs are in full compliance with these sign regulations:

- (1) A safety/security sign in a residential district
- (2) A building identification sign in any district
- (3) House identification, real estate, contractor sign, or political signs not exceeding nine square feet in area and located on the appropriate privately owned property or project area
- (4) Any changes to the message display area of a previously approved bulletin or changeable copy type sign
- (5) Holiday themed decorations

(e) A permit shall be required for the following signs:

- (1) Multiple-family and conditional uses in residential districts.
  - A. Residential or institutional identification signs;
  - B. Instructional and directional signs that are within five (5) feet of the public right of way;
  - C. All permanent signs that exceed two (2) square feet in area.
- (2) Business, Industrial, Parking and Park districts.
  - A. Freestanding signs, ground signs, and monument signs (when permitted);
  - B. Projecting, canopy signs, awning signs, and marque signs;
  - C. Wall signs, professional occupation signs, roof signs, and suspended signs;
  - D. Changeable copy, time and temperature signs, and electronic message board signs;
  - E. Illuminated or flashing signs;
  - F. Instructional and directional that are within five (5) feet of the public right of way; and,
  - G. Permanent window signs including any elements that are painted on the window.

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

to persons or property, the requirement of notice is waived and the sign may be summarily removed.

(g) Fees. Fees for all signs, including temporary and portable, shall be that prescribed by the City Council in Section 1321.12 of the Codified Ordinances.

(Ord. 2025-8. Passed 4-22-25.)

and shall be, and hereby is, adopted and thereafter shall be in full force and effect.

**SECTION 3.** That Section 1129.08 (Maintenance) of Chapter 1129 (Sign Regulations) of the Codified Ordinances of the City of Huron, Ohio, which currently reads as set forth in Exhibit "C" as attached hereto and made a part hereof, shall be and hereby is amended to read as follows,

**SECTION 1129.08 MAINTENANCE.**

All signs shall be maintained in accordance with the following:

(a) The property owner, owner of the sign, tenant, and agent are required to maintain the sign and building in a condition fit for the intended use and in good repair, and such person or persons have a continuing obligation to comply with all Building Code requirements.

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

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

(d) *Intentionally left blank.*

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

(f) Abandoned Signs & Failure to Maintain.

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

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

(Ord. 2025-8. Passed 4-22-25.)

and shall be, and hereby is, adopted and thereafter shall be in full force and effect.

**SECTION 4.** That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

**SECTION 5.** In accordance with Section 3.06 of the Charter of the City of Huron, Ohio, this Ordinance shall take effect thirty (30) days following its adoption.

ATTEST:

Clerk of Council

Monty Tapp, Mayor

ADOPTED:

22 APR 2025

**1129.09 ALTERATION AND REMOVAL OF NONCONFORMING SIGNS.**

(a) Consistent with the purposes of this Zoning Code, every graphic or other sign in violation of any provision of this Chapter shall only be removed, altered or replaced so as to conform to the provisions of this Code. Any sign which was in compliance with these regulations immediately prior to the effective date of this Code, but, on the effective date of this Code or any amendments thereto, is not in compliance with the regulations herein shall be deemed nonconforming.

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

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

2. A change in the ownership of the real estate or a change in the management of the property or business will require conformity with the standards expressed in this chapter.

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

(d) The Planning Commission may permit certain nonconforming signs to continue when, because of unique design features or construction qualities, the Commission determines the sign to be architecturally or historically significant.  
(Ord. 2015-8. Passed 8-25-15.)

**1129.11 ADMINISTRATIVE PROCEDURES.**

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

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

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

**1129.08 MAINTENANCE.**

All signs shall be maintained in accordance with the following:

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