

Proposed by the Planning and Zoning Committee of Council.

ORDINANCE NO. 2020-02

AN ORDINANCE TO AMEND PORTIONS OF THE ZONING CODE AND TO AMEND THE ZONING MAP

WHEREAS, the Planning Commission and the Council has held a joint public hearing to invite public comment on the proposed changes to the Zoning Code and public comments to the amendments to the zoning map;

NOW THEREFORE, be it ORDAINED by the Council of the City of Hillsboro, State of Ohio, that

SECTION ONE:

The Zoning Map of the City shall be amended to specify certain parcels of land on Harry Sauner Road in the City shall be changed from Industrial E to Commercial C zoned land, to wit:

The addresses and Highland County Auditor's Parcel Numbers as follows:

231	Harry Sauner	25-10-000-249.07
251	Harry Sauner	25-10-000-249.08
271	Harry Sauner	25-10-000-249.06
400	Harry Sauner	25-10-000-249.05
		25-10-000-249.09
500	Harry Sauner	25-10-000-249.10
510	Harry Sauner	25-10-000-249.11
514	Harry Sauner	25-10-000-249.15
520	Harry Sauner	25-10-000-249.14
530	Harry Sauner	25-10-000-249.16
540	Harry Sauner	25-10-000-249.02
575	Harry Sauner	25-10-000-249.17
581	Harry Sauner	25-10-000-249.22
585	Harry Sauner	25-10-000-249.21
589	Harry Sauner	25-10-200-249.03
599	Harry Sauner	25-10-200-249.05
609	Harry Sauner	25-10-200-249.02
619	Harry Sauner	25-10-200-249.04
704	Harry Sauner	25-10-000-249.04
100	Roberts Lane	25-10-100-249.01
110	Roberts Lane	25-10-100-249.02
120	Roberts Lane	25-10-100-249.03
130	Roberts Lane	25-10-100-249.04
140	Roberts Lane	25-10-100-249.05
160	Roberts Lane	25-10-100-249.06

SECTION TWO:

The Hillsboro Zoning Code shall be amended as follows:

a.

156.116

B. MEMBERS AND TERMS

The Design Review Board shall consist of five members, appointed by the Mayor and approved by City Council, and shall include two Hillsboro Historic and Business “G” Zoning District property owners **or a city resident**, two owners of Hillsboro Historic and Business “G” Zoning District businesses **or a city resident**, and one representative of the Highland County Historical Society who is also a resident of the City. Members’ terms shall be three years in duration and staggered. (**Refer to Ordinance 2018-16**)

b.

155.143 D. BUSINESS “C” ZONING DISTRICT

It is the purpose of the Business “C” Zoning District to promote the development of business uses.

c.

155.185 SIGNS NOT REQUIRING A SIGN PERMIT

The following signs shall not require a sign permit (**NOTE: a COA- Certificate of Appropriateness is required if in the Historic District.**)

- A. Corporate Identity flags if limited to one per zoning lot and which portray the emblem, insignia, logo, or trademark of a corporation, business, or development located on the same property.
- B. Commemorative plaques placed by recognized historical agencies.
- C. Signs on the interior of a building that can only be viewed by persons within such building.
- D. Identification signs on dwellings as regulated in section 155.189: Wall Signs on Dwellings.
- E. Identification and directional signs for non-residential uses as regulated in Section 155.190. B: Identification and Directional Signs.
- F. Window signs.
- G. Letters and numbers identifying the address of any structure.
- H. Interior signs within a stadium, arena, open-air theater, or similar use.
- I. Signs on fuel pump.**

d.

155.186 SIGNS REQUIRING A PERMIT

A permit shall be required for signs based on the following conditions:

- A. No person shall locate or display any sign unless all provisions of this zoning code have been met. A permit shall be required for each sign unless specifically exempted from this code.
- B. A sign for which a permit has been issued shall not be modified, relocated, altered, or replaced unless an amended or new permit is obtained from the city.
- C. **Sign face changes to an existing sign**

TABLE 190-1: SUMMARY OF PERMITTED SIGNS IN THE COMMERCIAL AND MIXED USE ZONING DISTRICTS

Type of Sign	Business "C" District	Business and Residential "D" District	Industrial "E" District	See Section
Wall Signs	PS	PS	PS	155.190.B
Monument Signs	PS	PS	PS	155.190.C
Pole Signs	PS		PS	155.190.D
Awning Signs	PS	PS	PS	155.190.E
Projecting Signs	PS	PS	PS	155.190.F
Identification and Directional Signs	PS	PS	PS	155.190.G
Nameplate Signs	PS	PS	PS	155.190.H
Menu Board Signs	PS	PS		155.190.I
Fuel Price Displays	PS	PS		155.190.J
Billboards	C	C	C	155.190.K
Manual Changeable Copy	PS	PS	PS	155.192.A
Electronic Signs	PS	PS	PS	155.192.B

B. WALL SIGNS

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6. Wall signs may utilize manual changeable copy subject to section 155.192: Electronic Signs and Changeable Copy. Wall signs may incorporate an electronic sign subject to the standards designated in 155.192.

C. MONUMENT SIGNS

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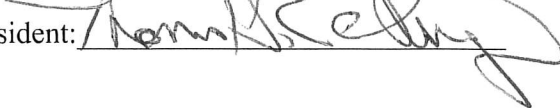
5. Monument signs may incorporate an electronic sign subject to the standards designated in 155.192.

D. POLE SIGNS

5. Pole signs may incorporate an electronic sign subject to the standards designated in 155.192.

SECTION THREE:

This legislation shall become effective upon passage by a majority of Council, approval by the mayor, and following publication at the earliest time permitted by law.

Passed: 5-11-2020 President: 

Attested: Kimberly Newman, Clerk

Approved: , Mayor

Date: May 12, 2020

Prepared by the City Law Director.

1st Rdg 3-9-2020
2nd Rdg 4-13-2020
3rd Rdg 5-11-2020