Exhibit A

Redlined version shows proposed text amendments

1113.0702 Requirements for Legal Nonconforming Signs.

A legal nonconforming sign is permitted to remain in operation, subject to the following requirements:

A. No legal nonconforming sign or part of a nonconforming sign shall be structurally altered, constructed, converted from non-EMC to EMC, re-erected, additionally illuminated, changed in size, or moved unless the entire sign and structure are brought into conformity with this Sign Code or removed by the owner of the premises. Poster panel replacements, cabinet re-faces, copy changes, same-size EMC replacements, conversions from EMC to non-EMC provided the non-EMC sign is no more non-conforming in size, height, location, design, or illumination than the original EMC, and complete demolitions are permitted. Structural changes including changes to the pole, foundation, sign frame, or building materials on existing nonconforming signs are not permitted unless the sign is brought fully into compliance with this Chapter.

B. If a principal building on the premises on which the sign is located is demolished, removed, or expanded by more than 50% of its total square footage any nonconforming signage on the premises shall be brought fully into compliance with this Sign Code.

C. Prior to receipt of a sign permit to install a new Electronic Message Center (EMC), all legal nonconforming signage on the subject premises shall be brought fully into compliance with this Sign Code. This does not include the replacement of an existing EMC.

1113.0703 Loss of Nonconforming Status.

A. A sign loses its legal nonconforming status if the site that the sign advertises is vacant for more than one year. The subject site must be in operation for a minimum of 30 consecutive days during the one-year period to maintain legal nonconforming status.

B. At the point that a sign loses its legal nonconforming status, the sign shall be considered an Unlawful Sign and shall be immediately improved to meet the requirements of this Sign Code or removed by the owner of the premises.

1113.0802 Abandoned Sign.

Except as otherwise provided in this Chapter, any sign which is located on property that becomes vacant and unoccupied for a period of one year or more, or any sign which fails to meet the requirements of Sec. 1113.0109 Maintenance for a period of one year or more; or any sign which pertains to a time, event, or purpose which no longer applies; or any sign which no longer contains copy or advertises goods, products, services, or facilities, shall be deemed an abandoned sign. The following requirements apply to abandoned signs:

A. Any sign which is deemed an abandoned sign and fully conforms with all requirements of this Chapter may remain as a conforming sign, but shall have any copy removed. Any area which housed copy shall be refaced with a blank white face. The owner of the property may also use this area to advertise that the property is for lease, for rent, or for sale, if he or she desires, via a permitted sign type.

B. Any sign which is deemed an abandoned sign and does not fully conform with all requirements of this Chapter shall be considered an Unlawful Sign and shall be removed by the owner or operator of the premises and/or the owner of the sign, or brought fully into compliance with this Chapter. Failure by the owner or operator of the premises to remove the abandoned sign may result in removal of the sign by the City of Toledo as described in Sec. 1113.0805 Disposal of Signs; Fees and Sec. 1113.0806 Assessment Procedures as well as penalties as described in Sec. 1113.0906 Penalty.