



Legislation Text

File #: O-558-19, **Version:** 1

Zoning & Planning Committee

Amending Toledo Municipal Code (TMC), Part Eleven, Subsection 1103.0200, Downtown Overlay District, to include signage regulations; and declaring an emergency.

SUMMARY & BACKGROUND:

The proposed text amendment to TMC§1103.0205 - Design Guidelines, is intended to add text regarding additional building signs in the Downtown Overlay District (DOD). Currently TMC§1103.0205(H) does not provide specific location criteria for additional building signs for ground floor tenants and/or occupants. In order to increase pedestrian streetscape visibility, the proposed text amendment will require additional building signs to be located between the first floor door or window lintel and the second floor windowsill. A copy of the proposed text amendment language is included as Exhibit "A".

As mentioned in previous Downtown Toledo Master Plans (i.e. 2002), Design Guidelines for signs can help create a positive identity for individual businesses and a unified image for Downtown. Design Guidelines from the 2002 Downtown Toledo Master Plan included sign components such as size, location, materials, color, message and illumination. The proposed regulations are intended to protect the architectural character of the buildings in downtown as well as reduce the potential visual clutter from an overabundance of signage which could detract from the city skyline and the overall aesthetic of Downtown Toledo.

PLAN COMMISSION RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of the text amendment modification of TMC§1103.0200 Downtown Overlay District, to include signage regulations, to the Planning and Zoning Code as shown in Exhibit "A", to the Toledo City Council for the following two (2) reasons:

1. The proposed text amendment corrects an inconsistency in the Zoning Code where the location of additional building signage for tenants and/or occupants is not specified within the Downtown Overlay District regulations (TMC§1111.0506(A) Review and Decision-Making Criteria); and
2. The proposed text amendment meets the challenge of a changing condition where building identification signage has become more prevalent with development in the Downtown Overlay District (TMC§1111.0506(A) Review and Decision-Making Criteria).

On September 12, 2019 the Toledo City Plan Commission considered and recommended approval of the requested text amendment.

On November 13, 2017, Toledo City Council, Zoning & Planning Committee reviewed, and recommended approval of the requested text amendment.

NOW, THEREFORE, Be it ordained by the Council of the City of Toledo:

SECTION 1. That Toledo Municipal Code, Part Eleven, Subsection 1103.0200, which reads as follows:
1103.0200 DO, Downtown Overlay District

1103.0205 Design Guidelines

These guidelines are derived largely from the Design Guidelines chapter found in the 2002 Downtown Toledo Master Plan, as adopted by Ordinance 280-02.

H. Building Identification Signs

Signage shall comply with Part 13, Title 9, Chapter 1387, Signs Permitted in Zoning Districts, and the following regulations:

1. Each building within the -DOD is limited to one (1) building identification sign
2. Additional building signs, including projecting, marquee, fascia or monument, shall be limited to tenants and/or occupants located on the ground floor.
3. No sign or part of a sign shall be located above the parapet of any facade. Roof mounted signs are prohibited.
4. Projecting signs are not allowed as building identification signs.

G. Exemptions

The Plan Commission may exempt all or parts of the design standards in this section for commissioned buildings by an architect for a site when, in the opinion of the Plan Commission, the design constitutes a unique, one of a kind building that meets the intent of these design standards. The Plan Commission may request the City Historic District Commission to review and comment.

Be amended to read as follows:

1103.0200 DO, Downtown Overlay District

1103.0205 Design Guidelines

These guidelines are derived largely from the Design Guidelines chapter found in the 2002 Downtown Toledo Master Plan, as adopted by Ordinance 280-02.

G. Building Identification Signs

Signage shall comply with Part 13, Title 9, Chapter 1387, Signs Permitted in Zoning Districts, and the following regulations:

1. Each building within the -DOD is limited to one (1) Building Identification Sign per building façade, with a maximum of two (2) Building Identification Signs.
2. Additional building signs, including projecting, marquee, fascia or monument, shall be limited to tenants and/or occupants located in the building Such signs shall be located between the top of the first floor door or window lintel and the second floor windowsill. Unless architectural treatments

and/or features preclude the installation of such signs, which then shall be reviewed and approved by the Plan Director.

3. No sign or part of a sign shall be located above the parapet of any facade. Roof mounted signs are prohibited.
4. Projecting signs are not allowed as Building Identification Signs.

H. Exemptions

The Plan Commission may modify and/or waive all or parts of the design standards in this section for site when, in the opinion of the Plan Commission, the design constitutes a unique, one of a kind building that meets the intent of these design standards. The Plan Commission may request the City Historic District Commission to review and comment.

SECTION 2. That this Ordinance hereby is declared to be an emergency measure and shall be in force and effect from and after its passage. The reason for the emergency lies in the fact that same is necessary for the immediate preservation of the public peace, health, safety and property, and that this Ordinance must be immediately effective in order to provide for the orderly development of the area and to protect the land values in the area.

Vote on emergency clause: yeas _____, nays _____.

Passed: _____, as an emergency measure: yeas _____, nays _____.

Attest: _____
Clerk of Council

President of Council

Approved: _____

Mayor

I hereby certify that the above is a true and correct copy of an Ordinance passed by Council

_____.

Attest: _____
Clerk of Council