VILLAGE OF HOLLAND, LUCAS COUNTY, OHIO
ORDINANCE NO. 35-2026

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF HOLLAND

WHEREAS, the Village of Holland is a charter municipality located in Lucas County, Ohio, with powers of local self-government pursuant to Ohio Constitution Article XVIII, section 3, and

WHEREAS, The Village of Holland has adopted the Village of Holland, Ohio, Zoning Ordinance and corresponding map, (the "Ordinance"), for the general purpose of promoting the public health, safety, comfort and welfare of the residents of the Village of Holland, to protect and promote public health, safety, convenience, comfort and general welfare of the village and its residents; to prevent overcrowding; to conserve and protect property and facilitate adequate but economical provision of public improvements; to avoid congestion in the public streets and highways; and for any other purpose as set forth in the Ordinance, and

WHEREAS, the Village of Holland Planning Commission has certified to the Village Council, by motion at a meeting open to the public, certain changes to the Ordinance, citing public health, safety, convenience, comfort, and general welfare. Specifically, the Planning Commission has recommended changes to Ordinance section 3200, and

WHEREAS, the Village Zoning Administrator published notice of a Village Council public hearing on said proposed zoning change at least ten days before the public hearing, and.

WHEREAS, this Council held, after properly published notice, a public hearing to consider the recommended changes to the Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the Village of Holland:

That the Zoning Ordinance of the Village of Holland, Chapter 3200, Signs, which is presently defined as:

*Off-premises signs must be approved by the Planning Commission and Village Council. No single off-premises sign shall exceed **two hundred (200)** square feet, nor shall off-premises signs visible to approaching traffic have a minimum spacing between signs of less than **two hundred (200)** feet. All signs shall conform to all applicable yard and height regulations for the appropriate zoning district, except that such signs intended to be viewed from an elevated highway shall be not more than **twenty (20)** feet above the level of the roadway at its nearest point.*

shall be amended to read as follows:

1. Purpose

The purpose of this section is to protect the public health, safety and welfare; preserve the visual character of the Village; minimize traffic distractions; reduce visual clutter; and protect adjacent property values through the regulation of off-premises signs and commercial outdoor advertising signs.

2. Existing Off-Premises Signs

Any off-premises sign or commercial outdoor advertising sign lawfully existing on the effective date of this Section may continue as a legal nonconforming sign subject to the requirements of Section 3211 and the standards set forth herein.

3. Prohibition of New Off-Premises Signs

No new off-premises sign or commercial outdoor advertising sign shall be erected, established, installed, or permitted within the Village of Holland after the effective date of this Section.

4. Prohibited Expansion

No legal nonconforming off-premises sign or commercial outdoor advertising sign shall be:

- *A. Enlarged in sign area;*
- *B. Increased in height;*
- *C. Relocated to another site;*
- *D. Converted to a multiple-faced sign;*
- *E. Structurally altered in a manner that extends its useful life beyond ordinary maintenance and repair.*

5. Maintenance and Repair

Routine maintenance and repair of a legal nonconforming off-premises sign shall be permitted, including:

- *A. Painting or repainting;*
- *B. Cleaning;*
- *C. Replacement of lighting components;*
- *D. Replacement of sign faces or copy panels;*
- *E. Repair or replacement of structural components with substantially identical materials and dimensions.*

Such maintenance shall not be considered an enlargement or expansion.

6. Electronic Message Centers

An Electronic Message Center lawfully existing as part of a legal nonconforming off-premises sign may continue to operate provided it complies with all applicable requirements of Section 3209(6).
No Electronic Message Center shall be installed on an off-premises sign that did not contain such technology on the effective date of this Section.

7. Damage or Destruction

If a legal nonconforming off-premises sign is damaged or destroyed to an extent exceeding fifty percent (50%) of its replacement value, the sign shall not be rebuilt, reconstructed or replaced

and shall be removed.
The Zoning Administrator shall determine the extent of damage based upon reliable construction cost information.

8. Abandonment

Any off-premises sign that remains without advertising copy, unused, or abandoned for a period of twelve (12) consecutive months shall lose its legal nonconforming status and shall be removed by the owner.

9. Change of Ownership

The sale, lease, transfer, or change of ownership of a legal nonconforming off-premises sign or the property on which it is located shall not affect its legal nonconforming status.

10. Removal of Unsafe Signs

The Zoning Administrator may order the repair or removal of any off-premises sign that becomes structurally unsafe, abandoned, or otherwise constitutes a threat to public health, safety, or welfare pursuant to Sections 3212 and 3214.

1. All provisions of the Zoning Ordinance of the Village of Holland not repealed, replaced, or amended herein shall remain in force and effect.

2. The Village Clerk-Treasurer is hereby directed to publish this Ordinance for a minimum of two weeks to the Village's website.

3. 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 or any other committees that results in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Revised Code of Ohio.

Vote On Measure: Ayes_____ Nays_____ Abstain_____

Passed this _____day of _____, 2026.

_____ _____
MAYOR PRESIDENT. OF COUNCIL

ATTEST:

_____
CLERK-TREASURER