

## **Article 11. SIGNS**

### **11.1 Purpose and Intent**

It is the intent of this article to authorize the use of signs whose types, sizes and arrangements are compatible with their surroundings, preserve the natural beauty of the area, protect existing property values in both residential and non-residential areas, prevent endangering the public safety, express the identity of the community as a whole or individual properties or occupants, legible in the circumstances in which they are seen, and appropriate to traffic safety. These regulations are designed and intended to improve the overall aesthetic of the community by preventing over-concentration, improper placement, and excessive height, bulk and area of signs.

### **11.2 Applicability**

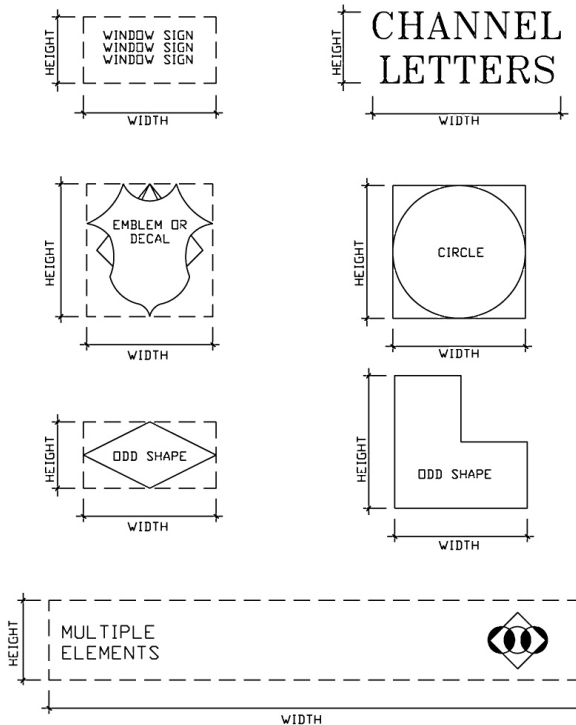
- A.** Except as otherwise provided, no sign shall be erected, altered, constructed, moved, replaced, converted or enlarged except in accordance with the provisions of this chapter and pursuant to issuance of a Sign Permit. No Sign Permit shall be issued unless plans and supporting information have been submitted to clearly demonstrate that the sign will conform with all applicable requirements of this chapter, or to clearly demonstrate that the sign is exempt from issuance of a Sign Permit.
- B.** Changing or replacing the permanent copy of an existing lawful sign shall also require a permit. The copy changes on the sign shall not change the nature of the sign so as to render it in violation of this ordinance. Modifications or copy changes to existing non-conforming signage shall occur in accordance with the provisions of Section 11.14.

### **11.3 General Provisions**

- A.** The scale of the signs should be appropriate for the building on which they are placed. Signs should reflect the proportional and dimensional relationships of the structure.
- B.** Signs should not obscure architectural features and should be integrated with the design of the building.
- C.** Any structurally unsafe sign that endangers the public safety shall be immediately removed unless it is repaired and made otherwise to comply with the requirements of this Ordinance.
- D.** No sign shall be located within a sight triangle area or so as to impair traffic visibility.
- E.** Buildings should provide signage that is directed towards pedestrians, such as window signage, under canopy signage, projecting signs.
- F.** Electric signs shall be placed so as not to be easily reached by pedestrian traffic. The bottom of the sign shall be located a minimum of ten (10) feet above grade immediately under the sign, if the sign is within fifteen (15) feet of the edge of the street right-of-way.

11.4 Computation of Signage Area

- A. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, base, bracing or decorative fence or wall when such fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the display itself.



- B. Where the sign faces of a double-faced sign are parallel or the interior angle formed by the faces is 60 degrees or less, only one display face shall be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the larger face shall be used to calculate the area. In all other cases, the areas of all faces of a multi-faced sign shall be added together to compute the area of the sign. Sign area of multi-faced signs is calculated based on the principle that all sign elements that can be seen at one time or from one vantage point should be considered in measuring that side of the sign.
- C. Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of such faces.

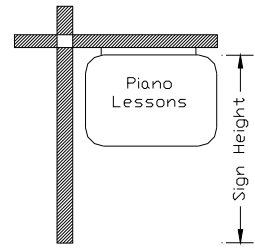
11.5 Computation of Sign Height

The maximum height shall be as measured from the highest point of natural grade under the sign to the top of the highest point of the sign structure. The grade shall not be altered in such a way as to increase sign height.

11.6 Signage Types

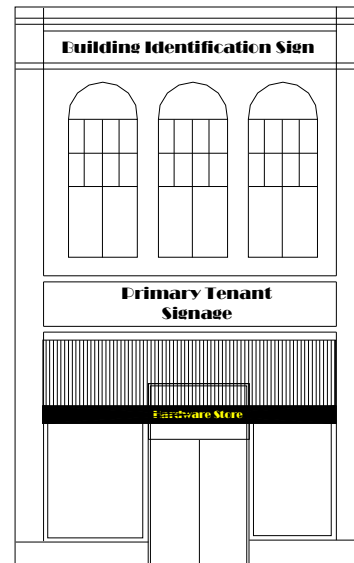
A. Suspended Shingle Post/Arm Signs

1. All suspended shingle post signs shall be located a minimum of 12 feet from the edge of the curb or zero feet from the edge of the right of way, whichever is greater.
2. Suspended shingle post signs shall not be internally illuminated.



B. Wall/Window Signs

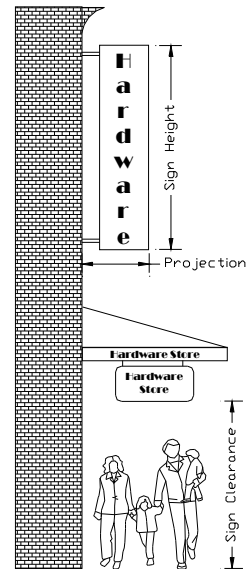
1. The maximum permitted aggregate area of wall signs includes the area of any windows or doorways.
2. The preferred location for wall signs is between the first floor window and window sill of second floor, or on sign frieze area of building if original to building. (Exception: Building identification which is an integral part of the building's design and architectural character shall not be considered a sign for the purposes of this Standard.)
3. Window signs (ie. Vinyl or similar lettering or hanging signs) may be placed on or behind windows but at no such time shall the opacity (visibility into the building) be less than 50% of the total of each window area. Window signs not designed to be visible beyond property boundaries are not counted against allowances for attached signage as specified in Section 11.7.



4. No wall sign shall project more than 18 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window, nor shall it extend beyond the highest point of a roofline, parapet, or mansard roof.
5. Principal building walls and service station canopies may have signage on all faces which front on a public street.

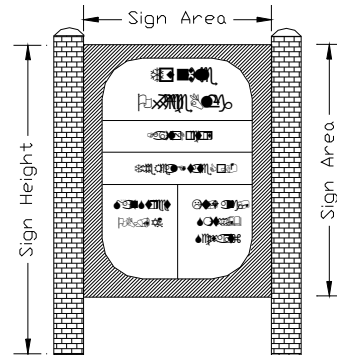
**C. Awning, Canopy and Projecting Signs**

1. **Under-Awning Sign Standards**
  - a. Maximum Dimensions:           Height: 16 inches  
  Width: 40 inches
  - b. Sign Clearance: Min. 8 feet from sidewalk
2. **Projecting Sign Standards**
  - a. Minimum Width of Façade:    20 ft
  - b. Maximum Height:                8 feet\*  
(\*Sign may not extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached.)
  - d. Maximum Projection from Wall: 4 feet
3. **Maximum Awning Sign Area:** 50% of Awning area



**D. Freestanding Signs (Monument/Pole Mounted)**

1. Allowances for freestanding signs shall be determined by zoning district as referenced in Section 11.7
2. No Freestanding Sign greater than 5 square feet in area shall be located closer than 10 feet to any adjacent lot line. A 15 foot side-yard setback shall be required if the side lot line abuts a residential district.



**E. Commercial Subdivision Signs**

1. In all non-residential zoning districts, major commercial subdivisions that have been approved by the Administrator will be allowed one freestanding sign. Such sign shall not exceed 60 square feet in area and is limited to eight feet in height, with a twelve-foot minimum setback requirement. Such sign shall be allowed to identify the name of the subdivision or the tenants within the subdivision. Such a sign must be located on a parcel that is associated with the approved subdivision. This sign shall be allowed in addition to the signage allowed for individual developments within the subdivision.

**F. Community Bulletin boards/Kiosks**

1. Within approved residential subdivisions or planned residential developments, a community bulletin board or kiosk may be permitted with issuance of a sign permit. Such a sign shall not exceed 8 feet in height and 24 square feet in area.

The sign must blend in with the architectural features and aesthetics of the development. The sign may be permitted in either a common area of the development or within a Town right of way, provided that approval of the location is obtained from the Public Works Director and the Planning Director to assure that no safety hazards will result from the placement of the sign. Prior to issuance of a sign permit, written approval of the sign by the Homeowner's Association must be submitted along with the permit application.

## 11.7 Permitted Signage

### A. Primarily Residential Districts (R-1, R-1A, R-2, R-3)

1. **Attached Signage (Wall, Window, Awning, Canopy, Projecting);** Permitted non-residential uses shall be allowed one (1) attached sign with a maximum size of 12 square feet.
2. **Freestanding Monument Signs**
  - a. Permitted non-residential uses shall be permitted one monument sign with a maximum size of 32 square feet and a maximum total height of six (6) feet. Corner lots of four or more acres shall be allowed a second sign along the secondary street frontage. Exposed pole mounted signs shall NOT be permitted in residential districts.
  - b. Neighborhood entrances to subdivisions and residential Planned Developments shall be permitted one monument sign per entrance with a maximum size of 32 square feet and a maximum total height of six (6) feet.
  - c. The use of brick or stone in construction of the sign base is highly encouraged. If another type of base is utilized, the applicant shall submit a landscape plan illustrating plantings at the base of the sign designed to partially screen the base. This plan shall be subject to the approval of the administrator prior to permit issuance.
  - d. The square footage of the sign base shall not exceed 50 percent of the size of the sign panel. (For example, if the sign panel is 32 square feet, then the base of the sign shall not exceed 16 square feet).
  - e. The sign setback shall be a minimum of 12 feet from the leading edge of the curb or edge of pavement. The sign shall also not be located within any public right of way, nor in any sight visibility triangle.
3. **Home Occupation Uses** shall be allowed to install either a two (2) square foot attached wall sign OR a suspended single post/arm sign with a maximum size of two (2) square feet and a maximum total height of four (4) feet.

**B. Neighborhood Business District (NBD)**

1. **Attached Signage (Wall, Window, Awning, Canopy, Projecting);** A maximum of 40 square feet of attached signage shall be permitted for a development within NBD. A maximum of two (2) signs per establishment shall be allowed, provided that the cumulative square footage does not exceed 40 square feet.
2. **Freestanding Monument Signs**
  - a. Monument signs shall have a maximum size of 40 square feet with a maximum total height of eight (8) feet. Corner lots of four or more acres shall be permitted a second monument sign along the secondary street frontage. Where permitted, secondary freestanding signs shall not exceed two-thirds of the allowed height and size. Exposed pole mounted signs shall NOT be permitted in NBD.
  - b. The use of brick or stone in construction of the sign base is highly encouraged. If another type of base is utilized, the applicant shall submit a landscape plan illustrating plantings at the base of the sign designed to partially screen the base. This plan shall be subject to the approval of the administrator prior to permit issuance.
  - c. The square footage of the sign base shall not exceed 50 percent of the size of the sign panel. (For example, if the sign panel is 40 square feet, then the base of the sign shall not exceed 20 square feet).
  - d. The sign setback shall be a minimum of 12 feet from the leading edge of the curb or edge of pavement. The sign shall also not be located within any public right of way, nor in any sight visibility triangle.

**C. C-1 Commercial District**

1. **Attached Signage (Wall, Window, Awning, Canopy, Projecting)**
  - a. The allowed square footage of attached signage shall be determined by calculating the linear frontage of the building/storefront. Establishments shall be allowed one (1) square foot of attached signage per one (1) linear foot of frontage, with a maximum size of 120 square feet. If multiple tenants share an entrance, then each tenant will be allowed one attached sign at a maximum of 20 square feet.
  - b. Establishments may have up to two attached signs, provided the cumulative square footage, as determined by the linear frontage, does not exceed the 120 square foot maximum. Establishments on corner lots or end units of multi-tenant developments may utilize up to three attached signs, provided the cumulative square footage as determined by the linear frontage does not exceed the 120 square foot maximum.

- c. Incidental window signs displaying hours of operation, products, services, and other signs not designed to be visible from beyond the property boundaries shall not count against the cumulative square footage allowance or number of allowed signs.

## 2. Freestanding Monument Signs

- a. Freestanding signs in C-1 must be a monument sign. Exposed pole mounted signs shall NOT be permitted. One (1) monument sign shall be permitted per development. However, corner lots of four or more acres shall be permitted a second monument sign along the secondary street frontage. Where permitted, secondary freestanding signs shall not exceed two-thirds of the allowed height and size.
- b. The maximum total height shall not exceed twelve (12) feet.
- c. The maximum allowed size shall be 80 square feet. However, on lots of four or more acres, the maximum size of a monument sign may be up to 120 square feet.
- d. The use of brick or stone is highly encouraged in the sign base. If another type of base is utilized, the applicant shall submit a landscape plan illustrating plantings at the base of the sign designed to partially screen the base. This plan shall be subject to the approval of the administrator prior to permit issuance.
- e. The square footage of the base of the sign shall not exceed 50 percent of the size of the sign panel. (For example, if the sign panel is 40 square feet, then the base of the sign shall not exceed 20 square feet).
- f. The sign setback shall be a minimum of 12 feet from the leading edge of the curb or edge of pavement. However, if the size of the sign exceeds 60 square feet, then the setback shall be a minimum of 20 feet. The sign shall also not be located within any public right of way, nor in any sight visibility triangle.

## D. C-2 Commercial District

### 1. Attached Signage (Wall, Window, Awning, Canopy, Projecting)

- a. The allowed square footage of attached signage shall be determined by calculating the linear frontage of the building/storefront. Establishments shall be allowed one (1) square foot of attached signage per one (1) linear foot of frontage with a maximum size of 200 square feet. If multiple tenants share an entrance, then each tenant will be allowed one attached sign at a maximum of 20 square feet.
- b. Establishments may have up to three attached signs not to exceed the cumulative square footage determined by the frontage.

- c. Incidental window signs displaying hours of operation, products, services, and other signs not designed to be visible from beyond the property boundaries shall not count against the cumulative square footage allowance or number of allowed signs.

**2. Freestanding Signs (Pole mounted, Monument)**

- a. One freestanding sign per development shall be permitted. However, corner lots shall be permitted a second freestanding sign along the secondary street frontage. Where permitted, secondary freestanding signs shall not exceed two-thirds of the allowed height and size
- b. The maximum total height shall not exceed 75 feet.
- c. The maximum allowed size shall not exceed 100 square feet for single tenant developments or 150 square feet for multi-tenant developments. However, signs over 50 feet in height may utilize a maximum of 200 square feet.
- d. If a monument sign is utilized, then the square footage of the sign base shall not exceed 50 percent of the size of the sign panel. (For example, if the sign panel is 100 square feet, then the base of the sign shall not exceed 50 square feet).
- e. The sign setback shall be a minimum of 12 feet from the leading edge of the curb or edge of pavement. However, if the size of the sign exceeds 60 square feet, then the setback shall be 20 feet minimum. The sign shall also not be located within any public right of way, nor in any sight visibility triangle.

**E. M-1 Manufacturing/Industrial District**

**1. Attached Signage (Wall, Window, Awning, Canopy, Projecting)**

- a. The allowed square footage of attached signage shall be determined by calculating the linear frontage of the building/storefront. Establishments shall be allowed one (1) square foot of attached signage per one (1) linear foot of frontage up to a cap of 200 square feet. If multiple tenants share an entrance, then each tenant will be allowed one attached sign at a maximum of 20 square feet.
- b. Establishments may have up to three attached signs not to exceed the cumulative square footage determined by the frontage.
- c. Incidental window signs displaying hours of operation, products, services, and other signs not designed to be visible from beyond the property boundaries shall not count against the cumulative square footage allowance or number of allowed signs.

**2. Freestanding Signs (Pole mounted, Monument)**

- a. One freestanding sign per development shall be permitted. However, corner lots shall be permitted a second freestanding sign along the secondary street frontage. Where permitted, secondary freestanding signs shall not exceed two-thirds of the allowed height and size.
- b. The maximum total height shall not exceed 25 feet.
- c. The maximum allowed size shall not exceed 100 square feet for single tenant developments or 150 square feet for multi-tenant developments.
- d. If a monument sign is utilized, then the square footage of the sign base shall not exceed 50 percent of the size of the sign panel. (For example, if the sign panel is 100 square feet, then the base of the sign shall not exceed 50 square feet).
- e. The sign setback shall be a minimum of 12 feet from the leading edge of the curb or edge of pavement. However, if the size of the sign exceeds 60 square feet, then the setback shall be 20 feet minimum. The sign shall also not be located within any public right of way, nor in any sight visibility triangle.

**F. Central Business District (CBD)**

**1. Attached Signage (Wall, Window, Awning, Canopy, Projecting)**

- a. A maximum of 40 square feet of attached signage shall be permitted for a development within CBD. However, no individual sign face may exceed 20 square feet. If the linear storefront width of an establishment within the CBD exceeds 50 feet, then the maximum allowance for attached signage shall be 60 square feet, with no individual sign face to exceed 30 square feet.
- b. A maximum of three (3) signs per establishment shall be allowed, provided that the cumulative square footage does not exceed 40 square feet. The use of vinyl lettering window signage in conjunction with either an awning, projecting, canopy, or wall sign is strongly encouraged.

**2. Freestanding Directory Signs**

- a. Within the CBD, Suspended Shingle post/arm directory signs with a maximum of four (4) square feet and a maximum height of six (6) feet shall be permitted. Such signs will have a uniform design to be agreed upon by the Town and Developer in conjunction with an approved Master Plan. These signs shall be allowed at street and/or driveway intersections and shall provide directory information of the businesses located on that street. These signs shall be allowed in a public right of way provided that they do not interfere with sight visibility or pedestrian access and must have an encroachment agreement with the appropriate agency. These signs shall be placed at points as determined by staff and the developer in conjunction with an approved Master Development plan for the CBD.

## 11.8 Additional Sign Types

### A. Temporary Signs

1. Establishments/Businesses may obtain a temporary sign permit for either **one** (1) banner or bandit sign (“stick-in-the-ground” sign) not to exceed 32 square feet in size. A temporary permit shall be valid for 30 days. A maximum of four (4) temporary permits will be issued per calendar year to any given business. A temporary sign must be placed either on the building wall or may be located along the street, provided that it is not located within any public right of way, nor in any sight visibility triangle. Portable magnetic letter signs are prohibited and are not an allowed form of temporary signage.

### B. Changeable Copy Signs (All Non-residential Districts)

1. Changeable Copy Signs, whether electronic or magnetic, are limited to 32 square feet. This square footage shall be included in the maximum allowed size of the sign
2. Electronic message board signs cannot scroll text or be animated and the text copy may not change more than once per hour. However, this provision shall not prohibit signs with an alternating display of time or temperature.

## 11.9 Signs Not Requiring a Permit

The following types of signs are exempt from permit requirements and may be placed in any zoning district subject to the provisions of this Ordinance. These signs shall not be counted as part of the allowable sign area. There shall be no limit as to the number of such signs on any lot, except as herein prescribed. All such signs (except government signs) shall be located outside a street right-of-way unless otherwise granted permission for such location by the Town of Fletcher or NCDOT.

- A. **Private Information Signs:** Signs containing information to direct pedestrian or vehicular traffic or informing the public of private regulations shall be located on the premises for which directions or information are indicated. Such signs, shall not exceed three square feet per face, two faces per sign, and shall not exceed three feet in height if free-standing or six feet in height if attached to the principal or an accessory structure. These signs may be indirectly or directly illuminated.
- B. **Copy Changes and Maintenance:** No permit is required for copy changes made to a changeable copy sign, menu board or marquee sign. No permit is required for maintenance carried out in accordance with the provisions in Section 11.13 and where no structural changes are made.
- C. **Residential Identification Signs:** Signs which provide the name and/or address of an individual residence, either attached or detached, indirectly or non-illuminated, provided no sign shall exceed 2 square feet in size per sign face.

- D. Real Estate Signs in Residential Districts:** One real estate sign, not exceeding four square feet per sign face area shall be permitted per street frontage. Real estate signs for property over three acres shall comply with the standards for business, commercial or industrial real estate signs.
- E. Real Estate Signs in Business, Commercial or Manufacturing Districts:** Real Estate signs shall be permitted on the premises for sale, rent or lease. Such sign shall be non- illuminated, not exceed 32 sq. ft. in area per sign face and, if freestanding, shall not exceed eight feet in height.
- F. Off-Premise Directional Signs:** Such signs shall not exceed four square feet in area and 6 feet in height and shall not be illuminated. Such signs shall not be in the right-of-way and shall require the consent of the property owner on whose property the sign is placed.
- G. Property Identification Signs:** Signs bearing only property identification numbers and names, post office box numbers, names of occupants of the premises on which the signs are located, or other identification of premises not of a commercial nature, provided such signs are not illuminated and do not exceed 2 per lot nor 2 square feet in sign area.
- H. Temporary Sidewalk Signs:** Temporary sidewalk signs are allowable during business hours. Only one such sign is allowed per business. The sign size shall not exceed six (6) square feet. Signs shall be placed so as to maintain clear pedestrian access of the sidewalk. A minimum of 5 feet in width is required, otherwise, the sign cannot be placed on the sidewalk.. The sign shall not be located within any sight visibility triangle of any driveway or street intersection.

### 11.10 Signs Exempt from Regulations

The following signs are exempt from the regulations of this ordinance, except where such sign would be prohibited under Section 11.11.

- A.** Signs not visible beyond the boundaries of the property on which they are located.
- B.** Signs of a governmental body, including traffic warning or regulatory signs and devices. These signs shall also include other governmental signs including building identification, directional, information, and welcome signs.
- C.** Signs of Civic Organizations (ie. Rotary, Lions Club, etc.) provided that such signs do not exceed two (2) square feet and six feet in height. Such signs shall be placed at the entrance point where regular meetings occur. These signs may be placed in public right of way provided that an encroachment agreement is reached with the appropriate agency governing the right of way and that the signs are not located within any sight visibility triangle.
- D.** Trade names and graphics which are located on gas pumps, newspaper, soft drink and similar vending devices.
- E.** Flags, or insignia of any governmental, non-profit, or business organization.

- F. Seasonal/holiday signs and decorations associated with a national or religious holiday.
- G. Warning of danger signs posted by utility or construction companies.
- H. Signs on vehicles indicating the name of a business, unless the primary use of the vehicle is for the display of signs. Vehicles displaying signs must display a current and valid tag and must be parked in a designated parking space associated with the development. Such vehicles also may not be parked off-site for the purpose of displaying signage.
- I. Signs required by law, statute or ordinance.
- J. No trespassing, no loitering and similar private warning signs.
- K. Incidental signs.
- L. Commemorative signs.
- M. Special event signs and special event directional signs related to events sponsored by non-profit organizations, provided that the signs are not located within any sight visibility triangle nor in any public right of way, unless an encroachment agreement has been obtained with the appropriate agency.
- N. Political Signs.
- O. Construction site identification signs.

#### 11.11 Prohibited Signs

The following are prohibited within the jurisdiction of this ordinance:

- A. Any sign, which the Administrator determines, obstructs the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal.
- B. Any non-governmental sign that resembles a public safety warning or traffic sign.
- C. Signs, whether temporary or permanent, within any public street or highway right-of-way, with the exception of governmental signage. Signs placed in any right of way are subject to immediate removal and disposal without notice.
- D. Flashing signs.
- E. Portable Signs
- F. Signs located on or attached to the roof of a structure that extend above the ridgeline or highest point of the building.
- G. Any sign or sign structure which does not conform to the building code.

- H. Abandoned signs not in conformance with the height, size or location requirements of this ordinance.
- I. Off-premise advertising signs.
- J. Off-premise, detached (free standing) signs except off premise directional signs as allowed in Section 11.9
- K. Strobe, rotating, pulsating, flashing, or blinking signs.
- L. Billboards or poster panels.
- M. **Signs Prohibited in the CBD District only:**
  - 1. Transluminous signs

### 11.12 Sign Illumination

- A. Freestanding, monument, and wall signs may be illuminated.
- B. All sign illumination shall be provided by a continuous light source that is installed to illuminate only those objects or features to which it is directed with minimum spillover onto the street, sidewalk, or adjacent properties. Flashing, pulsating, blinking, or alternating lights shall not be used, including electronic message board signs which scroll or are animated. However, this provision shall not prohibit signs with an alternating display of time or temperature.
- C. No sign within 100 linear feet of a pre-existing residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed "pre-existing" for purposes of this Article if it has a valid building permit in effect for construction of said structure or if construction of said structure was complete on or prior to the effective date of this provision.
- D. High intensity light sources that produce excessive glare shall be prohibited.
- E. All lighting shall be in accordance with Article 10.

### 11.13 Sign Maintenance

- A. **Maintenance Provisions:** All signs, supports, braces, poles, wires and other appurtenances of signs or sign structures shall be kept in good repair, maintained in safe condition, and shall conform to the following standards:
  - 1. A sign shall be in a state of disrepair when more than twenty percent (20%) of its total surface area is covered with disfigured, cracked, ripped or peeling paint or poster paper, or any combination of these conditions. Any sign in a state of disrepair shall be considered in violation of this ordinance.

2. No sign shall be allowed to stand with bent or broken sign facing, broken supports, loose appendages or struts which cause the sign to stand more than 15 degrees from the perpendicular.
3. No sign or sign structure shall be allowed to have weeds, vines or other vegetation growing on it and obscuring it from the street or highway from which it is intended to be viewed.
4. No illuminated sign shall be allowed to stand with only partial illumination operational.
5. If illuminated, signs shall be illuminated only by the following means:
  - a. By a steady stationary light of reasonable intensity, shielded and directed solely at the sign.
  - b. Light sources to illuminate signs shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or auto drivers or so as to create a nuisance.
  - c. Electrical requirements pertaining to signs shall be as prescribed in local codes.
6. Any sign which violates the maintenance provisions listed above shall be in violation of this ordinance and shall be repaired or removed as required by the applicable sections of this ordinance.

**B. Unlawful Cutting of Trees or Shrubs:** No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy or remove any trees, shrubs or other vegetation located within a public right-of-way of any road or highway, except as required by the North Carolina Department of Transportation. The Administrator may use discretion in determining alternative forms of compliance for landscaping in situations where sign visibility is affected.

#### 11.14 Nonconforming Signs/Removal of Obsolete Signs

- A. Signs that are erected and were in place prior to the adoption of this ordinance but which do not conform to the provisions of this ordinance are declared nonconforming signs. Signs that were erected and that are in place and which conformed to the provisions of this ordinance at the time erected, but which do not conform to an amendment of this ordinance enacted subsequent to the erection of said signs also are declared nonconforming signs. Any sign erected after the passage of this ordinance must meet all the criteria within this ordinance.
  1. Sign structures that are non-conforming in height or size shall only be allowed to remain if the non-conformity does not exceed maximum allowed dimensional standards by more than 25%. Businesses/tenants may replace sign faces or copy on such non-conforming signs.

2. If the non-conformity exceeds maximum allowed dimensional standards by more than 25%, then the entire structure must be removed or altered so as to be brought into compliance with the provisions of this chapter.
  3. All legally nonconforming signs shall be maintained in accordance with Section 11.13.
  4. Legally nonconforming signs shall not be expanded or modified in any way which increases the sign's degree of conformity.
- B.** Non-conforming portable and temporary signs shall be removed within 180 days of the effective date of this ordinance.
- C. Temporary Signs:** Temporary signs and political signs shall be removed within ten (10) days after the termination of the event or election advertised.
- D. Order of Removal:** Upon failure of the owner or lessee of these signs to remove such signs within the prescribed time period, the Administrator shall order their removal subject to the terms of Section 17.2.I.

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