

21A.46.0020: DEFINITIONS

~~ALTERATION, SIGN: "Sign alteration" means a change or rearrangement of the parts or design of a sign, whether by extending on a side, by increasing in area or height, or the moving from one location or position to another, or adding or deleting words from the copy, or changing the size of the letters or figures comprising the copy. Alterations shall not be interpreted to include changing the text or copy on outdoor advertising signs, theater signs, outdoor bulletin or other similar signs which are designed to accommodate changeable copy.~~

~~ELECTRONIC CHANGEABLE COPY SIGN: A~~ The copy of a sign containing a computer generated message such as a public service, time, temperature and date, or a message center or reader board, where different copy changes of a public service or commercial nature are shown on the same lamp bank or message facility. The term "electronic changeable copy sign" shall not be defined as a type of "animated sign" if the message displayed is fully readable within three (3) seconds. Electronic changeable copy shall be considered, for the intents of this chapter, a sign face type rather than a sign type.

21A.46.030: GENERAL SIGN PERMIT REQUIREMENTS:

A. Sign Permit Required: Except where exempted by the provisions of this chapter, it is unlawful for any person to erect, construct, enlarge, locate or alter ~~any sign or change the text of~~ any on or off premises sign within the City contrary to any provisions of this chapter without first obtaining a sign permit from the building official. No sign shall be erected, constructed, reconstructed, located or altered until the site plan for such sign has been approved and a sign permit issued by the building official. Such permits shall be issued only to State licensed contractors unless specifically exempted by the State.

21A.46.070: GENERAL STANDARDS

G. Sign Removal: Signs identifying a discontinued use on the property shall be removed from the property within thirty (30) calendar days of the time the use was discontinued. The removal of nonconforming signs shall be regulated by section 21A.46.140.

~~H. Moving To New Location: No sign erected before April 12, 1995, shall be moved or enlarged or replaced unless it be made to comply with provisions of this chapter.~~

21A.46.140: NONCONFORMING SIGNS

~~A. Moving, Extensions Or Alterations: A nonconforming sign shall not be reconstructed, raised, moved, replaced, extended, altered, or enlarged unless the sign is changed so as to conform to all provisions of this chapter. A nonconforming sign may be temporarily removed for routine maintenance and reinstalled in the same location and manner. Alterations shall also mean the changing of the text or message of the sign as a result of a change in use of the property. Alterations shall not be interpreted to include changing the text or copy on outdoor advertising signs, theater signs, outdoor bulletins or other similar signs which are designed to accommodate changeable copy. Specific modifications may be permitted to nonconforming signs designated as vintage signs as per section 21A.46.125 of this chapter.~~

~~B. Unsafe Signs: See subsection 21A.46.150F of this chapter.~~

~~C. Restoration Conditions: Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God or act of a public enemy, or damaged by~~

~~any other cause, to the extent of more than sixty percent (60%) of their replacement value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter, or shall be removed.~~

A. Modifications: A sign permit may be issued for modifications to a nonconforming sign provided the modifications do not increase the level of nonconformity of such sign. This includes changes to dimensional standards, location, or the replacement of any part of the sign structure. This provision does not apply in the case of:

1. Modifications to vintage signs, which are subject to 21A.46.125 of this chapter.
2. Any modification that is necessary due to a government action that results in the relocation or alteration of a sign, including signs that would become nonconforming due to the government action, are permitted.

B. Maintenance: Noncomplying signs may be maintained as defined in 21A.46.020, including the temporary removal of the sign for repairs and other routine maintenance. The sign may be reinstalled in the same location and in the same manner or relocated to a location that increases the level of conformity.

C. Sign Removal: Nonconforming signs shall be removed from the property at the time the principal building associated with the sign is demolished or the property is left vacant for more than one year. The Zoning Administrator may extend the one-year period if the property owner provides evidence that the property was marketed for occupancy.

D. Restoration of a Removed Sign: Unless authorized by the subsections above, a nonconforming sign voluntarily removed from the property by the property owner or property owner's representative shall not be restored unless it is restored to comply with the regulations of this title.

If a noncomplying sign is involuntarily destroyed in whole or in part due to fire or other calamity, the sign may be restored to its original condition with respect to size, setback, height, and other noncomplying dimensional standards of the zoning district in which the sign is located, provided such work is started within one year, unless a longer time frame is approved by the building official, after such calamity.

E. The regulations of this section do not apply to billboards. Billboards shall be regulated by 21A.46.160 of this chapter.