

11-6-4: SIGNS:

I. Nonconforming Signs: Nonconforming signs, excluding billboards, shall be required to conform or be removed as follows: on the happening of any of the events described below, or where any of the following conditions apply, the sign or signs shall be brought into compliance within one year after the effective date hereof, and a new permit shall be secured therefor, or shall be removed.

1. The cost of the nonconforming sign is valued at less than one hundred dollars (\$100.00). Sign value shall be determined based on an actual sales receipt for the sign or a cost estimate for the replacement cost provided by a qualified professional.
2. When a nonconforming sign is destroyed or damaged to an extent in excess of fifty percent (50%) of the sign value.
3. The sign is relocated in any manner.
4. If the sign is altered structurally, or if more than fifty percent (50%) of the copy, as measured by the sign area, is altered, except for changeable copy signs and maintenance.
5. If the business or service for which the nonconforming sign was installed is expanded or modified. All improvements to a single business or use within any twelve (12) month period shall be treated cumulatively in the administration of this subsection.
6. Nothing in this section shall be deemed to prohibit the county from removing a billboard without providing just compensation in accordance with the procedures set forth in this subsection if the board of county commissioners provides reasonable notice of the proceedings and, following a public hearing, finds:
 - a. The applicant made a false or misleading statement in any application to the county necessary to establish or change the billboard;
 - b. The billboard is unsafe or presents a hazard to persons or property;
 - c. The billboard is in a state of disrepair; or
 - d. The billboard has been abandoned for at least twelve (12) months. (Ord. 278, 5-6-1996)