

Adopted Amendments:

- In the adopted amendment, text added is shown with underline and text removed is shown with ~~strikethrough~~.
- Text shown with double-underline denotes text added that was new since advertisement; and text shown with ~~double-strikethrough~~ denotes advertised text that was not adopted.
- Where paragraphs are inserted, all subsequent paragraphs and references throughout the Ordinance have been updated (renumbered or relettered) accordingly.

§13.17. Nonconforming Signs

§13.17.1. Applicability

Nonconforming signs are signs that met all ordinance requirements at the time of installation or placement but which, due to ordinance changes, do not comply with current requirements.

§13.17.2. Signs in historic districts

Notwithstanding the “applicability” provisions of §13.2, this Article 13 shall have no effect on any sign permitted at the time of placement within a historic district designated by the County Board. Such signs shall be considered conforming signs and may be modified or replaced in accordance with the terms of this Article 13 applicable to conforming signs and in accordance with the terms of §11.3.

§13.17.3. Changes to nonconforming signs

- A. No nonconforming sign shall be modified except in accordance with the following standards and conditions:
1. No nonconforming sign shall be modified in any manner that would increase the degree of its nonconformity, increase its size, or prolong its useful life. Replacing any part of the support structure of the sign shall be considered as prolonging its useful life; and
 2. No nonconforming sign which has been removed or has become dilapidated or damaged to the extent that repair of the sign requires replacement of any part of its support structure shall be replaced, except that this sentence shall not prevent the issuance of a permit for a conforming sign to replace the former nonconforming sign at the same location as the former nonconforming sign; and
 3. Any nonconformity that relates to the luminance level of a sign shall be corrected and brought into conformity by January 1, 2023.
- B. Except as otherwise provided by 13.17.D.3 below, ~~No~~ permit for an additional sign shall be issued for any premises on which there are nonconforming signs. ~~PP~~ Provided, however, that where the only nonconformity relates to luminance level, and the additional permit is sought prior to January 1, 2023, then additional permit(s) may be issued in spite of the nonconformity.

- 30 C. The zoning administrator may approve the replacement of a nonconforming sign with a
31 sign that does not fully conform with the terms of this zoning ordinance if the
32 Administrator finds that:
- 33 1. The replacement sign would achieve a substantial reduction in the degree of
34 nonconformity of the sign;
 - 35 2. The replacement sign would fully conform with all provisions of this Article 13 related
36 to lighting, motion and changeable copy;
 - 37 3. If located within 250 feet of an R district or RA14-26, RA8-18, RA7-16, RA6-15 district,
38 the replacement sign would fully conform with the height limitations of this Article 13;
 - 39 4. The replacement sign would fully conform with the visual clearance area requirements
40 of §3.2.5.A.4; and
 - 41 (a) There are no other nonconforming signs on the same lot or building; or
 - 42 (b) Any other nonconforming signs on the same lot or building will be brought into
43 full conformance with this Article 13 as a condition of approval of the replacement
44 sign.
- 45 D. Where a comprehensive sign plan was approved prior to July 24, 2012, the approval for
46 signs allowed by such comprehensive sign plan shall continue in effect, and such signs shall
47 be treated as conforming to this ordinance, subject to the following:
- 48 1. All signs placed on the property subject to the comprehensive sign plan shall conform
49 in all respects to the approved comprehensive sign plan and any conditions of such
50 approval, except as to luminance level, which shall be subject to §13.17.3.A.3.
 - 51 2. A property owner or person in charge may elect to place only signs permitted under
52 this Article 13 instead of signs allowed by the approved comprehensive sign plan, or
53 instead of seeking approval of a comprehensive sign plan as required by a site plan
54 condition, provided that:
 - 55 (a) An application is submitted to the zoning administrator for an administrative
56 change;
 - 57 (b) The zoning administrator finds that all signs on the property comply with this
58 Article 13; and
 - 59 ~~(c) The applicant provides evidence of consent to the administrative change from all~~
60 ~~owners of property that is subject to the comprehensive sign plan.~~
 - 61 (d) No sign that is either specifically prohibited by a condition in an approved site plan
62 or comprehensive sign plan for the subject property, or that expressly requires
63 County Board approval, shall be approved by the zoning administrator.
 - 64 3. The zoning administrator may approve amendments to comprehensive sign plans, as
65 follows. The zoning administrator may permit:
 - 66 (a) ~~that permit s~~Substitution of one or more comprehensive sign plan approved signs
67 placed below a height of 40 feet with sign(s) of no greater cumulative area than
68 that of the sign(s) being substituted size or number, that fully comply with the
69 requirements of this Article 13; ~~Signs placed above a height of 40 feet may be~~

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substituted only with signs placed above a height of 40 feet and subject to the provisions of 13.7.1.G.

- (b)** Additional signs that fully comply with the requirements of this Article 13, provided that the total area of: 1) all approved signs that do not conform with this Article 13 plus 2) ~~the total area of~~ all signs included in aggregate sign area by this Article 13, ~~(where no sign is counted more than once in this sum),~~ does not exceed the aggregate sign area allocated for the subject property under this Article 13.