ARTICLE XI

SIGN REGULATIONS

(Amended 7 January 2019)

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Section 1101. Policy Statement

(a) The Town of West Jefferson is committed to preserving the culture, the history, and the beauty of the Town.

(b) The Town of West Jefferson is committed to supporting the businesses of the Town.

(c) Every business has the right to have signage that effectively identifies its location to customers, as well as the goods and/or services it provides.

(d) Collectively, too many signs, or poorly maintained signs, can harm the overall economic vitality of the Town.

(e) Therefore, the purpose of this Article is:

(1) To provide uniform sign standards that promote the culture, the history, and the beauty of the Town.

(2) To provide uniform sign standards that allow each business to effectively identify its location to customers, as well as the goods and/or services it provides.

(3) To balance the individual interest of a business to effective signage with the governmental interest of promoting the economic vitality of the Town as a whole.

Section 1102. Scope of this Article.

This Article shall apply to all signs located within the zoning jurisdiction of the Town of West Jefferson, unless excluded by Section 1104.

Section 1103. Definitions.

(a) Words and phrases.

(1) Area of the sign:

(A) The area of a sign shall be considered to include all lettering, wording, and accompanying design and symbols, together with the background on which they are displayed, any frame around the sign, and any cutouts or extensions, but shall not include any supporting or bracing. In the case of amulti-faced sign, the area of the sign shall be considered to include all faces visible in any one direction.

(B) The area of a wall or window sign consisting of letters, numbers, symbols and/or graphics attached to or painted on a surface, building, wall, or window, shall be considered to be that of the smallest rectangle or triangle which encompasses all of the letters, numbers, symbols and/or graphics.

(2) Backlighting: Illumination of a sign in which lights are placed within or behind raised opaque letters, thereby casting light upon the background of the letters rather than through the letters.

(3) Big Box Store: a physically large retail establishment having a box like structure, usually part of a chain, characterized by a large amount of floor space (generally more than 20,000 square feet). These stores include general merchandise, specialty stores, and grocery stores. (added 1-7-19)

(4) Business: A business shall be any establishment which (A) conducts and maintains a separate and distinct commercial function and (B) maintains a separate and distinct set of financial records for tax purposes.

(5) Civic Organization: any local service club, veterans' post, fraternal society or association, volunteer fire or rescue groups, or local civic league or association of 10 or more persons not organized for profit but operated exclusively for educational or charitable purposes as defined herein, including the promotion of community welfare, and the net earnings of which are devoted exclusively to charitable, educational, recreational or social welfare purposes. (added 1-7-19)

(6) Roof Line: The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

(7) **Shopping Center:** A building or group of buildings, either connected or free-standing, designed and functioning as a shopping center with common parking, pedestrian movement, ingress, and egress, and is used or is intended to be used primarily for the retail sale of goods and services to the public.

(8) **Sign:** Any display of letters, words, numbers, figures, devices, emblems, pictures. or any means whereby the same are made visible for the purpose of making anything known, whether such display be made on, attached to, or as part of a structure, surface, or any other thing, including, but not limited to, the ground, a rock, tree, or other natural object. This definition of a "sign" does not include holiday decorations, the flag or emblem of any nation, state, city, religious, fraternal or civic organization; nor merchandise and pictures or models of products incorporated in a window display; nor works of art which in no way identify a product; nor scoreboards located on athletic fields.

(9) **Sign Column:** One or more columns, posts or poles that supports a sign.

(10) **Sign Height.** The distance between the average grade of the land beneath the sign and the top of the highest attached component of the sign.

(11) **Sign Structure.** Any structure that is built to support, supports, or has supported a sign.

(12) **Sign Value.** The value for tax purposes of any sign so listed. If tax value is not available, the value shall mean the original cost of the sign. In the absence of information as to original cost submitted by the sign owner, the Zoning Enforcement Officer shall estimate the original cost based upon the best information reasonably available.

(13) **Signable Space:** Signable space means the area of a building face on which a sign may be placed, including fronting wall or gable space. The size of this area shall equal the total square footage of the area from the ground to the roof line (not including the roof itself), to the line on each wall of the business where the business starts and stops, less the total combined area of windows, doors and dormers.

(b) Types of Signs.

(1) **Awning Sign:** Any sign that is a part of or attached to an awning, canopy, or other structural protective covering above a door, entrance, window, or walkway. An awning sign is a type of attached sign.

(2) Billboard/Poster Board: A sign identifying, advertising and/or directing the public to a business, merchandise, service, entertainment, or product which is located at a place other than the property on which such sign is located. These signs are also known as off-premise, outdoor advertising signs.

(3) Business Identification Signs: Flat mounted signs which are placed on multi-use buildings to identify tenants.

(4) Construction Signs: Signs which identify firms and/or builders and which are erected on the premises of the construction site during the period of construction.

(5) Direction Signs: A sign which is located off-premise and indicates the location of public buildings, parks, schools, hospitals, scenic places or historic places.

(6) Directory Signs: A sign listing the names of more than one business, activity, or professional office conducted within a building, group of buildings, or commercial center.

(7) Festival Lights: Signs which are placed to commemorate and/or attract attention to a recognized festival within the Town of West Jefferson.

(8) Gasoline Pump Signs: Signs attached to a gasoline pump which only contain information related to the sale of gas such as self-service, instructions, price, fuel, and/or emblem/trade name.

(9) Ground-mounted Sign: A freestanding sign, supported by a contiguous structural base or planter box that is permanently affixed to the ground, shall be considered a ground mounted sign.

(10) Historic Signs: Any sign erected within the Town of West Jefferson prior to January 1, 1980.

(11) Holiday Decorations: The decorations normally associated with the holiday season from November to January.

(12) Internally Illuminated Sign: A sign where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that (i) are filled with neon or some other gas that glows when an electric current passes through it

and (ii) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs.

(13) Message Board Sign. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a message board sign for purposes of this Section.

(14) No Trespassing/No Loitering Signs: Such signs and similar ones, which are placed to inform the public of private regulations.

(15) Off Site Sign: A sign that is not located on the property of the business.

(16) Political Sign: A sign that announces the candidacy of a person or slate of persons running for elective office, or a political party, or an issue.

(17) Portable Sign: Any sign designed or intended to be moved from one location to another. This definition does NOT include signs on vehicles, wheels, trailers, or truck beds.

(18) Private Traffic Directional Signs: Signs such as in/out, do not enter, entrance/exit, etc., which are placed on private property to direct and control vehicular traffic.

(19) Projecting Sign: A sign that is attached to a building wall with the face of the sign perpendicular to the building wall.

(20) Public Service Signs*:* Signs displayed for the direction or the convenience of the public such as signs for restrooms, public telephones, and the like.

(21) Real Estate Signs: Signs which advertise the sale and/or lease of the property on which said sign is located.

(22) Residential Signs: A sign bearing only the name of the principal occupant of a residence, the lot number, house name and/or city in which owner resides.

(23) Roof Sign. Any sign erected, constructed, or maintained upon or over the roof of a building, or extending above the highest wall of the building, and having its principal support on the roof or walls of the building. A roof sign is a type of attached sign.

(24) Seasonal Signs. Signs for a business that provides goods and/or services to the public for no more than three months per calendar year.

(25) Temporary Signs: Signs or advertising display constructed of cloth, canvas, fabric, plastic, paper, plywood, or other material and intended to be displayed for a short period of time to inform the public of a special event of a commercial, religious, charitable, civil, fraternal or public interest nature.

(26) Wall Sign: Any sign attached to or erected against or within the wall of a building or structure, having the exposed face of the sign in a plane parallel to the plane of such wall. A wall sign is a type of attached sign.

(27) Window Sign: Any sign which is painted on or affixed to a glass window or glass door.

(28) Subdivision Real Estate For Sale Sign: A sign that advertises for sale lots within a residential subdivision. *(amendment added 12-7-15)*

(c) Signs Defined by method of attachment.

(1) Attached Sign: A sign which is attached to a building or attached to the top of a canopy or the cantilevered roof. This includes:

(A) A **Painted Wall Sign** that is painted directly on any exterior building wall or door surface, exclusive of window and door glass areas.

(B) A **Projecting Sign**.

(2) Detached Sign: A sign supported by a sign structure placed in the ground and which is wholly independent of any building, fence, or object other than the sign structure for support.

Section 1104. Exempt Signs.

The following signs and/or displays shall be exempt from the regulations of this Article:

(a) Church signs that are less than 60 square feet.

(b) Civic Organizations signs that are less than 6 square feet. (added 1-7-19)

(c) Directory Signs as approved by the West Jefferson Planning Board which are installed as a walking guide to visitors to the Town. *(added 4-2-18)*

(d) For Rent or For Sale. One (1) temporary real estate sign not exceeding 9 square feet may be placed on a property that is for sale or for rent. When the property fronts on more than one (1) street, one (1) sign shall be allowed on each street frontage.(a

(e) Government Signs

(f) No Trespassing signs that are less than 6 square feet

(g) Private city directory and welcome signs approved by the West Jefferson Planning Board which are erected to welcome visitors to the Town. Such signs may have affixed to them names and/or emblems of civic groups and churches.

(h) Political signs

(i) Private traffic directional signs that are less than 6 square feet.

(j) Signs not visible beyond the boundaries of the property on which they are located.

(k) Trade names and **graphics** which are customarily painted on newspaper and soft drink dispensers.

Section 1105. Prohibited Signs.

The following signs are prohibited:

(a) A sign that imitates or in any way approximates official highway signs.

(b) A sign that obscures a sign displayed by a public authority.

(c) A sign that displays flashing, blinking, or intermittent lights or lights of changing intensity or neon lights.

(d) A sign that has moving parts that includes scrolling signs, message board signs, animated and/or mechanical motion signs. *(Revised 9-11-17)*

(e) A sign that obstructs the driver vision of any vehicle entering a roadway from any street, alley, driveway, or parking lot.

(f) Private signs are prohibited on public utility poles, telephone poles, trees, other natural objects, parking meter poles, benches, and refuse containers.

(g) A sign that is painted on a roof, or placed on a roof to extend above or beyond the roof line of the building.

(h) Permanent pavement markings of any kind other than for traffic control are prohibited.

(i) Signs which contain statements, words, or pictures of obscene, indecent or immoral character such as will offend public morals or decency are prohibited.

(j) A sign located in such a way as to significantly impair visual access to a pre-existing sign.

(k) No new billboards shall be erected within the zoning jurisdiction of the Town of West Jefferson after December 31, 2012.

(l) A sign, or the lighting thereof, that impairs driver vision on a roadway.

(m)A projecting sign that (i) projects into the street right-of-way or (ii) is less than 8 feet above the ground.

(n) Banners, flags, streamers, spinners, placards, and pennants are prohibited for businesses that have direct access to:

Jefferson Avenue – extending from Highway 221/163 north to the end of the ETJ beyond intersection of Highway 194/88W,
Second Street – extending from Second Street onto Business 221 to the end of the ETJ beyond the intersection of Mount Jefferson and Business 221,
Main Street – entire length

Any other location may have a combination of two (2) banners, flags, streamers, spinners, placards, and pennants. Flags of the United States, North Carolina, Ashe County and the Town of West Jefferson are permitted. (amended 1-7-19)

~~Banners, flags, streamers, spinners, placards and pennants are prohibited. Flags of the United States, North Carolina, Ashe County and the Town of West Jefferson are permitted. *(amended 3-6-2017)*~~

(o) Any other sign which does not comply with the regulations of this Article.

(p) Any other sign which is not specifically allowed by this Article.

(q) Air operated signage, including inflatables and air dancers. (added 1-7-19)

Section 1106. Commercial Signs.

(a) Attached Signs:

(1) For buildings occupied by a **single business**, three (3) attached signs per business per building face are permitted for each building.

(A) The total area of all signs shall not occupy more than 30% of the signable space on any building face. (amended 02-05-2018)

(B) The maximum size of each sign is 60 square feet.

(C) There must be at least a 73 degree difference in the angle between two (2) walls containing signs in order for there to be two (2) separate building faces.

(D) This provision applies to all types of attached signs except window signs.

(2) For buildings occupied by **multiple businesses**, one attached sign per business per building face per building is permitted.

(A) The combined size of all signs shall not exceed 120 square feet per building face for each building.

(B) One sign representing multiple businesses is permitted per building, provided such sign:

(i) does not take up more than 30% of the building face, and

(ii) does not exceed 120 square feet per building face

(3) For big box stores, 6 attached signs per business are permitted for each building.

(A) The total area of all signs shall not occupy more than 30% of the signable space on any building face.

(B) The maximum size of each sign is 350 square feet.

(C) This provision applies to all types of attached signs except window signs.

(section 3 added 1-7-19)

(4) There shall be no signs that extend above the roof line of the building.

(b) Detached Signs:

(1) Size Limitations:

(A) The height of the sign shall not exceed 12 feet.

(B) The width of the sign shall not exceed 12 feet.

(C) The height of the sign and its structure shall not exceed 18 feet.

(D) The maximum size of a sign for a **single business** is 60 square feet per sign face.

(E) The maximum size of a sign for **multiple businesses** is 120 square feet per sign face.

(F) The maximum size of a sign for a **big box store** is 200 square feet per sign face. (added 1-7-19)

(G) The location of the sign shall be located no closer than 10 feet from the boundary line of the subject property. (added 1-7-19)

(H) ((added 1-7-19)

(2) Number of Detached On-Premise Signs:

(A) Based on the total front footage of a single piece of property on each public road fronted upon:

(i) 1 - 200 feet: 1 sign;

(ii) 201 feet and above: a maximum of two signs are permitted on any single road having road frontage adjoining the premises in excess of 201 feet. The two (2) signs shall not be closer than 100 road frontage feet, with the exception that a sign is permitted at each of two (2) separate drive entrances to said road.

(iii) In the event the tract of land constitutes a corner lot which is adjacent to two (2) separate public roads, signs are permitted for each public road according to the criteria set forth above.

(3) A detached sign shall not have more than two (2) faces.

(c) Window Signs.

Each business may have one or more window signs, subject to the following limitations:

(A) At least 50% of the total glass area must be free and clear of signs and all other obstructions. Glass in doors is included in the total glass area.

(B) Letter height shall not exceed 12 inches.

(d) Off Site Sign.

(1) Satellite Annexation. Property brought into the Town via satellite annexation may have one (1) off site sign, provided:

(i) said sign shall not exceed 40 square feet, and

(ii) said sign shall comply with all other provisions of this Article.

(2) Non-profit organizations. Due to the unique benefits these organizations provide to the Town, non-profit organizations may have two (2) off site signs, provided:

(i) said signs shall not exceed 40 square feet, and

(ii) said signs shall comply with all other provisions of this Article.

(3) ETJ. Properties located in the ETJ that do not have direct access to Highway 88, Highway 194, Highway 163, Highway 221, Buck Mtn Road, Beaver Creek School Road, or Mount Jefferson Road, may have one (1) off site sign. Said sign shall comply with all relevant zoning regulations. (amended 02-05-2018)

(4) All other off site signs are prohibited.

(e) Portable Sign.

Each business may have one portable sign, subject to the following limitations:

(1) The maximum size of the portable sign is 6 square feet per face.

(2) The sign shall not have more than 2 faces.

(3) The sign shall not interfere with pedestrians walking on a public sidewalk.

(4) The portable sign cannot be an off site sign.

(f) Seasonal Signs.

Each seasonal business may have two signs, subject to the following limitations:

(1) The size of the seasonal sign shall not exceed 20 square feet.

(2) The sign shall not be displayed for more than two months and must be removed within 48 hours following the end of the season

(3) Only one (1) off site seasonal sign is allowed.

(4) The sign must meet all other requirements of this Article.

(g) Gasoline Pump Signs:

(1) One (1) attached gasoline pump sign per pump is permitted. This sign (A) shall not exceed a maximum width of three (3) feet and (B) shall not exceed a maximum height of two (2) feet.

(2) The total square footage of all gasoline pump signs located on the premises cannot exceed a total of 12 square feet.

(h) Digital Pricing Signs.

(1) Digital Pricing Column Signs for Gas Stations.

(A) One Digital Pricing sign per gas station is permitted.

(B) The sign shall not exceed 8 square feet.

(C) The sign may be internally illuminated. The illumination shall provide continuous, steady white light. The illumination shall not involve movement or the illusion of movement.

(D) The sign may display the name of the brand of gasoline with letters that do not exceed 4 inches in height.

(E) Letters shall not be used in the pricing of gasoline. A dollar sign is the only symbol permitted to be used with numbers to indicate the price.

(F) A ground mounted sign shall not exceed 40 square feet.

(G) A column mounted sign shall not exceed 60 square feet.

(H) The sign and its structure shall not exceed 18 feet in height.

(2) Digital Pricing Canopy Signs for Gas Stations.

(A) One Digital Pricing sign per gas station is permitted. The sign must be attached to the canopy that is located over the gas pumps.

(B) The sign shall not exceed 6 square feet in size.

(C) The sign may be internally illuminated. The illumination shall provide continuous, steady white light. The illumination shall not involve movement or the illusion of movement.

(D) The sign shall not extend above or below the canopy.

(3) No additional fees. When existing, non-digital pricing column or canopy signs are converted to digital signs, there shall be no additional permit fee required.

(i) Open, Closed or Vacancy Signs. One open or closed, vacancy or no vacancy, sign per premise is permitted, not to exceed 4 square feet.

(j) Automated Teller Machine Signage. Automated teller machines can be identified by one sign not to exceed six square feet in size, which must be installed at the specific location of the ATM and shall be wall-mounted or on the ATM device. Such sign shall be in addition to the allowable sign area for the business. This sign may have a plastic face and be internally illuminated. Such sign can display the name of the particular type of machine or banking service in letters not to exceed four inches in height. Decals shall be placed on the face of the machine.

(k) Multiple Occupancy Buildings/Shopping Centers. Where a lot or unified development contains a building with multiple tenants or a shopping center, a maximum of one detached sign may be permitted at each principal point of access to the development from a collector street (limited to one such sign per collector street). The sign may identify the building, shopping center, or project name; the names of the tenants; or a combination thereof. The sign, if multi-tenant, must be designed to allow changes in tenant occupancy.

Unused tenant identification areas shall be filled with matching decorative panels. The sign shall comply with all limitations set forth in subsection **(b)** above.

(l) Subdivision Real Estate For Sale Signs- The developer of a residential subdivision may have one For Sale sign, subject to the following limitations:

(1) Only the developer of the subdivision may erect a subdivision For Sale sign.

(2) the size of the sign shall not exceed 30 square feet.

(3) the sign shall comply with all other applicable provisions of this Article.

(4) the sign shall be taken down within thirty (30) days after the developer has sold all of the lots in the subdivision.

(5) if the subdivision is a satellite annexation, it may also have one off site sign pursuant to Section 1106 (d) (1). *(section l added 12-7-15)*

(m) Digital/Electronic Message Board Sign or Display- These signs shall not be allowed in any Residential District or within the Community Shopping (C-S) District. However, they shall be allowed in all other Highway Commercial (H-C) and Industrial Districts at a rate of one sign per business.

(1) Electronic Message Center or Display: Images and/or message frequency must be static a minimum of **2 and one half (2 ½) minutes** and the transition must occur as instantaneously as technology allows. Images and/or messages shall be solid state and shall not flash, blink, scroll, or be animated in any way. This is not considered animation and/or a flashing sign

(i) Every sign must be equipped with a diming mechanism that adjusts display brightness to accommodate varying ambient light conditions. This function can be performed manually or automatically with the use of a light sensing device.

(Section m added 9-11-17)

(n) A combination of 2 banners, flags, streamers, spinners, placards, and pennants for businesses that do not have direct access to:

Jefferson Avenue – extending from Highway 221/163 north to the end of the ETJ beyond intersection of Highway 194/88W,

Second Street – extending from Second Street onto Business 221 to the end of the ETJ beyond the intersection of Mount Jefferson and Business 221,

Main Street – entire length (added 1-7-19)

Section 1107. Residential Signs.

(a) Residential signs shall not exceed a combined total of 4 square feet.

(b) The lot number of each residence must be displayed and visible from the road.

(c) All condominium complexes must display an identification sign no smaller than four square feet and no larger than 20 square feet and visible from the road.

(d) Subdivisions may have an identification sign no smaller than four square feet and no larger than 20 square feet.

Section 1108. Historic Signs.

A Historic sign that is nonconforming on December 31, 2012, is EXEMPT from the provisions of **Section 1113** on Nonconforming Signs, SUBJECT to the following conditions:

(a) The business identified by the sign must have started operating within the Town of West Jefferson on or before January 1, 1980.

(b) The Historic sign must meet the requirements of **Section 1112** on Maintenance of Signs.

(c) A business shall not have more than three (3) Historic signs.

Section 1109. Temporary Signs.

(a) Temporary signs for special **Events**, excluding Sales, may be erected provided that:

(1) The size of the Temporary sign shall not exceed 20 square feet.

(2) The sign shall not be displayed for more than two (2) weeks and must be removed within 24 hours following the special event.

(3) Only one (1) sign per special event is allowed.

(4) The sign must meet all other requirements of this Article.

(b) Temporary signs for special **Sales** may be erected provided that:

(1) Each business is limited to three (3) Sales per calendar per year.

(2) The size of the Temporary sign shall not exceed 20 square feet.

(3) The sign shall not be displayed for more than eight (8) weeks and must be removed within 24 hours following the end of the sale.

(4) Only two (2) signs per Sale are allowed.

(5) The signs must meet all other requirements of this Article.

Section 1110. Semi-Temporary Signs.

(a) Signs used prior to and during construction to identify contractor, subcontractor, sponsor and/or developer shall be considered semi-temporary. Only one (1) such sign per contractor, subcontractor, sponsor and/or developer can be erected.

(b) The sign setting forth the lot number at each construction site shall contain letters and numerals not less than three (3) inches in height.

(c) A semi-temporary signs shall not be placed on trees, rocks, or other natural objects.

(d) All semi-temporary signs on a **residential** site must be placed together with no one sign larger than 8 square feet, with total combined square footage of all signs being no more than 32 square feet.

(e) All semi-temporary signs on a **commercial** site must be placed together with no one sign larger than 8 square feet, with total combined square footage of all signs being no more than 48 square feet.

(f) Permits for semi-temporary signs shall be valid for six (6) months from the date of issuance.

Section 1111. Lighting.

(a) Lighting is permitted. However, no sign shall contain any moving, flashing, or animated lights, or visible moving or movable parts.

Section 1112. Maintenance of Signs.

(a) All signs, supports, braces, poles, wires and anchors thereof shall be kept in a clean and safe condition, free from deterioration, missing parts and/or peeling paint. All signs must stand plumb and level.

(b) In the event a sign is damaged in excess of 60 percent of its reproduction value, such sign shall be restored or repaired only in compliance with the provisions of this Article.

(c) The owner of each sign shall be responsible for maintaining the area around such sign, including cutting of grass and weeds.

(d) If any item on a sign is painted over, sufficient paint shall be used so that the original item cannot be seen.

Section 1113. Obsolete Signs.

(a) Signs or parts of signs which advertise or pertain to a business which no longer exists or that has not been in business for ninety (90) days or more shall be deemed to be an obsolete sign.

(b) Obsolete signs are prohibited and shall be removed by the owner or his agent within ninety (90) days of termination of the business.

(c) The sign structure for an obsolete sign shall be removed by the owner or his agent within ninety (90) days of termination of the business.

Section 1114. Non-Conforming Signs.

(a) (1) A sign that is erected prior to the adoption of this Article and which does not conform to the provisions of this Article is declared to be a non-conforming sign.

(2) A sign that conforms to the provisions of this Article at the time it is erected, but which does not conform to an amendment of this Article enacted subsequent to the erection of said sign, is declared to be a non-conforming sign.

(3) Any sign erected after the passage of this Article must meet all the criteria of this Article, including all amendments thereto.

(b) Within the time frame for removal of non-conforming signs set out in this section, such signs:

(1) Shall not be changed or replaced with another non-conforming sign or copy.

(2) Shall not be expanded or relocated.

(3) Shall not be re-established after damage or destruction in excess of sixty (60%) percent of the value at the time of damage or destruction.

(4) Shall not be modified in any way which increases their degree of non-conformity.

(c) Removal of Non-Conforming Signs.

(1) All conforming signs which are made non-conforming as a result of an amendment to this Article enacted AFTER July 1, 2013 shall be removed, changed, or altered to conform to this Article within 3 years from the date said amendment was enacted. ~~This subsection does not apply to signs covered by (c) (1) above.~~

(2) All signs which are located on property brought into the Town pursuant to the voluntary annexation procedure, and which are non-conforming, shall be removed, changed, or altered to conform to this Article within one year from the effective date of the annexation.

(3) A Billboard that exists prior to July 1, 2013 is allowed to continue so long as it is in compliance with Section 1112 on Maintenance of Signs. *(revised 4-2-18)*

Section 1115. Permit Required.

With the exception of those signs specifically exempt by **Section 1104**, no sign shall be erected without a sign Permit issued by the Town.

(a) An application for a sign Permit shall be submitted on a form obtained from the Zoning Enforcement Officer. Each application shall:

(1) Indicate the proposed site by identifying the property by ownership, location and use.

(2) Show the location of the sign on the lot in relation to property lines and building, zoning district boundaries, right-of-way lines, and existing signs.

(3) Show size, character, complete structural specifications and methods of anchoring and support.

(4) Include a copy of the deed to the real estate upon which the sign is to be located.

(5) Indicate the type of commercial sign as described in **Section 1106** herein.

(b) If conditions warrant, the Zoning Enforcement Officer may require such additional information as will enable him to determine if such sign is to be erected in conformance with this Article.

(c) Each sign owner shall pay the applicable permit fee prior to the issuance of the permit.

Section 1116. Miscellaneous.

(a) Sign height computation. The height of a sign shall be computed as the distance between the average grade of the land beneath the sign and the top of the highest attached

(b) Maintenance of landscaping. The landscaped area at the base of a sign shall be maintained in good condition at all times. The property owner shall be responsible for the landscaped area. Any dead, unhealthy, missing, or disfigured vegetation shall be replaced with healthy vegetation.

Section 1117. Severability.

If any section of this Article is held to be invalid or unenforceable, all other Sections shall continue in full force and effect.

Section 1118. Effective Date.

This Article shall be effective on July 1, 2013.

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