

22.32.120 NONCONFORMING SIGNS.

1. Lawful Existing Signs: Any sign lawfully existing at the time of adoption of this Section which does not fully comply with all provisions shall be considered a legal nonconforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community except as hereafter provided.
2. Continuance: A nonconforming sign shall not:
 - a. be expanded, change type, or change to another nonconforming sign;
 - b. be relocated or structurally altered so as to prolong the life of the sign, or so as to change the shape, size, type, placement, or design of the sign's structural parts;
 - c. be repaired ~~or re-erected~~ after being damaged if the repair ~~or re-erection~~ of the sign would cost more than ~~60-50~~ percent of the cost of an identical new sign, excluding the foundation;
 - d. be re-erected after being damaged if the sign has been removed from the property and if a sign permit application to re-erect/repair the sign has not been submitted to the Village within 30 days of the sign being damaged.
3. No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provision of this Section. For the purpose of this Section only, the term "altered" or "reconstructed" shall not include normal maintenance; changing of surface sign space to a lesser or equal area, ornamental molding, frames, trellises, or ornamental features or landscaping below the base line; or the addition, construction, installation, or changing of electrical wiring or electrical devices, backgrounds, letters, figures, or characters, or other embellishments. Nonconforming signs and sign structure shall be removed or made to conform within 90 days of the termination of the use to which they are accessory.
4. Intent: It is the intent of this Section to encourage eventual elimination of signs that may, as a result of the adoption of this Section, become nonconforming over a period of time, and to administer this Section to realize the removal of such nonconforming signs and avoid any unreasonable invasion of established private property rights. Therefore;
 - a. No person shall be required to remove a sign that was erected in compliance with previous regulations of this Section if said sign becomes nonconforming due to a change in regulations occurring upon adoption of this Section, or of the location of buildings, streets or other signs that change, is beyond the control of the owner of the sign and the premises on which it is located.
 - b. If the owner of a sign or the premises on which a sign is located structurally alters a building, changes the location of a property line, or sign or changes the use of a building, or otherwise alters site features, so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform to this Section.
 - c. All nonconforming signs shall be brought into compliance when an existing building is expanded by 25% or more, when a new building is constructed, or when development under the Village Center option is pursued (Section 22.23).