

302.132.1 Sign, multitenant. A sign that serves as a common or collective identification for two or more uses on the same premises.

ARTICLE VII. USE REQUIREMENTS BY ZONING DISTRICTS

701. Public Lands District P-1.

701.01. Intent of public lands zone. To recognize lands owned or leased by the federal, state, county government and local and/or regional authority as being distinct from non-public properties.

701.02. Permitted uses. Those uses deemed by the county to serve the public interests, necessity, and convenience of Amherst County including but not limited to lands designated as national forest, publicly owned reservoirs, parks, schools, libraries, water/sewer utilities, emergency services, animal shelters, pounds, industrial parks, governmental facilities, and wireless communication facilities. Such uses shall be approved only by the board of supervisors upon application for an amendment to this ordinance and upon such terms and conditions as may be agreed by the applicant upon a proffer, and by the board of supervisors.

701.03 Special exceptions.

1. Jail.
2. Landfill.

3. Off-site directional signs, per Section 907.04(2)(b).

(Ord. of 3-20-07; Ord. of 6-19-07(2))

702. Agricultural Residential District A-1.

702.01. Intent of the Agricultural Residential District A-1. This district is designed to accommodate farming, forestry and limited residential use. While it is recognized that certain rural areas may logically be expected to develop residentially, it is the intent however to discourage the random scattering of residential, commercial or industrial uses in this district.

702.02. Permitted uses. Within the A-1 district, the following uses are permitted:

1. Agriculture and forestry operations; crop production, livestock production, except no confinement facility may be closer than one thousand (1,000) feet to a property line; sale of agricultural and forestall products grown in the county.
2. Temporary sawmills, only for timber on-site or proximate to site.
3. Single-family dwellings that are built in accordance with the statewide building code.
4. Manufactured homes as provided in Section 908.
5. Accessory structures.
6. Emergency services.
7. Home occupations.
8. Reserved.
9. Camping for less than four (4) consecutive weeks in portable facilities; i.e. tent or camper or per Section 904.

10. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone.
11. Bed and breakfast lodging.
12. Public streets.
13. Confined livestock facilities subject to the following conditions:
 - a. Located more than one thousand five hundred (1,500) feet from any house not on the property owned by the applicant;
 - b. Located more than two thousand five hundred (2,500) feet from a public place such as a school or church;
 - c. Located more than one thousand (1,000) feet from a perennial stream as indicated on the 7.5 minute U.S.G.S. topographic survey maps;
 - d. Located more than one thousand (1,000) feet from a state maintained road;
 - e. A maximum of two hundred fifty (250) animal units may be confined per fifty (50) acres of contiguous property;
 - f. The CLF must be approved by all necessary state agencies prior to county approval;
 - g. The applicant for all permits must be a county resident and the property owner;
 - h. It cannot be visible from a state maintained road;
 - i. A zoning permit must be issued prior to any development of the CLF.
14. Flag lot.
15. Wireless communication facilities as provided in Section 914 herein.

702.03. Special exceptions (A-1 zone).

1. Public entertainment.
2. Schools.
3. Saw mills.
4. Pallet manufacturing.
5. Wood yards.
6. Feed mills.
7. Truck business.
8. Churches and related facilities.
9. Signs as provided in Section 907.
10. Planned unit developments.
11. Short-term tourist rental of dwelling.
12. Machinery sales and service.
13. Storage of biosolids as provided in Section 917.
14. Mineral extraction per Section 910.

15. Off-site directional signs, per Section 907.04(2)(b).

(Ord. of 3-18-03(2); Ord. of 9-20-05(2); Ord. of 8-15-06(3); Ord. of 10-17-06(4); Ord. of 1-15-08(1); Ord. of 7-15-08(2); Ord. of 10-21-08(2))

702.1. Time-Share Projects in the A-1 Zoning Classification; Prohibited.

(a) *Definitions.* As used in this section, or in a time-share instrument, unless the context requires a different meaning:

Time-share means either a time-share estate or a time-share use plus its incidental benefits;

Time-share estate means a right to occupy a unit or any of several units during five (5) or more separated time periods over a period of least five (5) years, including renewal options, coupled with a freehold estate or an estate for years in a time-share project or a specified portion thereof;

Time-share instrument means any document, however denominated, which creates the time-share project and program, and which may contain restrictions or covenants regulating the use, occupancy, or disposition of time-shares in a project;

Time-share program or program means any arrangement of time-shares in one or more time-share projects whereby the use, occupancy, or possession of real property has been made subject to either a time-share estate or time-share use in which such use, occupancy, or possession circulates among owners of the time-shares according to a fixed or floating time schedule on a periodic basis occurring over any period of time in excess of five (5) years;

Time-share project means all of the real property subject to a time-share program created by the execution of a time-share instrument;

Time-share unit or unit means the real property or real property improvement in a project which is divided into time-shares and designated for separate occupancy and use; and

Time-share use means a right to occupy a time-share unit or any of several time-share units during five (5) or more separated time periods over a period of at least five (5) years, including renewal options, not coupled with a freehold estate or an estate for years in a time-share project or a specified portion thereof. "Time-share use" shall not mean a right to use which is subject to a first-come, first-served, space available basis as might exist in a country club, motel, hotel, health spa, campground, or membership or resort facility.

(b) *Prohibited.* Time-share projects shall be prohibited on any land or improvement thereon lying within the A-1 ("Agricultural Residential") Zoning District in the County of Amherst, Virginia.

(Ord. of 2-21-06(2))

703. Limited Residential District R-1.

703.01. Intent of Limited Residential District R-1. This district is composed of certain quiet, relatively low-density single-family residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district. To that end, development is limited to single unit dwellings plus certain low impact uses that serve the individual households of the district.

703.02. Permitted uses. Within the Limited Residential District R-1 the following uses are permitted:

1. Single-family dwellings that are built in accordance with the Virginia Statewide Building Code.
2. Accessory structures.
3. Home occupations, so long as the following criteria are met, are permitted: no outside storage, no signage, no employees or customers may come to the property, no increase in neighborhood traffic or change in type of traffic may occur.

4. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone.
5. Public streets.
6. Wireless communication facilities in which an antenna array and supporting equipment are placed on an existing electrical utility tower or radio tower, provided that the requirements of Section 914 are met.

703.03. Special exceptions:

1. Churches.
2. Public schools.
3. Cemeteries, private or church.
4. Emergency services.
5. Homes for aged.
6. Two-family dwelling which has an outward appearance of a single-family dwelling.
7. Private clubs having facilities such as golf courses, tennis courts and swimming pools.
8. Planned unit developments.
9. Short-term tourist rental of dwelling.
10. Wireless communication facilities in which an antenna array and supporting equipment are placed on a freestanding, non-residential structure or tower other than those listed in Section 703.02(6.) above, provided that the requirements of Section 914 are met.
11. Neighborhood entrance signs.

12. Off-site directional signs, per Section 907.04(2)(b).

(Ord. of 8-15-06(4); Ord. of 10-17-06(4); Ord. of 7-17-07(4); Ord. of 12-16-08)

704. General Residential District R-2.

704.01. Intent of General Residential District R-2. This district is composed of certain quiet, medium density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district. To that end, development is limited to one-, two-, three- and four-unit dwellings, plus certain low impact uses that serve the individual households and the neighborhood as a whole.

704.02. Permitted uses. Within the General Residential District R-2 the following uses are permitted:

1. All those allowed in R-1.
2. Manufactured homes which must be transported in two (2) or more sections, each of which is attached to a permanent chassis.
3. Two-, three-, and four-family dwellings that are built in accordance with the statewide building code.
4. Public facilities; i.e.; schools, parks, emergency services, libraries, post offices.
5. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone.

704.03. Special exceptions:

1. All special exceptions listed in R-1 zone.
2. Day care centers.
3. Multi-family dwellings with an aggregate of not more than eight (8) units.
4. Signs as provided in Section 907.
5. Manufactured homes as provided in Section 908.
6. Short-term tourist rental of dwelling.

(Ord. of 2-18-03(4); Ord. of 10-17-06(4); Ord. of 12-16-08)

705. R-3 Multi-Family Residential District.

705.01. Intent of the R-3 Multi-Family Residential District. To maximize the use of available public sewer and water and roads by allowing dense developments.

705.02. Permitted uses. Within the Multi-family Residential District R-3, the following uses are permitted:

1. Those allowed in R-1 and R-2.
2. Multi-family dwellings as provided in Sections 906, 911 or 912.

705.03. Special exceptions.

1. All special exceptions listed in R-1 and R-2 zones.
2. Nursing homes.
3. Retirement communities.
4. Mobile home parks.
5. Short-term tourist rental of dwelling.

(Ord. of 10-17-06(4))

706. Village Center District V-1.

706.01. Intent of the Village Center District. This district is designed to allow minimal concentrations of commercial activity and residential-type development within a large agricultural or residential area. As an adjunct to the Public Lands District P-1 and Agricultural District A-1, it is the intent to encourage cluster development of residential, commercial and public uses, thereby helping to discourage random scattering of these uses throughout agricultural and forested areas. To this end, retail activity is greatly limited to neighborhood convenience sales and services and tourists-oriented specialties, thereby protecting against encroachment of general commercial or other similar uses likely to generate noise, light, odors, smoke, or other obnoxious influences.

706.02. Permitted uses. Within the Village Center District V-1 the following uses are permitted:

1. Those allowed in R-1 Limited Residential;
2. Churches and adjacent cemeteries;
3. Signs as provided in Section 907;
4. General convenience stores;
5. Utilities that are for the purpose of serving the community, not merely for transferring the utility through the community; including but not limited to sewer, water, gas, electricity, cable television, telephone;
6. Public streets;
7. Banks;
8. Emergency services;

9. Hair-cutting shops;
10. Laundromats.

706.03. Special exceptions:

1. Signs as provided for in Section 907.
2. Retail stores to include: antique, gift & craft, hair cutting, agricultural products, hardware and building supplies.
3. Cemeteries.
4. Private clubs.
5. Civic organization meeting facilities.
6. Parks and recreational facilities where land is owned privately.
7. Professional offices.
8. Restaurants.
9. Manufactured homes.
10. Dual use structure limited to a single-family dwelling use and a business use.
11. Nursing Homes.
12. Machine shops.
13. Short-term tourist rental of dwelling.

14. Off-site directional signs, per Section 907.04(2)(b).

706.04. Site plan. Before a building and zoning permit shall be issued for any use in the Village Center District V-1, other than residential or agricultural, a site plan of the proposed development shall be approved by the commission or the zoning administrator, whichever is applicable, in conformance with Section 1003 and Article XI herein.

706.05. All uses in the V-1 zone shall comply with the terms of Section 1301.08 entitled "Operating Conditions in V-1 Village Zone".

1. Site Plan. Before a building and zoning permit shall be issued for any use in the V-1 Village Zone, a site plan of the proposed development shall be approved by the commission or the zoning administrator, whichever is applicable, in conformance with Section 1003 and Article XI herein.

(Ord. of 10-16-06(4))

707. General Commercial District B-2.

707.01. Intent of General Commercial District B-2. This district covers those areas intended for the conduct of any retail business. Those with extended hours of operation and generating high volumes of traffic are permitted in this zone.

707.02 Permitted uses. Within the General Commercial District B-2, the following uses are permitted:

1. Accessory buildings and uses as provided in Section 901 herein;
2. Banks and savings and loan institutions;
3. Clinics and medical offices;
4. Clubs and lodges, fraternal, civic and patriotic;
5. Drug stores and other establishments for the filling of prescriptions and sale of pharmaceutical and similar supplies;
6. Emergency services;
7. Food stores;
8. General convenience stores;

9. Newsstands;
10. Oil and gas exploration, extraction and production, provided the provisions of Sections 45.1-361.1 through 45.1-361.144, Code of Virginia, 1950, as amended, and the oil and gas rules and regulations promulgated by the Virginia Department of Labor and Industry are adhered to;
11. Professional office buildings;
12. Public utilities such as poles, lines, transformers, pipes, meters and related or similar facilities; water sewer distribution lines;
13. Retail nurseries and greenhouses;
14. Retail service stores such as bakeries, barber shops, beauty parlors, shoe shops, self-service laundries, and establishments for receiving and distributing articles for laundering, drying and dry cleaning;
15. Signs as provided in Section 907 herein;
16. U. S. Post Offices;
17. Wearing apparel stores;
18. Antique and gift shops;
19. Automobile service stations as provided in Section 902 herein;
20. Cemeteries;
21. Churches, manses, parish houses and adjacent cemeteries;
22. Day care centers;
23. Garages, public;
24. Hardware stores;
25. Motels, motor hotels and motor inns;
26. Restaurants;
27. Schools;
28. School support facilities;
29. Shopping center, subject to restrictions of Section 909 herein;
30. Shopping complex;
31. Single-family dwelling and a retail sales and/or service store within the same main structure, provided the single-family dwelling unit occupies fifty (50) percent or more of the structure;
32. Telephone repeater substations, with no external antennas;
33. Automobile laundry or car wash, provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process;
34. Bakeries employing not more than ten (10) persons other than clerks and vehicle drivers;
35. Cabinet making shops;
36. Catering establishments;
37. Cold storage plants and frozen food lockers not including lard rendering and abattoirs;
38. Dry cleaning plants;
39. Funeral homes;
40. Furniture stores;
41. Printing plants and newspaper offices;
42. Radio and TV offices and studios;
43. Retail automotive parts stores;

44. Satellite dish antenna sales and service establishments;
45. Theaters, indoor;
46. Videotape sales and rental establishments;
47. Wholesale and jobbing establishments;
48. Bowling alleys, roller skating and ice skating rinks, billiard parlors, pool rooms, dance halls, game rooms, pinball parlors, electronic game centers, golf driving ranges and similar forms of amusement;
49. Colleges;
50. Community centers;
51. Contractor facilities and storage yards and establishments for installation and servicing the following: air conditioning, electrical service, flooring, heating, interior decorating, painting, plumbing, roofing, steel erection, tiling or ventilating with all material stored entirely in buildings enclosed on all sides or with walls or fences, supplemented by plantings as may be prescribed by the board of supervisors;
52. Dormitories;
53. Excavation contractor's facilities and yards for storage of equipment intended for off-site use;
54. Feed and seed stores;
55. Golf driving range;
56. Kennels;
57. Light manufacturing, processing or packaging of products (including machine shops without punch presses) provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential, agricultural or a school district; shall not store or otherwise maintain any parts or waste material outside such building; and shall not create conditions of smoke, fumes, noise, odor or dust detrimental to health, safety or general welfare of the community; and shall be permanently screened from adjoining residential lots and districts by a wall, fence, evergreen hedge and/or other suitable enclosure of a minimum height of seven (7) feet at the original elevation of the property line;
58. Pest exterminating businesses;
59. Public utilities: public water and sewer transmission lines, treatment facilities, and pumping stations; electrical power transmission lines and substations; oil and gas transmission pipelines and pumping stations; microwave and radio wave transmission and relay towers and substations; telephone exchange centers, offices, equipment storage, dispatch centers and warehouse facilities;
60. Radio and TV transmission towers (provided the tower is so located that its minimum distance from any lot line shall equal the maximum height of the tower above ground level);
61. Radio and TV transmitters;
62. Sign manufacturing;
63. Truck stop;
64. Veterinary hospitals and clinics;
65. Libraries;
66. Public utilities;
67. Public streets;
68. Wireless communication facilities as provided in Section 914 herein;

69. Short-term tourist rental of dwelling.

707.03. Special Exceptions.

1. Bulk storage and sale of sand, gravel and rock;
2. Automobile sales, used;
3. Building and excavating contractor facilities with outside storage;
4. Automobile laundry or car wash, provided that a paved area shall be located on the same lot for the storage of vehicles awaiting entrance to the washing process;
5. Building materials dealer, not including handling of bulk materials such as sand and gravel;
6. Farm machinery display, sales and services;
7. Machinery sales and services;
8. Arenas, auditoriums or stadiums;
9. Automotive repair garage, mechanical and body, provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential, agricultural or public lands district and which shall not store or otherwise maintain any parts or waste material outside such building;
10. Tire recapping, provided all operations are conducted in a building which shall not have any opening other than a stationary window within one hundred (100) feet of a residential, agricultural or school district and which shall not store or otherwise maintain any parts or waste material outside such building;
11. Adult entertainment establishments in accordance with Section 915;
12. Tattoo establishments;
13. Auction house;
14. Self-service mini-storage and warehouse facilities;
15. Travel trailer sales.

16. Off-site directional signs, per Section 907.04(2)(b).

707.04. Site Plan. Before a building and zoning permit shall be issued for any use in the General Commercial District B-2, a site plan of the proposed development shall be approved by the commission or the zoning administrator, whichever is applicable, in conformance with Section 1003 and Article XI herein.

(Ord. of 8-20-02(2); Ord. of 11-19-02; Ord. of 10-17-06(4); Ord. of 7-17-07(3); Ord. of 7-15-08(1); Ord. of 9-16-08)

708. Industrial District M-1.

708.01. Intent of Industrial District M-1. This district is to allow production, wholesale, storage or distribution of products.

708.02. Permitted uses. Within the Industrial District M-1, the following uses are permitted:

1. All wholesalers;
2. Manufacturing, processing, fabricating, assembling, distributing or packaging of products;
3. Printing establishments;
4. Public utilities and all attendant structures necessary for transmission or storage;
5. Signs as provided in Section 907;

6. Truck and freight facility;
7. Warehousing operations not open to the general public;
8. Utilities;
9. Public streets;
10. Wireless Communication Facilities as provided in Section 914 herein.

708.03. Special exceptions:

1. Salvage yards;
2. Quarries;
3. Paper mills;
4. Wholesale and retail modular homes.

5. Off-site directional signs, per Section 907.04(2)(b).

708.04. Site plan. Before a building or zoning permit shall be issued for any use in the Industrial District M-1, a site plan of the proposed development shall be approved by the commission or the zoning administrator, whichever is applicable, in accordance with Section 1003 and Article XI herein.

(Ord. of 11-20-07(2))

907. Signs.

907.01. Intent. The intent of this ordinance is to allow signs that do not compromise public health, welfare, and safety, and to allow signs that create a more attractive business climate and protect the natural beauty of the county. Therefore these regulations should prevent signage that by reason of location, size, number or manner of display endanger the public or obstruct views of scenic beauty or detract from the neighborhood and surrounding area.

907.02. General Requirements. All signs unless otherwise specified herein, are subject to the permitting procedure required in Section 1003 of this ordinance.

All signs, whether permanent or temporary, shall comply with the applicable requirements of the county building code and any regulations promulgated by the Virginia Department of Transportation.

Prohibited signs shall include the following types:

1. Portable signs with an area larger than thirty-two (32) square feet. All portable signs may be displayed on the same property for a period of no more than thirty (30) days each year.
2. Signs attached to a roof.
3. Signs that obstruct the ability to see oncoming motor vehicle traffic at any intersection or entrance to a property.

907.03. Exempt signs. The following signs are permitted and exempt from the zoning and building permit process. These signs shall conform to all other applicable standards stated in this ordinance:

1. Real estate signs not exceeding six (6) square feet in area for residential properties or thirty-two (32) square feet in area for commercial properties. Only two (2) such signs are allowed per parcel.
2. Political campaign signs.
3. Identification and or address signs, not exceeding two (2) square feet in area.
4. Construction signs pertaining to on-site activity that do not exceed thirty-two (32) square feet in area.
5. Nonilluminated, nonportable church identification signs not exceeding thirty-two (32) square feet in area.

6. In agricultural areas, non-illuminated signs that advertise products which have been produced on the premises from on-site resources, not exceeding thirty-two (32) square feet in area.

7. Directional signs.

a. One (1) for each on-site intersection requiring visual prompting. All directional signs are limited to a maximum width of eighteen (18) inches and a maximum height of forty-two (42) inches.

b. Temporary non-commercial signs that are displayed for up to thirty (30) days and do not exceed eighteen (18) inches in width and a maximum height of forty-two (42) inches.

907.04. Standards.

1. *Illumination:*

a. Any illumination of signs shall be done in such a manner that no light is reflected or is apparent beyond the sign structure itself.

2. *Set backs and other:*

a. *Generally.* The following set back requirements notwithstanding, all signs or support structures shall not impair or jeopardize adequate sight distance of traffic movement.

b. *Off-site directional signs.* No portion of an off-site **directional** sign shall be located closer than ~~twenty five (25)~~ **eight (8)** feet from the right-of-way of any public road **and must be located outside of a public utility easement.** ~~Off-site signs shall be located no closer than one thousand (1,000) feet from a residential or village zone.~~ Off-site **directional** signs shall be spaced a minimum ~~one thousand (1,000)~~ **three hundred (300)** feet from each other regardless of the location. ~~Offsite signs are permitted only in the M-1 Industrial zone.~~ **Off-site directional signs are limited to a maximum height of six (6) feet. Church and civic signs may not exceed eight (8) square feet in total area, any other use(s) other than church and civic signs must be located at an intersection of two (2) or more public streets and may not exceed two (2) square feet in total area. Such signs shall be allowed only if a special exception for that sign has been granted. Conditions which may be placed on off-site directional signs may include, but not be limited to the following:**

~~I. Appropriate separation shall be provided between the off-premises business sign and surrounding residences and other uses.~~ The Board of Supervisors may require that such signs not be visible from surrounding residences or residential districts.

c. *Front yard.* No portion of a sign shall be located closer than eight (8) feet from the right-of-way of any public road. For the purpose of this sign ordinance, these standards shall be applicable to both frontages on corner lots.

d. *Side yard.* No portion of a sign shall be located closer than five (5) feet from a side property line.

e. *Rear yard.* No portion of a sign shall be located closer than five (5) feet from a side property line.

f. *Number of signs.* This section shall not apply to signs regulated by the exempt sign section of this ordinance. A property may have one on-site freestanding sign for every public road it fronts on.

g. *Area.* All signs shall have a maximum area of two hundred (200) square feet. On-site, nonattached sign area is determined by multiplying the width of the property along the frontage in feet by 0.5. Attached signs may cover a maximum of twenty (20) percent of the view of the structure to which it is attached.

h. *Height.* Attached signs shall not extend above the eaves of the roof and shall not project above the height of the roof peak. The maximum allowable height of freestanding signs shall be defined by a plane that extends from the setback line at a height of six (6) feet to the eaves of the principal building on site.

907.05. *Nonconforming and illegal signs.* Abandoned signs. Any nonconforming sign **including a sign structure** that does not display advertisement **(real-estate signs may not be used to**

reface existing signs) that is in good condition or advertises an event, product or business that no longer exists for one hundred twenty (120) days or more shall be considered abandoned. Abandoned signs **and sign structures** shall be removed.

(a) A sign erected without a permit that is required to have a permit is an illegal sign.

(b) A sign that is subject to a condition that was imposed or accepted as part of any land use decision made prior to September 20, 2005, shall continue to be subject to the condition and such condition shall supersede any corresponding requirement specified in this ordinance. If there is a conflict between conditions and this ordinance, then the conditions shall apply. If there is no condition which addresses a specific requirement, then the requirement of this ordinance shall apply.

(c) Any sign not lawfully existing prior to September 20, 2005, shall not become a legal sign by the enactment of this ordinance on that date.

(d) Any sign lawfully existing prior to September 20, 2005, which does not comply with the requirements of this ordinance as amended on that date, shall be deemed to be a nonconforming sign and may continue subject to the following conditions:

(1) The sign shall be properly maintained.

(2) If the sign is enlarged or altered structurally, the sign must come into compliance with all requirements of this ordinance, as amended.

(3) If the sign is repaired or refurbished at a cost in excess of fifty (50) percent of the replacement costs of the total sign structure (excluding the cost of sign faces) the sign must be brought into compliance with this ordinance's requirements.

Costs associated with normal maintenance and refacing of outdoor advertising signs shall not be deemed to be repair or refurbishing costs.

(4) Nonconforming signs and their structures that are damaged to an extent where the estimated reconstruction cost (excluding the cost of sign faces) is fifty (50) percent or more of their appraised value shall not be rebuilt or repaired, unless brought into compliance with this ordinance.

(e) A nonconforming sign may be refaced without affecting its nonconforming status.

(f) A new tenant in a multi-tenant building may erect new building mounted signs in conformance with this ordinance without affecting the nonconforming status of other signs on the building.

(g) A nonconforming sign may be replaced under the following conditions:

(1) The sign is brought into conformance with this ordinance; or

(2) The area and height of the sign are reduced by fifty (50) percent of the amount the size and height exceed the current ordinance and all other requirements of this ordinance are met.

(h) A business that has closed shall be required to remove any on-site or off-site signs **including sign structures** associated with the business within four (4) months of the date of the business closure.

(i) All nonconforming off-site signs lawfully existing prior to September 20, 2005, may remain in place after becoming nonconforming, provided that they are maintained in accordance with this ordinance.

(Ord. of 8-20-02; Ord. of 5-17-05; Ord. of 10-18-05(8); Ord. of 11-21-06(5))