

## **ARTICLE 8 SIGN REGULATIONS**

### **Section 8.1 Purpose**

The purpose of this Article is to protect the dual interest of the public and the advertiser. The regulations herein are designed to protect public safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication, and advertising.

### **Section 8.2 Applicability and Conformance**

This Article regulates the number, size, placement, and physical characteristics of signs; allows certain signs without permits; prohibits certain signs; and requires permits for certain signs.

From and after the adoption of this Ordinance, no sign may be erected, modified or enlarged within the jurisdiction of this Ordinance unless it conforms to the requirements of this Article.

### **Section 8.3 Signs on Private Property**

Signs shall be allowed on private property in accord with Table 8-A. If the letter "A" appears for a sign type in a column, such sign is allowed without prior permit approval in the zoning district represented by that column. If the letter "P" appears for a sign type in a column, such sign is allowed only with prior permit approval in the zoning district represented by that column. If the letter "N" appears for a sign type in a column, such a sign is not allowed in the zoning district represented by that column under any circumstances.

Although permitted under the previous paragraph, a sign designated by an "A" in Table 8-A shall be allowed only if in compliance with the conditional requirements of Table 8-B.

### **Section 8.4 Common Signage Plan Required**

A Common Signage Plan shall be prerequisite to the issuance of any sign permit involving:

- (1) A single lot or parcel with more than one principal use or building (not including accessory uses or buildings) or qualifying on the basis of street frontage for more than one free-standing sign, and

A PDD (Planned Development District) project

The Plan shall contain all information required for sign permits generally (Section 3.9) and shall specify standards for consistency among all signs on the lot affected by the Plan with regard to:

- Lettering or graphic style;
- Lighting;
- Location of each sign on the buildings;
- Material; and
- Sign proportions.

A Common Signage Plan shall limit the number of free-standing signs to a total of one for each street on which there is frontage and shall provide for shared or common usage of such signs; however the maximum sign area for the district within which it is to be located may be increased by one square foot for each linear foot of street frontage over 100 feet, not to exceed 200 square feet of sign area, and the maximum sign height may be increased in the C-3 District (only) one foot for each linear foot of street frontage, not to exceed 12 feet in height.

Once approved by the Planning Director, the Common Signage Plan shall become binding on all businesses and uses occupying the affected lots, but may be amended by filing a new or revised Plan in conformance with the requirements of this Ordinance.

If any new or amended Common Signage Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within one year, all signs not conforming to the proposed amended Plan or to the requirements of this Ordinance in effect on the date of submission. All signage must be in compliance at the time of approved revised Common Signage Plan.

**Table 8-A  
Regulation of Signs By Type, Characteristics, and Zoning Districts**

Sign Type	All Residential Zones	C-1	C-2	C-3	C-4	M-1	M-2	D-1	INS(3)
<b>Permanent</b>									
Freestanding									
<b>Off-Premise (Billboards) (4)</b>	N	N	N	N	N	P	P	N	N
<b>On-Premise</b>									
Monument	P(1)	P	P	P	P	P	P	P	P
Other	P(1)	P	P	P	P	P	P	P	P
Incidental	N	A	A	A	A	A	A	A	A
<b>Building</b>									
Canopy	N	P	P	P	P	P	P	N	N
Identification	A	A	A	A	A	A	A	A	A
Marquee	N	N	P	P	P	P	P	N	N
Projecting	N	N	P	P	P	P	P	N	N
Roof	N	N	N	N	N	N	N	N	N
Roof, Integral	N	N	P	P	P	P	P	N	N
Wall	N	P	P	P	P	P	P	N	N
Window	N	A	A	A	A	A	A	A	A
<b>Temporary (2)</b>									
A-Frame	N	N	A	A	A	A	A	N	N
Banner	N	P	P	P	P	P	P	N	P
Posters	A	A	A	A	A	A	A	A	A
Portable	N	N	(5)	(5)	(5)	(5)	(5)	N	N
Inflatable	N	N	N	N	P	N	N	N	N
Pennant	N	N	P	P	P	P	P	N	N
Identification	A	A	A	A	A	A	A	A	A
<b>Sign Characteristics</b>									
Animated	N	N	N	N	N	N	N	N	N
Changeable Copy	N	A	A	A	A	A	A	A	A
Illumination Indirect	A	A	A	A	A	A	A	A	A
Illumination Internal	A	A	A	A	A	A	A	A	A
Illumination, Exposed bulbs or Neon	N	N	N	N	N	N	N	N	N

1 – Signs identifying or announcing land subdivisions and residential projects.

2 – See Section 8.6.

3 – This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted in residential districts, i.e. churches, schools, parks, etc., and includes historical markers.

4 –Where permitted, billboards may be established only on lots or parcels fronting or within 600 feet of Interstate ROW.

5 – Prohibited on property fronting on Knox Abbott Drive, State Street, Axtel Drive, 12<sup>th</sup> Street and 12<sup>th</sup> Street Extension.

**Table 8-B  
Number, Dimension, and Location of Signs Requiring A Permit  
By Zoning District**

	All Residential Zones	C-1	C-2	C-3	C-4	M-1	M-2	D-1	INS(B)
<b>Freestanding Signs</b>									
<b>Number Permitted (E)</b>									
Per Lot									
Off-Premise (Billboards)	N	N	N	N	N	NA	NA	N	N
On-Premise	1(A)	1	1	1	1	1	1	1(A)	1
Per feet of St. Frontage									
Off-Premise	N	N	N	N	N	(C)	(C)	N	N
On-Premise	NA	NA	NA	NA	NA	(D)	(D)	NA	NA
<b>Maximum Sign Area (s.f.)</b>									
Off-Premise	NA	NA	NA	NA	NA	672	672	NA	NA
On-Premise	20	75(H)	75(H)	75(H)	75(H)	75(H)	75(H)	20	20
<b>Sign, Digital Reader s.f. max. allow. area</b>	NA	NA	NA	60%	60%	60%	NA	NA	NA
<b>Minimum Setback from property line</b>									
Billboards	50'	10'	10'	10'	10'	10'	10'	10'	10'
Other	5'	5'	5'	5'	5'	5'	5'	5'	5'
<b>Maximum Height</b>	12'	20'	20'	7'(I)	20'(J)	40'(F)	40'(F)	20'	12'
<b>Building Signs</b>									
Number Permitted	1	6	6	6	6	6	6	1	1
Maximum Sign Area (s.f.)	2	200	200	200	200	200	200	12	12
Maximum Wall Area (Primary Wall) (%) (G)	NA	15	15	15	15	15	15	NA	NA
Maximum Wall Area (Secondary Wall) (%) (K)	NA	5	5	5	5	5	5	NA	NA
<b>Temporary Signs (2)</b>	<b>See Section 8.6</b>								

Table Notes:

NA = Not Applicable

N = Not Allowed

s.f. = Square Feet

- A. One use identification sign not exceeding 20 s.f. is permitted for each entrance of a subdivision or residential project.
- B. This column does not represent a zoning district. It applies to institutional and other non-residential uses permitted under the Zoning Ordinance in residential districts, i.e. churches, schools, parks, etc.
- C. Minimum distance between billboards shall be 2000' measured on the same side of the street along the centerline of the street from which the billboard is viewed. When meeting this requirement, a billboard may be located on the same lot or parcel with another billboard or off-premise sign.

- D. One per lot or one for each 500 linear feet of street frontage, whichever is less.
- E. Lots fronting on two or more streets are allowed one additional sign for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
- F. Maximum height of billboards may extend to 75', provided the sign structure is setback from the nearest property line one additional foot for each additional three feet in height over 40 feet.
- G. Wall area is calculated by multiplying the linear feet of the wall, in which the sign is to be placed, by a standard 12 feet height, as established by this ordinance.
- H. Sign area may be increased in accord with common signage plan requirements, where applicable, Section 8.4.
- I. Sign height may be increased in accord with common signage plan requirements, where applicable, Section 8.4.
- J. The maximum sign height may be increased in the C-4 District one foot for each linear foot of street frontage, not to exceed 35 feet in height.
- K. Corner lots fronting on two or more streets may be allowed more than one primary frontage and be allowed 15% maximum sign area for all walls having primary frontage.

## **Section 8.5 Wall Signs**

### **Section 8.5-1 Wall Sign Design Standards**

- (1) No wall sign may extend above or below any roof lines, mansards, parapet walls or façade of any building and must be at least twelve (12) inches from the top and side edges of any parapet, façade, mansard, or wall.
- (2) For signs affixed to architectural projections on a building, the copy area must remain on a parallel plane to the face of the building façade or the face or faces of the architectural projection to which it is affixed.
- (3) All wall signs shall be constructed in accordance with applicable provisions of the International Building Codes and National Electrical Code. Signs shall be made of metal, rigid plastic, vinyl, or wood treated to be long lasting and other durable materials approved by the Zoning Administrator. Canvas and non-treated wood shall not be used for permanent wall signage.
- (4) All permanent signs shall be securely attached to a building or structure by fixed metal supports, such as bolts, anchors, guy wires or steel rods. Staples, nails, tethers or chains should not be used to secure any permanent sign to any building, structure or ground.
- (5) All wall signs shall be constructed to withstand the wind pressure as designated by the International Building Code.

- (6) Wall signs must identify a validly licensed business to the premises which it is located.

#### **Section 8.5-2 Wall Sign Illumination**

- (1) Wall signs, when illuminated, shall have such lighting shielded so as not to directly shine on abutting properties or in the line of vision of the public using the streets or sidewalk.
- (2) No illumination simulating traffic control devices or emergency vehicles shall be used, or shall lights which are intermittently switched on and off, changed in intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.

#### **Section 8.5-3 Number of Signs Allowed**

- (1) Each business shall be allowed up to six (6) wall signs per building, so long as the allowable sign area is not exceeded.
- (2) The total number of signs allowed on a single wall is four (4), so long as the allowable sign area is not exceeded.

#### **Section 8.5-4 Wall Area Calculation**

- (1) Only that portion of a wall onto which a sign face or letters are placed shall be calculated in the sign area.
- (2) Wall area is calculated by multiplying the linear feet of the wall in which the sign is to be placed by a standard 12 feet height, as established by this ordinance.
- (3) A buildings primary frontage shall be allowed up to 15% maximum sign area, while secondary walls are allowed up to 5% maximum sign area. A buildings primary frontage is the side of the building which faces a street, roadway or primary drive aisle. The Zoning Administrator has final determination of primary wall.
- (4) When a mansard extends beyond the width of the primary building wall, the additional mansard width may be included in the calculation up to ten (10) additional feet.

#### **Section 8.5-5 Sign Face Calculation**

- (1) The area of a sign enclosed in frames or cabinets is determined by measuring the outer dimensions of the frame or cabinet surrounding the sign face.

- (2) The sign area of a wall sign which consist of individual letters that are erected directly onto a wall exclusive of any sign surface is measured by finding the area of the minimum imaginary rectangle or square of vertical and horizontal lines, which fully enclose all sign words, copy or message (Section 8.11-2 Illustration 2).
- (3) When a wall sign utilizes any logo, capital letter, letter ascender or descender of a registered trademark, which creates an unusual sign area calculation, the sign area may be calculated based on the actual measurement of each character, as determined by the Zoning Administrator.

#### **Section 8.5-6 Corner Lots**

- (1) Lots fronting on two or more streets may be allowed more than one primary frontage and be allowed 15% maximum sign area for all walls having primary frontage.
- (2) Wall signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.

#### **Section 8.5-7 Multiple Tenant Buildings**

Any commercial complex, consisting of more than one retail, commercial, or office establishment grouped together, usually developed under one ownership or management, and generally sharing parking areas and vehicular entrances and exits shall adhere to the following regulations related to wall signage:

- (1) Wall area shall be calculated separately for each occupant using a standard 12 feet height multiplied by the linear feet of each individual tenant space.
- (2) Each individual tenant space shall not exceed 15% maximum wall area on the primary frontage wall and 5% on all secondary walls.
- (3) Each tenant shall be allowed up to six (6) wall signs, so long as the maximum wall area is not exceeded.
- (4) The total number of wall signs allowed per tenant on any single wall is four (4), so long as the maximum wall area is not exceeded.
- (5) In no such case shall a single tenant's wall sign exceed 200 square feet in size or the total amount of all signs calculated together exceed 300 square feet.



### **Section 8.5-8 High Rise Buildings**

- (1) Buildings which exceed four (4) stories in height shall be permitted to erect one (1) wall sign per wall at the top story of the building. Such signs shall only identify the name of the building or the major tenant. The display area of such signs shall not exceed 2% of the area on the wall to which it is attached. Such signs shall be permitted in addition to the requirements of this Article.

### **Section 8.5-9 Home Occupations**

- (1) One (1) non-illuminated sign shall be permitted for each home occupation, except in RS Districts, where wall signs are prohibited, provided the display surface area of such sign does not exceed two (2) square feet in area and that such sign is a wall sign attached to the locations principle structure.

### **Section 8.5-10 Abandoned, Neglected or Damaged Wall Signs**

- (1) Every sign permitted by this ordinance shall be kept in good condition and repair. When any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the Code Official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm shall, upon written notice by the Code Official, make such sign conform to the provisions of this ordinance, or shall remove it within not more than 10 days. If within 10 days the order is not complied with, the Code Official shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.
- (2) Wall signs must identify a validly licensed business or be removed within thirty (30) days from the lapse, loss or surrender of such business license in order to limit confusion relating to locations and operations of businesses. If the sign is not removed within thirty (30) days from the lapse, loss or surrender of the license, the Zoning Administrator may proceed with its removal at the property owner's expense or with the 5% deposit paid for the sign, or any combination thereof to have removal paid in full.

### **Section 8.5-11 Nonconforming Signs**

- (1) Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height or size with the regulations of the district in which such sign is located, shall be considered a legal nonconforming use or structure and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

- a. Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the sign(s).
- b. Any legal nonconforming sign shall be removed or rebuilt without increasing the existing size or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost, repair or restoration exceeds 50% of the replacement cost of the sign as determined by the Code Official.
- c. Signs that comply with either item a or b above need not be permitted.

**Section 8.6 Temporary Signs**

Sign Type	*Display Period (12 month period)	**Display Intervals	Maximum Size	Permit Req'd.	Conditions
A-Frame	Hours of operation	Off-hours	12 sq. ft.	N	A
Banner	60 days	30 Days	32 sq. ft.	Y	B
Posters	See Banner	See Banner	See Banner	Y	C
Portable	90 days	30 Days	32 sq. ft.	Y	D
Inflatable	30 days	1 year	None	Y	E
Pennants	30 days	30 Days	None	Y	F
Identification	Project completion	None	See Condition G	N	G
Other (Commercial) Other (Non-Commercial)	Removal within 7 days after reason for being has ceased to exist	None	As per Condition I	N	C/H/I/J

\* **Display Period** refers to the maximum number of days in a calendar year that a type of sign may be displayed.

\*\* **Display Interval** refers to the number of days that must pass before a similar type of sign may be permitted.

**Conditions:**

- A. Each business with a separate external entrance may utilize a movable freestanding sign on the sidewalk adjacent to the business during business hours of up to six (6) square feet per side and up to four (4) feet in height. Such signs shall be located no more than fifteen (15) feet from the primary business entrance and in a location that does not obstruct exits or pose a hazard to pedestrian or vehicle traffic. Such signs shall be professionally designed, constructed and lettered, but up to seventy-five percent (75%) of the sign may feature a chalk board, tack board or other changeable copy area. Signs placed on public sidewalks may be located based on a City approved management plan, and must meet any additional City licensing requirements.

- B. No banner may be displayed for longer than 30 days for each permitted occurrence. Banners on commercial property must be secured to a wall or roof by all four corners and shall be installed in a fashion so as to present a professional appearance held taut across the wall surface so as to maintain readability and avoid sagging and flapping in the wind. Banners announcing special public events sponsored by the City of Cayce and/or a domiciled eleemosynary institution approved and permitted by the City of Cayce are exempt from the display periods and display intervals set forth in this section. Banners announcing special public events sponsored by the City of Cayce are exempt from the maximum size restrictions.
- C. For the purposes of this Ordinance, Posters are considered banners.
- D. Portable signs shall be limited to one per establishment, shall have no colored or flashing lights, shall not be wired so as to obstruct or hinder pedestrian or vehicular traffic or pose any potential for such hindrance (i.e. exposed drop cord), shall not exceed six (6) feet in height, shall be anchored in accord with the Building Code, and shall not be converted to a permanent sign, except in compliance with regulations for permanent signs. No portable sign shall be displayed for longer than 30 days per permitted occurrence. Portable signs are prohibited on property fronting on Knox Abbott Drive, State Street, Axtel Drive, 12th Street and 12th Street Extension.
- E. Inflatable signs shall be properly anchored and shall not interfere with airport traffic or overhead utilities. The maximum allowable height for inflatable signs is 35 feet.
- F. Pennants shall be properly secured and maintained at all times, and shall not interfere with pedestrian or vehicular movement.
- G. These types of signs are limited to projects involving Subdivision Development and Construction activities only. Temporary subdivision and work under construction identification signs shall adhere to the Development Standards of Section 8.8 and must be installed and maintained in a manner to present a professional appearance.

Temporary Non-illuminated Construction Signs

- One (1) temporary non-illuminated sign for each street frontage, erected in connection with new construction work and displayed on the premises during such time as the actual construction work is in progress, meeting the following criteria:
- For all residential, a maximum of four (4) square feet in area and four (4) feet in height;
- For non-residential sites of one (1) acre or less, a maximum of twenty-four (24) square feet in area and six (6) feet in height;

- For non-residential sites over one (1) acre, a maximum of thirty-two (32) square feet in area and eight (8) feet in height.

Temporary Development Signs

- One (1) temporary non-illuminated sign for each street frontage, erected in connection with development activities and displayed on the premises during such time as the actual development activities are in progress, meeting the following criteria:
  - For all Development sites of two (2) acres or less, a maximum of twenty-four (24) square feet in area and eight (8) feet in height;
  - For all Development sites over two (2) acres, a maximum of thirty-two (32) square feet in area and eight (8) feet in height.

- H. These types of commercial signs are limited to Real Estate or Auction signs for on-site use only.
- I. Size limitations are as follows; Placement shall be one per street frontage within a commercial/industrial area, whether zoned or used as such; maximum size shall be 32 square feet. Placement shall be a maximum of two per yard within a residential area whether zoned or used and shall be 6 square feet.
- J. Because these types of signs imply endorsement, any resident or business shall have the right to remove any and all signs placed in the right of ways of their respective premises.

## **Section 8.7 Prohibited Signs**

All signs not expressly permitted under this ordinance are prohibited. Such signs include, but are not limited to:

- (1) Signs painted on or attached to trees, fence posts, telephone or other utility poles, non-operating vehicles, or natural features.
- (2) Signs displaying intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, rescue vehicles or other warning signals, and signs using the words "stop", "danger", or any other word, phrase, symbol, or character in a manner that might mislead or confuse motorist.
- (3) Signs which have been abandoned, or no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product, or activity conducted or product available on site.
- (4) Signs which have fallen into disrepair (dilapidated), are not properly maintained, are insecure or otherwise structurally unsound, have defective parts in the support, guys and/or anchors, or which are unable to meet minimum safety requirements of the Applicable Building Code.
- (5) Bench signs.

## **Section 8.8 Development Standards**

### **Section 8.8-1 Visual Area Clearance**

No sign between a height of two and one-half feet and ten feet above the center line grades of intersecting streets shall be permitted within twenty feet of the intersection of the right-of-ways of two streets, or of a street and a railroad, or of a driveway or alley and a street. Any sign between two and one-half feet and 10 feet in height located between twenty and twenty-five feet of a driveway shall be setback at least ten feet from the right-of-way of any street to which the driveway provides access.

### **Section 8.8-2 Vehicle Area Clearance**

When a sign extends over an area where vehicles travel or park, the bottom of the sign structure shall be at least 14 feet above the ground. Vehicle areas include driveways, alleys, parking lots, and loading and maneuvering areas. (See Area Clearance Illustration, 4).

### **Section 8.8-3 Pedestrian Area Clearance**

When a sign extends over a sidewalk, walkway, or other space accessible to pedestrians, the bottom of the sign structure shall be at least 8 feet above the ground. (See Area Clearance Illustration, 4).

### **Section 8.8-4 Sign Materials; Code Compliance**

All signs shall be constructed in accord with applicable provisions of the Building Code and National Electrical Code, and consist of durable all-weather materials, approved by the Zoning Administrator. All lighting whether direct or indirect shall be UL approved.

Images, logos, graphics, etc. painted on permanent signs or buildings must be performed in a professional and workmanlike manner.

### **Section 8.8-5 Double-Decked Sign Faces**

Stacked or double-decked sign faces shall not be permitted on billboards.

### **Section 8.8-6 Sign Illumination**

Signs when illuminated shall have such lighting shielded so as not to directly shine on abutting properties or in the line of vision of the public using the streets or sidewalks.

No illumination stimulating traffic control devices or emergency vehicles shall be used, nor shall lights which are intermittently switched on and off, changed in intensity or color, or otherwise displayed to create the illusion of flashing or movement be permitted.

### **Section 8.9 Sign Maintenance**

All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this ordinance at all times.

The Planning Director may order any sign to be painted or refurbished at least once a year if needed to keep the sign in a neat and safe condition. All supports, braces and anchors for such signs shall be maintained in a safe condition.

### **Section 8.10 Signs in the Public Right of Way**

No sign shall be allowed in the public right-of-way, except for the following:

- (1) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;

- (2) Bus stop signs erected by a public transit company;
- (3) Informational signs of a public agency or utility regarding its facilities;
- (4) Church signs, in accord with state law;
- (5) Historical signs and markers; and

Directional signs of a temporary nature not to exceed three (3) square feet in area and 24 hours in duration for such events as yard sales, auctions, public gatherings, etc.; provided they are located no closer than 500 feet apart.

## **Section 8.11 Sign Measurement**

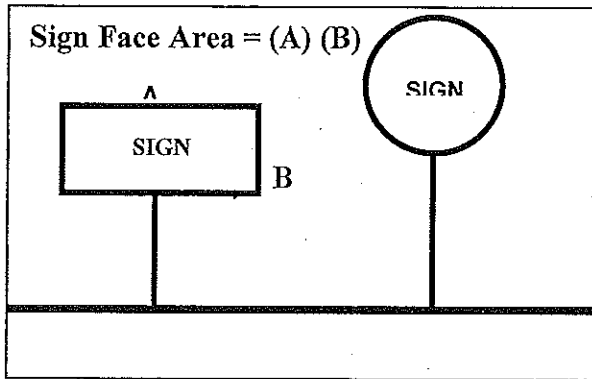
### **Section 8.11-1 Sign Face Area**

- (1) The area of a sign enclosed in frames or cabinets is determined by measuring the outer dimensions of the frame or cabinet surrounding the sign face (Illustration 1). Sign area does not include foundations or supports. Only one side of a double-faced or V-shaped, freestanding sign is counted.
- (2) For signs on a base material and attached without a frame, such as a wood board or Plexiglas panel, the dimensions of the base material are to be used in the measurement unless it is clear that part of the base contains no sign related display or decoration.
- (3) For sign structures containing multiple modules oriented in the same direction, the modules together are counted as one sign face (Illustration 3).
- (4) The maximum surface area visible at one time of a round or three-dimensional sign is counted to determine sign area.
- (5) For signs incorporated into awnings, the entire panel containing the sign is counted as the sign face unless it is clear that part of the panel contains no sign related display or decoration.

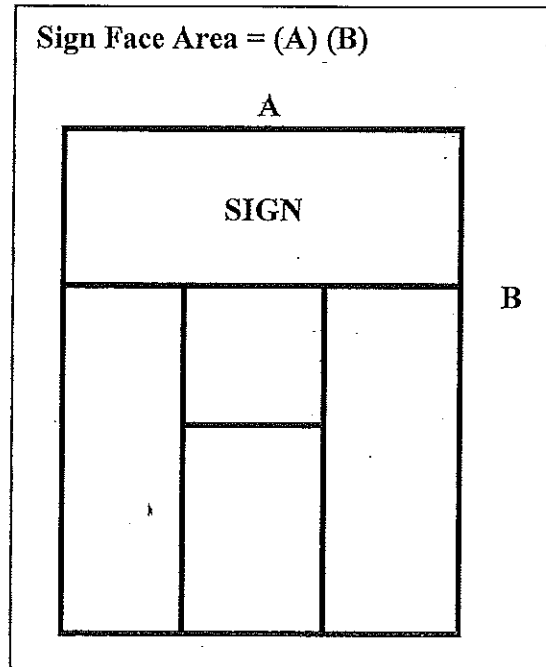


**Sign Measurement Illustrations  
Section 8.11-2 Clearances**

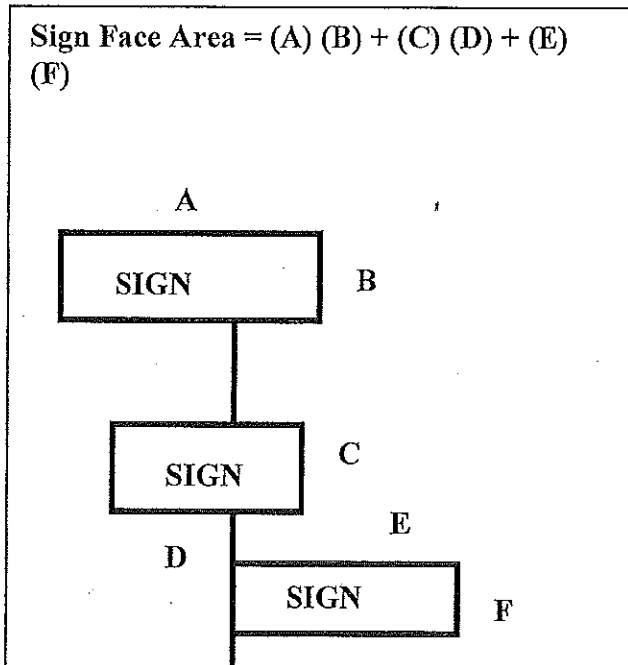
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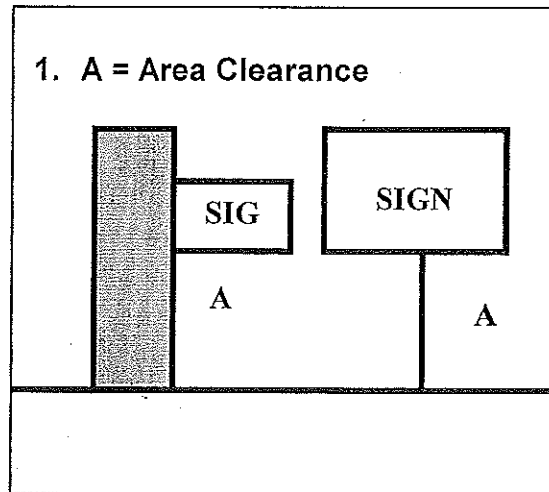
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3.



4.



Clearances are measured from the grade directly below the sign to the bottom of the sign structure enclosing the sign face (Illustration 4).

## **Section 8.12 Removal of Obsolete, Unsafe and Nonconforming Signs**

The lawful use of any permanently mounted sign existing at the time of the enactment of this Ordinance may be continued although such use does not conform to the provisions of this Ordinance. However, said sign shall be removed or brought into compliance with the requirements of this Article whenever:

- (1) The sign is declared by the Planning Director to be a prohibited sign, according to the provisions of Section 8.7.
- (2) The sign is not maintained in accord with the provisions of Section 12.9.
- (3) There is a change in use, occupancy classification or name of the on-premise establishment or business being advertised.
- (4) The sign has been destroyed or damaged to the extent of 50 percent or more of the replacement cost or the cost of the sign as originally permitted, whichever is less.

In no event, however, shall a nonconforming sign remain in place after the previously adopted seven-year amortization schedule, beginning August 7, 1995 and ending August 6, 2002. Amortization does not apply to Outdoor Advertising Billboards which are regulated by the Highway Advertising Control Act of S.C. Code of Laws which applies along Interstate and Federal-Aid Primary Highways.

Any nonconforming temporary sign shall be removed or brought into compliance with the provisions of this ordinance no later than 30 days following the date of adoption.

An order under this Section shall be issued in writing to the owner or responsible party of any such obsolete, unsafe or nonconforming sign, or of the building or premises on which such sign is located, to comply within thirty (30) days of the above applicable date. Upon failure to comply with such notice, the Zoning Administrator may cause the sign to be removed and any cost or removal incurred in the process may be collected in a manner prescribed by law.