

DESCRIPTION OF LEGAL ADVERTISING

Bill #824  
 3349008

**TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.**

Legal Ad. Cost 12.60

Extra Proofs \_\_\_\_\_

Notary Fee 2.00

Total Amt due 14.60

Washoe County Clerk  
 Charlotte James  
 P. O. Box 11130  
 Reno, NV 89520

MONTH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

June

STATE OF NEVADA,  
 COUNTY OF WASHOE

ss.

Doris Mertz

being first duly sworn, deposes and says: That as the legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice \_\_\_\_\_ of \_\_\_\_\_ County Ordinance \_\_\_\_\_

\_\_\_\_\_ of which a copy is hereto attached, was first published in said newspaper in its issue dated the 3rd day of Jun, 19 85 and, Jun 10, the full period of 2 days, the last publication thereof being in the issue of June 10 19 85.

Signed

*Doris Mertz*

Subscribed and sworn to before me this

10th day of June, 1985

*Alice L. Buffalo*  
 Notary Public

NOTICE OF COUNTY ORDINANCE  
 NOTICE IS HEREBY GIVEN that Bill No. 824, Ordinance No. 651, entitled "An ordinance amending the Washoe County Code by adding provisions regulating signs" was adopted on May 28, 1985, by Commissioners King, Lillard, McDowell, Ritter and Williams.  
 Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.  
 Judi Bailey  
 County Clerk  
 3349008-BILL #824  
 June 3, 10-bja133



ALICE L. BUFFALO  
 Notary Public - State of Nevada  
 Appointment Recorded In Washoe County  
 MY APPOINTMENT EXPIRES JUNE 5, 1989

SUMMARY: Amends Washoe County Code by amending chapter 105.

BILL NO. 824

ORDINANCE NO. 651

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY ADDING PROVISIONS REGULATING SIGNS.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Section 105.510 of the Washoe County Code is hereby repealed.

SECTION 2. Chapter 105 of the Washoe County Code is hereby amended by adding new sections which shall read as follows:

105.510 Effect and Duration. Sections 105.500 through 105.630 are effective for 120 days following adoption. These sections supplement the preceding sections of this Chapter and supersede any conflicting sections. These sections shall be liberally construed to effect the purpose of reducing the number and size of signs, and to effect the purpose of advancing the declaration of section 105.515. These sections apply to existing signs and to proposed signs. Proposed signs for which construction has not lawfully begun but for which an application has been made or for which a permit has been issued, must conform to these sections.

105.515 Purpose.

1. The board of county commissioners finds and declares that the purpose of these sections is to establish a temporary control of the erection and relocation of signs. It is intended that these regulations:

(a) Impose standards on the number, size, height and location of on-premise and off-premise signs and facilitate the removal or replacement of nonessential or nonconforming signs in order to:

(1) Prevent and relieve needless distraction and clutter resulting from excessive and confusing sign displays;

(2) Safeguard and enhance property values; and

(3) Promote the public safety and general welfare.

(b) Provide one of the tools essential to the preservation and enhancement of the environment, thereby protecting an important aspect of the economy of the county which is instrumental in attracting those who come to live, visit, vacation and trade.

(c) Eliminate hazards to pedestrians and motorists brought about by distracting signs.

(d) Improve, enhance and preserve the appearance and other esthetic qualities of the county.

2. The board of county commissioners finds and declares that the types of signs for which a special use permit is required have a potential substantially greater than other types of signs for creating needless distraction and clutter, confusion and hazards, and for impairing and destroying property values and the appearance and aesthetic qualities of the area, and for adversely affecting the environment.

105.520 On-premise sign regulation definitions.

1. "Abandoned sign" means a sign which does not display a currently valid advertising message or which has not been maintained in good repair. This definition shall also include any sign structure which no longer supports the sign for which it was designed.

2. "Administrator" means the building inspector of Washoe County or his authorized representative.

3. "Advertising display" means the copy, symbols, logo-type or graphics on a sign which convey the advertising message.

4. "Advertising message" means any copy, symbol, logo-type or graphics which identify, promote or advertise any product, service, business, institution or interest of any person.

5. "Allowable sign area" means the total sign area permitted under this chapter for any site or business.

6. "Amortization" means the elimination of nonconforming signs over a period of time intended to allow the owner to realize the value of his investment in the sign.

7. "Animated sign" means a sign which uses lights or mechanical devices to simulate or create the effect of motion in the advertising display.

8. "Architectural graphic" means a painted design, mural, relief, mosaic or similar feature which is incorporated into the architectural design of a building and conveys no advertising message.

9. "Area identification sign" means a permanent, decorative sign used to identify a neighborhood, subdivision, commercial or office complex, industrial district or similar distinct area of the community.

10. "Building frontage" means the length of the face or wall of a completely enclosed building which fronts directly on a public street or other public area.

11. "Business frontage" means the length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas.

12. "Civic display" means a temporary display of banners, balloons, flags, lights or similar decorations erected on a public street or other public property in connection with a holiday, civic event or celebration.

13. "Commercial sign" means, when describing the content of a sign, a sign advertising, identifying, directing

attention to, or otherwise relating to commerce and to property, goods or services for sale, lease, exchange or any other transaction where value is given or received by any party to the transaction. Noncommercial sign means, when describing the content of a sign, a sign not advertising, identifying, directing attention to, or otherwise relating to commerce and to property, goods, or services for sale, lease, exchange or any other transaction where value is given or received by any party to the transaction.

14. "Community director sign" means a sign, or a group of signs designed as a single display, which gives information about local churches or civic organizations.

15. "Directional sign" means a permanent sign which directs the flow of traffic or pedestrians on private property and which contains no advertising message.

16. "Directory sign" means a sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex.

17. "Flashing sign" means a sign which uses blinking, flashing or intermittent illumination, either direct, indirect or internal.

18. "Frontage." See "building frontage," business frontage" and "site frontage."

19. "Freestanding sign" means a sign exceeding six feet in height which is supported by its own structure apart from a building.

20. "Fuel price sign" means a sign which displays prices of various types of gasoline or diesel fuel available at a service station. A fuel price sign may include a brand name if it does not occupy more than one-third of the area of the advertising display.

21. "Gaming" means that the occupant of the premises holds and exercises a valid nonrestricted gaming license issued by the State of Nevada, that the occupant actually conducts all gaming activities allowed by the license, and that the occupant holds a valid gaming license and business license issued by the county.

22. "Height" means the vertical distance from the topmost part of a sign to the grade of the nearest building, parking area or street.

23. "Holiday decoration" means any display commonly associated with a local, state, national or religious holiday, and which is not left in place for more than 45 days during any single observance.

24. "Indirect illumination" means illumination which is cast on a sign from a source outside the sign with the source of the light shielded from direct view.

25. "Indoor poster" means a temporary sign or poster displayed inside a window for a period not to exceed 30 days to provide information about a specific product, price, event or activity.

26. "Inflatable sign" means any device which is supported

by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

27. "Internal illumination" means illumination produced by a light source contained within a sign and not directly visible from outside.

28. "Kiosk" means a structure not exceeding 6 feet in any horizontal dimension or 12 feet in vertical dimension which is used to provide surfaces for the posting of notices.

29. "Mobile sign" means a sign supported by a sign structure that is mounted on wheels, skids or other device designed to make the structure conveniently movable or portable. Mobile signs include vehicles, trailers, and frameworks not structurally attached to the ground or a building.

30. "Moving sign" means any sign which includes visible moving or rotating parts.

31. "Neighborhood bulletin board" means any surface outside a building provided specifically to allow the posting of notices.

32. "Nonconforming sign" means any sign which was lawfully erected prior to the adoption of the ordinance codified in this chapter, or amendments thereto, which would not be permitted under the current provisions of this chapter. This definition shall include signs which were erected without a special use permit and which would require a special use permit under the current provisions of this chapter.

33. "Official sign" means any sign erected by or at the direction of a governmental agency.

34. "Off-premises directional sign" means any sign which directs the public to a building, business, institution or activity not located on the same site as the sign. This definition does not include any sign which displays an advertising message other than the name and address of the building, business, institution or activity.

35. "Off-premises sign" means any sign which identifies, advertises or directs attention to a business, activity, product, service or interest of any person not located on the premises where the sign is located.

36. "On-premises sign" means any sign which identifies, advertises or directs attention to a business, activity, product, service or interest of any person located on the premises where the sign is located.

37. "Permanent sign" means any sign which is designed, constructed and affixed at the site in such a manner that it cannot be conveniently moved from place to place.

38. "Person" means a natural person and any organization, association or entity having an existence recognized by law.

39. "Portable sign" means any sign which is designed and constructed in such a manner that it can conveniently be moved from place to place. This definition shall include

cardboard, paper, fabric, canvas and plastic banners and flags.

40. "Premises" means a single parcel of land.

41. "Projecting sign" means a sign which is supported by a decorative bracket or hanger and extends at right angles from the face of a building. This definition shall also include any sign which, because of its shape or thickness, extends more than 12 inches from the face of a building when mounted flat against the face of the building, but shall not include a marquee which is designed as an integral part of a building.

42. "Project sale sign" means a sign which is erected for the purpose of promoting the sale or lease of property in a residential, office, commercial or industrial project on the site where the sign is located, and which is under construction or has been substantially complete for less than one year.

43. "Real estate sign" means a sign offering for sale, rent or lease the real property on which it is located.

44. "Roof" means a horizontal or sloping surface of a building which serves as a cover for the building or its entry, portico or other appurtenances. This definition shall include any part of a building which resembles a roof in form or function.

45. "Roof sign" means a sign painted on, supported by or attached to the roof or roof structure of a building. This definition shall not include a sign attached flat against the wall of a penthouse, or other integral part of a building, which projects above the main roof.

46. "Sign" means a design or device displayed to the public for the purpose of identifying, advertising or promoting the interests of any person, persons, firm, corporation or other entity by conveying an advertising message or attracting the attention of the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, pennants, lights, streamers or other devices which are used to attract the attention of the public, whether or not they convey a specific advertising message.

47. "Sign structure" means those parts of a sign designed to support it in place.

48. "Site" means a lot or parcel, or contiguous lots or parcels of land on which a building or complex of buildings is located.

49. "Site frontage" means the linear dimension of a site abutting on a public or private street right-of-way.

50. "Suspended sign" means a sign supported from, and below, a building soffit or permanent canopy.

51. "Temporary sign" means a sign made of paper, cardboard, cloth, plastic or similar material having limited durability if exposed to the elements; a sign, irrespective of its durability, intended for display for less than 100 days or only until the scheduled event it advertises or

relates to has happened. Temporary signs do not include noncommercial signs carried by a natural person, or changing copy on permanent signs lawfully erected and maintained.

52. "Time and temperature sign" means a sign which displays only the current time, temperature, and/or news of current events and carries no advertising message. A time and temperature sign shall not be considered a flashing or animated sign.

53. "Wall sign" means a sign which is painted on, supported by or attached to a wall or other vertical surface of a building.

54. "Wind sign" means any sign or series of signs, including banners, flags, balloons or other objects designed or erected in such a manner as to move when subjected to wind pressure, but does not include "suspended signs."

#### 105.530 General standards.

1. Allowable sign area. Where the allowable sign area is a function of business frontage, no more than two business frontages may be counted in calculating the allowable area for any building occupant.

#### 2. Sign area computation.

(a) Except for signs covered by sections 105.550 through 105.590, the allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where an on-premises sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.

(b) Where both on-premise and off-premise signs are located on the same site the allowable on-premise sign area shall be reduced by the amount of off-premise sign area. If this reduction results in an on-premise sign area of less than .75 square foot per lineal foot of site frontage, each site shall be allowed that amount as on-premise sign area.

3. Number of signs. The number of signs located on any business frontage shall not exceed two, exclusive of free-standing signs and suspended signs. Except in the tourist commercial district, the number of signs visible from any one point at eye level shall not exceed four, exclusive of freestanding signs and suspended signs, for any single business or building occupant. In the tourist commercial district, the number of signs visible from any one point at eye level shall not exceed six. Any advertising display contained within a single frame, cabinet or integrated

background shall count as one sign. If a display is not so contained, a single message or business name shall be counted as one sign. A business name combined with a brief slogan may be counted as one sign if the elements are visually integrated. Multiple signs on a single freestanding structure are allowed if the other requirements of subsection 2 and this subsection are satisfied; provided, that all signs supported by a single structure are visually compatible with one another.

4. Freestanding signs.

(a) A special use permit shall be required for any freestanding sign structure on a site less than one acre in size, and for any freestanding sign structure in excess of one for each 9 acres of site area or fraction thereof. A special use permit is required for any freestanding sign, irrespective of the size of the premises, if the sign is greater than 20 feet in height.

(b) The number and height of on-premise freestanding signs may be increased by sign credits without a special use permit, even if a special use permit, if applied for, is denied, provided that the height may not exceed 10 percent of the maximum heights for the applicable zone.

5. Maintenance, repair and appearance. All signs shall be maintained in good repair and shall be neat in appearance. Any sign which is determined by the administrator to be unsafe or unsightly because of bent, broken or missing parts or poor maintenance generally may be declared a public nuisance.

6. Location of signs. Signs located on private property shall not extend across property lines into adjacent property or public rights-of-way. Signs may be located within, or project into, setbacks, except that no sign may be located in a manner that would create a hazard for traffic or pedestrians. A freestanding sign may not be located less than 50 feet from another freestanding sign, whether on or off the premises, except that a new on-premise sign may be located within 50 feet of an existing off-premise sign if the off-premise sign is subject to removal under the terms of a scenic easement recorded in accordance with section 105.610.

7. Wall signs. Wall signs may not extend above or beyond the wall or surface to which they are attached and may not project more than one foot from the wall.

8. Roof signs may not exceed 4 feet in vertical dimension, may not extend above the upper edge of the roof, below the lower edge of the roof, or beyond any other terminating edge of the roof. Roof signs must be constructed separately from the roof surface and must be mounted perpendicular to level grade.

9. A free standing off-premises sign shall be permitted and regulated as an on-premise sign if the premises being advertised abuts and is under the same ownership as the premises where the sign is located.



105.540 Permits and enforcement.

1. Permit required. Except as otherwise provided in this chapter, it is unlawful for any person to erect, enlarge, alter or relocate any sign without first having obtained a sign permit and paying the permit fees.

2. Application for permit. Application for a sign permit shall be made on forms provided by the county and shall include, or be accompanied by, the following:

(a) Name, address, telephone number and signature of the property owner;

(b) Name, address and telephone number of the applicant (owner of the sign);

(c) Name, address and telephone number of the contractor;

(d) A plot plan showing the boundaries of the parcel on which the sign(s) is to be located, as well as the location of the sign(s) and all structures on the site. Parking, landscaping and other site features shall also be indicated;

(e) Drawings of the proposed sign(s) showing the design, dimensions, mounting height, materials of construction and structural details;

(f) Drawings of all existing signs on the site showing their sizes and locations and the total area of all existing signs;

(g) Any other information deemed necessary by the administrator or his representative.

3. Issuance of Permits. When all requirements of this chapter and the Washoe County code have been satisfied and all fees paid, a sign permit shall be issued by the administrator or his representative.

4. Fees. Fees for sign permits shall be based upon valuations and penalties contained in chapter 100 of this code.

5. Inspection. Any sign which is subject to this chapter shall be inspected by county inspectors to insure compliance with this chapter and chapter 100.

6. Suspension and revocation. Any permit issued in error, or in reliance on a falsified application, may be revoked by the administrator. Any sign erected or partially erected under a permit issued pursuant to a falsified application may be ordered removed at the owner's expense.

7. Enforcement. Any sign which is erected, altered, enlarged or relocated without a valid sign permit is a violation of this chapter and is subject to the penalties and abatement procedures contained in the Washoe County Code.

105.550 Regulated signs. All on-premises signs erected or located in the county, which are not exempted by section 105.510, are subject to the provisions of this chapter as to their location, size, height, type and function. Engineering and construction of signs are subject to chapter

100. Common types of signs, such as wall signs and suspended signs, which are not specifically mentioned elsewhere, are permitted subject to the general regulations contained in this chapter.

105.560 Exempted signs. The following types of signs and displays are not subject to the provisions of this chapter and need not be included in any aggregate area computations:

1. Official traffic-control or regulatory signs, signals or devices, street-name signs or other signs required by law;
2. Changes in copy of advertising display on an existing sign which do not alter the structure, size or configuration of the sign, unless the changes change an off-premise sign to an on-premise sign or change an on-premise sign to an off-premise sign;
3. Holiday decorations;
4. Safety or caution signs, legal notices, public utility signs;
5. Memorial tablets, plaques or markers of bronze, stone or concrete;
6. "Open," "Closed," "No Trespassing," "Warning" and similar signs not exceeding 2 square feet;
7. Address numbers or plates and residential name-plates;
8. Civic displays;
9. Flags, emblems or insignia of any nation, state or political subdivision; provided, that they are not used for commercial or advertising purposes; that they do not number more than 2; and that any supporting structures are less than 16 feet high; supporting structures higher than 16 feet are counted as free standing signs and are subject to regulations applicable to such signs, including a building permit and special use permit if over 20 feet high.
10. Indoor posters;
11. Architectural graphics;
12. Signs which are located within a structure and not visible from a public street, sidewalk or alley;
13. Directional signs;
14. Time and temperature signs;
15. Stationary lights which illuminate a building or adjacent grounds and do not directly illuminate another sign; lights which outline building features and are not part of the integrated background or outline of a sign.

105.570 Prohibited signs. The following types of signs and displays are prohibited:

1. Signs which constitute a hazard to traffic or pedestrians;
2. Signs located within any stream or drainage channel;
3. Mobile signs or portable signs unless carried by a

natural person; or by a motor vehicle as provided in section 105.590.

4. Three dimensional figures of humans or animals;
5. Signs which produce odor, sound, smoke, flame or other emissions;
6. Signs which initiate or simulate official signs, or which use yellow or red blinking or intermittent lights resembling danger or warning signals;
7. Strobe lights or individual light bulbs exceeding 75 watts if rays of light project directly from source into residences or streets;
8. Signs on public property or rights-of-way or signs attached to utility poles, street-light standards or fences;
9. Wind signs, other than those exempted.
10. Projecting signs.

105.580 Signs requiring a special use permit. The following types of signs are allowed only when approved by special use permit pursuant to the provisions of this title:

1. Freestanding signs as provided in section 105.530;
2. Signs which are integrated into the architectural design of a building and which would be prohibited by a strict application of this chapter;
3. Kiosks or neighborhood bulletin boards.

105.590 Special standards by type of sign.

1. Mobile signs are permitted if the sign structure is a motor vehicle currently licensed and registered by the Nevada Department of Motor Vehicles and is legally operable on the public roads. The allowable sign on each side may not exceed .5 square feet for each lineal foot of vehicle.
2. Directory signs shall be permitted at major entrances to residential, commercial, industrial or office complexes to identify occupants, addresses or building numbers for the convenience of visitors and to facilitate emergency services. Directory signs shall not exceed six feet in height. No more than three square feet shall be devoted to any single occupant. Directory signs shall not be included in allowable sign-area limit computations or when calculating the number of signs on a site. Permit required.
3. Community directory signs shall be permitted at major entrances to an identifiable community in the county.
4. Directional signs shall not be included in allowable sign area computations or when calculating the number of signs on a site. Permit required.
5. Fuel price signs. Two fuel price signs not exceeding 16 square feet per face shall not be included in allowable sign-area computations or when calculating the number of signs on a site. Permit required.
6. Area identification signs shall be permitted at major entrances to neighborhoods, subdivisions, residential com-

plexes, shopping centers, office or industrial complexes. Area identification signs shall not exceed six feet in height, or 120 square feet in area and shall not be included in allowable sign-area computations or when calculating the number of signs on the site. Permit required.

7. Temporary signs. A person may erect a temporary sign without a permit if:

- (a) The sign area is not more than 128 square feet;
- (b) The height of the sign is not more than 8 feet;
- (c) The location is at a distance not less than 25 feet from any public road from which the sign is visible by passing motorists, unless a building is so located on the premises as to preclude erecting the sign anywhere on the premises, in which case the sign may be attached to or mounted against the building.

- (d) The aggregate sign area of all temporary signs on the premises are not more than 128 square feet; and

- (e) The sign, if it is a commercial sign, complies with the requirements of subsection 8 through 10.

8. Additional restrictions on commercial temporary signs. No person may erect a temporary commercial sign on private property unless, in addition to the location requirements of subsection 7:

- (a) The sign area is not more than four square feet;
- (b) The height of the sign is not more than 2 1/2 feet;
- (c) The aggregate sign area of all temporary commercial signs on the premises are not more than 8 square feet;
- (d) The sign is attached to a structure in a way to prevent movement when subjected to wind pressure.

9. Temporary project sales signs. Notwithstanding the area and height limitations of section 8, project sales signs shall be allowed during the period when a developer or builder is actively engaged in the sale of lots or houses, or the sale or lease of space in a commercial, industrial or office development, provided they are maintained in good condition. One sign is allowed for each major public entrance to the project area. Individual signs may not exceed 128 square feet. Permit required.

10. Temporary real estate signs. The height and area limitations of section 8 apply to signs on residential property and on any property less than one acre in size. On commercial, industrial or office properties over one acre, one sign not to exceed 32 square feet in size shall be allowed for each street frontage. No permit required.

#### 105.600 Special standards by zone.

1. A-1 through 11; E-1 through E-5; R-1 through A-3:

- (a) Maximum height of freestanding sign is 6 feet.
- (b) Allowable sign area: section 105.590 applies; other permanent signs: 16 square feet.
- (c) Illumination: indirect only.
- (d) Moving, animated or flashing signs: not allowed.

2. R-3 office buildings:

- (a) Maximum height of freestanding sign: 6 feet.
- (b) Allowable sign area: .75 square feet per 100 square feet of gross floor area.
- (c) Illumination: indirect only.
- (d) Moving animated or flashing signs: not allowed.

3. C-1

- (a) Maximum height of freestanding sign: 25 feet.
- (b) Allowable sign area: Larger of 2 sq.ft. per linear foot of allowable business frontage or 1 sq.ft. per linear foot of site frontage. (See 105.530.2)
- (c) Illumination - all types.
- (d) Flashing, animated or moving signs: not allowed, except to state time and temperature.

4. C-2 without gaming.

- (a) Maximum height of freestanding sign: 30 ft.
- (b) Allowable sign area. Larger of 2.5 sq.ft. per linear foot of allowable business frontage or 1 sq.ft. per linear foot of site frontage. (See 105.530.2)
- (c) Type of illumination: all types.
- (d) Flashing, animated or moving signs: not allowed.

5. C-2 with gaming.

- (a) Maximum height of freestanding sign: 40 feet.
- (b) Allowable sign area: Larger of 5 sq.ft. per linear foot of allowable business frontage or 1 sq.ft. per linear foot of site frontage. (See 105.530.2)
- (c) Type of illumination: all types.
- (d) Animated or moving signs are not allowed.
- (e) Flashing signs are allowed, subject to these conditions:

(1) That part of the sign which contains, includes or is illuminated by electronically changeable advertising message, shall be multiplied by 2 when computing allowable sign area;

(2) Signs with electronically changing advertising message are not allowed unless adjacent to a primary or interstate highway and are under contract for use at will by a state department of transportation for the purpose of advertising road and weather conditions on the road past the sign;

(3) The length of the message (without reference to the content of the message) and the speed and intervals at which the advertising message may be changed may be determined by the administrator, after consulting with the county engineer and appropriate state highway agencies, for the purpose of ensuring that the distraction to motorists is not so great that it creates a substantial hazard for traffic or pedestrians.

6. T-C, R-H without gaming. The requirements for C-1 zones apply to T-C and R-H zones.

7. T-C, R-H with gaming. The requirements for C-2 zones with gaming apply to T-C and R-H zones.

8. M-1, M-E, M-W, M-5 and M-3.

- (a) Maximum height of freestanding sign: 25 feet.
- (b) Allowable sign area: Larger of 1 sq.ft. per 100 sq.ft. of gross floor area or 1 sq.ft. per linear foot of site frontage not to exceed 128 sq.ft. per occupant .
- (c) Illumination - indirect or internal.
- (d) Moving, animated or flashing signs: not allowed.

105.610 On-premise sign credits; types; computation.

1. Sign qualifying for credits:

(a) In addition to the requirements of paragraphs (b) and (c) a sign must be supported by a steel structure having a capability of supporting the sign for at least 20 years.

(b) Structure credit: If an off-premise sign to be removed is more than 200 square feet in sign area and is more than 15 feet in height, 20 structure credits are allowed. Each credit equals 1 lineal foot of height that may be added to height limitations on the signs to which the credits are applied as follows: Up to 20 feet may be added, without a special use permit, to the height otherwise allowed without a special use permit (20 feet). (Sec. 105.530(4). 20 credits may be used for an additional free-standing sign.

(c) Sign area credit: If an off-premise sign to be removed is more than 15 feet in height and is more than 200 square feet in sign area, sign area credits are allowed equal to the lawfully existing off-premise sign area. No more than half of the sign area credits may be applied to any one freestanding on-premise sign. The remaining credits may be applied to wall signs and roof signs or may be converted as follows:

(1) 200 sign area credits may be converted to a single freestanding sign 10 feet in height and 50 square feet in sign area.

2. Procedure for obtaining and using sign credits; scenic easement.

(a) In C-2 and M-1 zones the owner or occupant of the premises may obtain on-premise sign credits by the removal of lawfully existing off-premise signs and structures if:

(1) A perpetual restrictive covenant, scenic easement, and agreement satisfactory to the county, prohibiting off-premises signs is recorded with the county recorder, and

(2) All off-premise signs and supporting structures are removed in accordance with the terms of the agreement.

(b) With respect to credits attributable to a single off-premise sign, one-half of the sign area credits may be used immediately upon recording of the documents. One-half of the sign area may not be used until the off-premise sign and structure are completely removed, unless the structure credits are waived, in which case all sign area credits may be used immediately (for wall and roof signs) upon recording of the documents.

(c) In C-2, T-C and R-H zones with gaming:

(1) Sign area credits are allowed if more than 100 motel or hotel rooms, are located on the premises;

(2) Credits shall be computed as 3 square feet per lineal foot of allowable business frontage.

(d) In all zones the maximum height of a freestanding sign may be increased by 10%, without a special use permit, if the sign is installed in a planter landscaped with drought resistant evergreen plants and having an area two times the area of the sign.

3. Exemption from requirements. To the extent a sign is based on credits it shall be allowed without a special use permit in excess of otherwise applicable limits on area, number, and height.

4. Credits are appurtenant to, and may not be transferred from, the premises from which the credits were derived, except that credits may be used on abutting premises under the same ownership.

#### 105.620. Nonconforming signs.

1. Right to maintain and continue the use of a nonconforming sign. Subject to the amortization provisions contained in paragraph 4, a nonconforming on-premises sign may be maintained and continued in use, provided that:

(a) It is not altered, enlarged or relocated without a sign permit;

(b) It is maintained in good repair and does not become unsightly or hazardous.

2. Termination of right to nonconforming sign.

(a) Any nonconforming sign which is declared a hazard by the administrator shall be removed or repaired within 10 days of notice to the owner of the sign.

(b) Any nonconforming sign which requires repairs costing in excess of 50 percent of its replacement value shall be removed or made to comply with the provisions of this chapter.

3. Alteration, enlargement or relocation. No permit shall be issued for the alteration, enlargement or relocation of a nonconforming sign unless the changes will bring the sign into conformance with the provisions of this chapter.

4. Amortization of nonconforming signs.

(a) The right to maintain and continue the use of a nonconforming sign shall cease 7 years from the date on which the sign became nonconforming. The administrator shall give notice at least 5 years before ordering a nonconforming sign removed or brought into conformance under the provisions of this subsection, and may do so during the 7 year amortization period. Notice shall be given by certified mail to the owner of the property on which the sign is located and to the owner of the sign, if not the same as the property owner. The owner of the sign shall be respon-

sible for removing the sign or bringing it into conformance with the requirements of this chapter.

105.630 Abandoned signs.

1. Removal of abandoned signs. Any sign or sign structure which has been abandoned for a period of 6 months shall be removed or restored to use within 30 days after a notice of abandonment is issued to the owner of the sign. Notice shall be given by the administrator using certified mail. The administrator may allow an abandoned sign or sign structure to remain in place; provided that the sign or sign structure is maintained in good condition, and that there is a reasonable possibility that the sign can be restored to use within a one-year period.

2. Criteria for establishing abandonment. A sign or sign structure shall be considered abandoned when any of the following occurs:

- (a) Any copy thereon is out of date;
- (b) Any business advertised thereon is no longer located on the premises;
- (c) Any product or service advertised thereon is no longer offered on the premises;
- (d) The structure no longer supports a sign or the sign no longer contains an advertising display;
- (e) A sign, structure or advertising display is visibly damaged or partially missing.

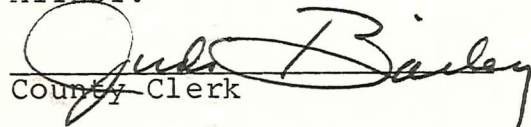
Proposed on the 14th day of May, 1985.  
Proposed by Commissioners Williams.  
Passed on the 28th day of May, 1985.

Vote:

Ayes: Commissioners: Lillard, McDowell, King, Ritter & Williams  
Nays: Commissioners: None  
Absent: Commissioners: None

  
\_\_\_\_\_  
Chairman of the Board

ATTEST:

  
\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the 10th day of June, 1985.