

nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Illumination may not be added to any nonconforming sign.

- c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this Section.
- d) If damage to a nonconforming sign from any cause is less than fifty percent (50%) of either the original or replacement value, whichever is less, the sign may be rebuilt or repaired to its original condition in its original location and may continue to be displayed. (Amended 5/19/92)
- e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities (for example, by creating an off-premises sign under circumstances where such a sign would not be allowed).
- f) The Zoning Enforcement Officer, within one year of the effective date of this Section, shall make every reasonable effort to identify all the nonconforming signs within the Town's Planning Jurisdiction. He/She shall then contact the person responsible for each such sign (as well as the owner of the property where the nonconforming sign is located, if different from the former) and inform such person (i) that the sign is nonconforming, (ii) how it is nonconforming, (iii) what must be done to correct it and by what date, and (iv) the consequences of failure to make the necessary corrections. The Zoning Enforcement Officer shall keep complete records of all correspondence, communications, and other actions taken with respect to such nonconforming signs.

94.18 Amortization of Nonconforming Signs.

- a) The following types of nonconforming signs or signs that are nonconforming in any of the following ways shall be altered to comply with the provisions of this Section or removed within ninety (90) days after the effective date of this Section.
 - 1) Portable, temporary, or roof mounted signs.
 - 2) Signs that are in violation of Subsection 94.13 or 94.14 (b), (c), or (d).(Amended 5/19/92) Adopted on 5th day of May, 1989.

Section 96. Regulations Governing Manufactured Home Parks. The purpose of these Manufactured Home Park regulations is to provide an acceptable environment for the are in fact small communities of Manufactured Homes.

- 96.1 New Manufactured Home Parks may be located in any R-MH Residential-Manufactured Home District and as a conditional use in any RA-15 Residential-Agricultural District, subject to a finding by the Board of Commissioners that the following conditions will be met:
- 96.2 Plans clearly indicating the developer's intention to comply with the provisions of this section be submitted to and approved by the Board of Commissioners. Such plans, drawn to a scale of no less than 1"=200', must show the area to be used for the proposed Manufactured Home park; the ownership and use of neighboring properties; and all proposed entrances, exits, driveways, walkways, off-street parking spaces, and buffer and screening plans; the location of Manufactured Home spaces, recreation areas and service buildings; the location of sanitary conveniences, including toilets, laundries, and refuse receptacles; the proposed plan of water supply, sewage disposal and electric street lighting; indications of how future expansions will be made, if applicable; in the case of irregular topographic features, existing contours and finished contours (by separate map or otherwise). Said map, maps and plans shall also clearly show the name of the proposed park, proposed street names, any other features of the park not herein mentioned. The Board of Commissioners may, prior to final approval of the proposed development, forward said plans to the Planning Board for its review and recommendations. The Board of Commissioners shall have the authority to impose such reasonable conditions and safeguards on the proposed development as it deems necessary for the protection of adjoining properties and the public interest.
- 96.12 The lot area for a Manufactured Home Park shall be at least two acres. All acres to be included in said park shall be clearly shown on the plans required by Subsection 96.11.
- 96.13 Each Manufactured Home in the Manufactured Home Park shall occupy a designated space having at least 7,500 square feet, with a width of at least fifty (50) feet, exclusive of common driveways.
- 96.14 Each Manufactured Home space shall abut a driveway within the park; said driveways shall be graded and paved on a well compacted subbase to a continuous width of twenty-five (25) feet, exclusive of required parking spaces.
- 96.15 Two off-street driveway parking spaces with not less than four (4) inches of crushed stone or other suitable material on a well compacted subbase shall be provided for each Manufactured Home space. Required parking spaces may be included within the 7,500 square feet required for each Manufactured Home space.
- 96.16 At least 200 square feet of recreation space for each Manufactured Home space shall

be reserved within each Manufactured Home Park as common recreation space for the residents of the park. Such areas shall, along with the driveways and walkways, be adequately lighted for safety.

- 96.17 No Manufactured Homes or other structures within a Manufactured Home Park shall be closer to each other than twenty-five (25) feet, except that storage or other auxiliary structure for the exclusive use of the Manufactured Home may be closer to that Manufactured Home than twenty-five (25) feet.
- 96.18 No Manufactured Home shall be located closer than thirty (30) feet to the exterior boundary of the park, or a bounding street right-of-way. Buildings used for laundry or recreation purposes shall be located no closer than forty (40) feet to the exterior boundary of the park or the right-of-way of a bounding street.
- 96.19 Proposed water supply and waste disposal facilities for each Manufactured Home in the park shall be approved in writing by the Caldwell County Health Officer or his representative.
- 96.20 Manufactured homes shall be placed on site in conformance with the Criteria established in Section 97.
- 96.21 Along all side and rear property lines the developer shall maintain a fifteen (15) feet buffer strip and within a portion of the buffer strip, there shall be planted a continuous screen of evergreen plants with an initial height of at least six (6) feet by natural growth within no later than a two (2) year period.

Section 97. Provisions for Individual Manufactured Homes. Manufactured Homes are only permitted on individual lots in the R-75A district and in the RA-15 District, subject to the following conditions:

- 97.01 The lot must be recorded as an individual lot.
- 97.02 If municipal utilities are not available, the well and/or septic tank must be approved by the Caldwell County Health Department.
- 97.03 All yard dimensional requirements for the respective district must be met.
- 97.04 The lot must front a public street and said street frontage will be considered the front of the lot.
- 97.05 A certificate of occupancy must be issued by the Zoning Enforcement Officer after these conditions and all other code requirements are met and before the unit can be occupied.