

93.34 Continuing the Nonconforming Use of Manufactured Homes and Manufactured Home Parks.

93.41 Extensions of Use. Nonconforming Manufactured Homes on individual lots and Manufactured Home Parks existing at the time of the adoption of this Ordinance shall be allowed to continue to their present existence, but shall not be allowed to expand, or increase a nonconforming use. The manufactured home may also be replaced if the property has been rezoned to allow individual manufactured homes or manufactured home parks.

Section 94 Sign Regulations.

94.01 Purpose and Intent.

It is the general purpose and intent of this section to prohibit signs of a commercial nature in districts in which commerce is barred; to limit signs in the commercial districts in relation to the intensity of the use of the district and its surroundings and to control the number, area, and location of signs in such a way as to support and complement the land use objectives set forth in the district regulations of this Ordinance. These regulations are designed, among other purposes, to stabilize and protect property values, maintain the visual attractiveness of the Town of Hudson and its environs, and promote public safety.

94.02 Definitions.

Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this section shall have the meaning indicated when used in this section.

- a) Sign. Any device that (i) is sufficiently visible to persons not located on the lot where such device is located to accomplish either of the objectives set forth in subdivision ii of this definition, and (ii) is designed to attract the attention of such persons or to communicate information to them.
- b) Billboard. An off-premises sign owned by a person, corporation, or other entity that engages in the business of selling the advertising space on that sign.
- c) Effective Date of This Section. The effective date of this section as originally adopted, or the effective date of an amendment to it if the amendment makes a sign nonconforming.
- d) Electronic Message Board- Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is

electronically programmed and can be modified by electronic processes.

- e) Freestanding Sign. A sign that is attached to, erected on, or supported by some structure (such as a pole, mast, frame, or other structure) that is not itself an integral part of or attached to a building or other structure whose principal function is something other than the support of a sign. A sign that stands without supporting elements, such as a "sandwich sign," is also a freestanding sign. If the message is removed from a structure that was originally designed and used as a freestanding sign, this structure shall still be considered a sign.
- f) Internally Illuminated Signs. Signs where the source of the illumination is inside the sign and light emanates through the message of the sign, rather than being reflected off the surface of the sign from an external source. Without limiting the generality of the foregoing, signs that consist of or contain tubes that (i) are filled with neon or some other gas that glows when an electric current passes through it and (ii) are intended to form or constitute all or part of the message of the sign, rather than merely providing illumination to other parts of the sign that contain the message, shall also be considered internally illuminated signs (amended 5/19/92)
- g) Off-Premises Sign. A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located. A sign that draws attention to a cause or advocates or proclaims a political, religious, or other noncommercial message shall also be an off-premises sign unless such sign is subject to 94.05(a)(5).
- h) On-Premises Sign. A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located.
- i) Portable Sign. Any sign designed or intended to be readily relocated or which is not permanently affixed to a structure or to the ground. This shall include signs on wheels, trailers, truck beds, A-frames, airborne signs, or any other device which is capable of, or intended, to be moved from one location to another.
- j) Temporary Sign. A sign that (i) is used in connection with a circumstance, situation, or event that is designed, intended, or expected to take place, or to be completed within, a reasonably short or definite period after the erection of such sign, or (ii) is intended to remain on the location where it is erected or placed for a period of not more than 15 days. If a sign display area is permanent but the message displayed is

subject to periodic changes, that sign shall not be regarded as temporary. (Ord. of 5/9/89)

94.03 Zoning Compliance Certificate Required.

- a) Before any sign, except those specifically exempted as provided in Section 94.04 and 94.05, shall be constructed, erected, moved, enlarged, illuminated or substantially altered, a Zoning Compliance Certificate shall be obtained. (See Sections 121, 122 and 123.) Mere painting or changing or message of a sign shall not, in and of itself, be considered a substantial alteration.
- b) If plans submitted for a Zoning Compliance Certificate or conditional-use permit include sign plans in sufficient detail that the permit-issuing authority can determine whether the proposed sign or signs comply with the provisions of this Section, then issuance of the requested zoning compliance certificate or conditional-use permit shall constitute approval of the proposed sign or signs.
- c) Signs not approved as provided in Subsection (b) or exempted under the provisions referenced in Subsection (a) may be constructed, erected, moved, enlarged, illuminated or substantially altered only in accordance with a Zoning Compliance Certificate issued by the Zoning Enforcement Officer.
 - (1) Sign permit applications and sign permits shall be governed by the same provisions of this Ordinance applicable to Zoning Compliance Certificates.
 - (2) In the case of a lot occupied or intended to be occupied by multiple business enterprises (e.g., a shopping center), sign permits shall be issued in the name of the lot owner or his agent rather than in the name of the individual business enterprise requesting a particular sign. The Town may assist the owner by suggesting a formula whereby the maximum square footage of sign area allowed on the lot may be allocated equitably among all tenants, but the Town shall be responsible for enforcing only the provisions of this Chapter and not the provisions of any allocation formula, lease, or other private restriction.

94.04 Signs Excluded from Regulation.

The following signs are exempt from regulation under this section except for those stated in Section 94.14.

- a) Non-illuminated signs not exceeding four square feet in area that are customarily associated with residential use and that are not of a commercial nature, such as (i) signs giving property identification names or numbers or names of occupants, (ii)

signs on mailboxes or newspaper tubes, and (iii) signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.

- b) Insignia of any government and historic markers erected by a governmental body.
- c) Legal notices, identification and informational signs and traffic directional signs erected by or on behalf of a governmental body.
- d) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.
- e) Signs directing and guiding traffic on private property but which bear no advertising matter and do not exceed four square feet in height.
- f) Bulletin signs incidental to churches, provided they do not exceed thirty-two (32) square feet in area and do not exceed six feet in height.
- g) Signs proclaiming religious, political or other non-commercial messages (other than those regulated by Subsection 94.05(a)(5)) that do not exceed one per abutting street and 16 square feet in area and are not illuminated.
- h) Temporary sign or banner erected for not more than 14 days announcing a noncommercial and civic or philanthropic event in any district. Such signs or banners shall not exceed 40 square feet, shall be limited to one per lot with the written permission of the owner and may be located in required yards. (Amended 6/16/92)
- i) Each property/business may have the following flags: United States, North Carolina, local governmental jurisdictions, foreign nations having diplomatic relations with the United States, religious, corporate or any other flags sanctioned by the local governing body and are subject to U.S. Congressional protocol and placement on a standard flag pole or staff not to exceed the height requirements of the zoning district. (Amended 6/16/92)
- j) Temporary signs for the sale of Christmas trees shall not exceed 32 square feet in area and 6 feet in height. Only one such sign per temporary business shall be erected and shall be safely affixed to the ground or a permanent structure on the lot. A copy of the privilege license for the temporary business shall be kept at the business site. Such signs shall be removed within 7 days of the termination of sale activities. (Amended 5/19/92)

94.05 Certain Temporary Signs: Permit Exemptions and Additional Regulations.

- a) The following temporary signs are permitted without a Zoning Compliance Certificate or conditional-use permit. However, such signs shall conform to the requirements set forth below in addition to all other applicable requirements of this section except those contained in Sections 94.08 (Total Sign Area and 94.09 (Number of Freestanding Signs).
- 1) Signs containing the message that the real estate on which the sign is located (including buildings) is for sale, lease, or rent together with information identifying the owner or agent. Such signs may not exceed 16 square feet in the R-20, R-15, RA-15, R-85, R-75, R-75A, R-MH, O-I, N-B zone and may not exceed 32 square feet in area in all other zones and shall be removed immediately after sale, lease, or rental. (Amended 6/16/92)
 - 2) Construction site identification signs. Such signs may identify the project, the owner or developer, architect, engineer, contractor and subcontractors, funding sources, and may contain related information including but not limited to sale or leasing information. Not more than one such sign may be erected per site, and it may not exceed 32 square feet in area. Such signs shall not be erected prior to the issuance of a building permit and shall be removed within 10 days after the issuance of the final certificate of occupancy.
 - 3) Signs attached temporarily to the interior of a building window or glass door. Such signs, individually or collectively, may not cover more than 75 percent of the surface area of the transparent portion of the window or door to which they are attached.
 - 4) Displays, including lighting, erected in connection with the observance of holidays. Such signs shall be removed within 10 days following the holidays.
 - 5) Signs erected in connection with elections or political campaigns. Such signs shall be removed within three days following the election or conclusion of the campaign. No such sign may exceed 16 square feet in surface area.
 - 6) Temporary signs not covered in the foregoing categories, so long as such signs meet the following restrictions:
 - (a) Not more than one such sign may be located on any lot.
 - (b) No such sign may exceed four square feet in surface area.
 - (c) Such sign may not be displayed for longer than three consecutive days

nor more than 10 days out of any calendar year.
(Amended 6/16/92)

- 7) A temporary banner sign in the C-B, H-B, L-I, H-I district not covered in the foregoing categories, so long as such banners meet the following restrictions:
- (a) Each business may have one such banner and must be attached to a permanent architectural feature not including any public utility fixture.
 - (b) No banner may exceed 40 square feet in surface area and shall be in good condition (not frayed or torn) as determined by the Code Enforcement Officer.
 - (c) Other temporary signs not listed shall be regarded and treated in all respects as permanent signs, except that (as provided in Section 94.09) temporary signs shall not be included in calculating the total amount of permitted sign area.

(Amended 6/16/92)

- 8) Individual helium filled balloons, so long as they do not exceed 12 feet in height from ground level. In no case shall the balloons exceed a height of 12 feet. Balloons may not be clustered more than 3 together from the same anchor. Balloons shall be removed when they become deflated. (9/16/03)

- b) The following temporary events and signs require a Zoning Compliance Certificate and the advertising devices shall conform to the requirements set forth below in addition to all other applicable requirements of this code with the exception of those contained in Sections 94.08 (Total Sign Area):

- 2) A temporary advertising permit for nonpermanent facilities and activities with a duration of 1 to 14 days for special promotional sales and grand openings. Advertising devices allowed are tents, balloons, gas-filled figures and other similar devices so long as the following is met:

- (a) The purpose of this permit is to authorize advertising devices for a defined period of time and to coordinate health, traffic and other inspections necessary to the safe and healthful operation of the event.
- (b) Application for a temporary event sign permit shall be made at least three (3) working days prior to the start of the advertising event.

- (c) Requirements for permit issuance: A temporary advertising event permit shall not be issued until evidence is shown that the following requirements have been or will be complied with:
- (d) A master advertising plan that includes the following:
 - (1) A site layout plan that includes placement of permanent buildings in addition to required parking for any permanent use or temporary use located in the event site; this primarily refers to tents.
 - (2) Specification for each advertising device in sufficient detail to determine the height and placement requirements of this Ordinance; of special concern is air-borne devices distracting motorists and interference with safe traffic patterns.
- (e) Maximum number of permits: No more than four (4) temporary event permits may be issued for the same business in any one (1) calendar year.
(Amended 6/16/92)

94.06 Determining the Number of Signs

- a) For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship elements, each element shall be considered a single sign.
- b) A two-sided or multi-sided sign shall be regarded as one sign so long as:
 - 1) With respect to a V-type sign, the two signs are at no point separated by a distance that exceeds five feet; and
 - 2) With respect to a double-faced (back to back) sign, the distance between the backs of each face of the sign does not exceed three feet.

94.07 Computation of Sign Area.

- a) The surface area of a sign shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part

of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.

- b) If the sign consists of more than one section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.
- c) With respect to two-sided, multi-sided, or three-dimensional signs, the sign surface area shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point. Without otherwise limiting the generality of the foregoing:
 - 1) The sign surface area of a double-faced, back to back sign shall be calculated by using the area of only one side of such sign, so long as the distance between the backs of such signs does not exceed three feet.
 - 2) The sign surface area of a double-faced sign constructed in the form of a "V" shall be calculated by using the area of only one side of such sign (the larger side if there is a size difference), so long as the angle of the "V" does not exceed 30 degrees and at no point does the distance between the backs of such sides exceed five feet.

94.08 Total Sign Surface Area.

- a) Unless otherwise provided in this section, the total surface area devoted to all signs on any lot shall not exceed the limitations set forth in this section, and all signs except temporary signs shall be included in this calculation.
- b) Unless otherwise provided in this section, the maximum sign surface area permitted on any lot in any residential district (See Section 80.1-80.7) is four square feet.
- c) Subject to the other provisions of this section, the maximum sign surface area on any lot in the Office and Institutional (O&I) or Neighborhood Business (N-B) Districts shall be determined by allowing one (1.0) square foot of sign surface area for each linear foot of building frontage facing a public street. However, in no case shall the total sign surface area exceed 200 square feet. (Amended 11/21/95)
- d) Subject to the other provisions of this section, the maximum sign surface area permitted on any lot in the C-B districts shall be determined by either of the following methods, whichever is greater: (Amended 11/21/95)
 - 1) There may not be more than 0.5 square feet of sign surface area per linear foot of lot street footage up to 200 feet of frontage, or 50 square feet,

whichever is greater. (Amended 5/19/92)

- e) Subject to other provisions of this section, the maximum sign surface area on any lot in the H-B, L-I, H-I districts shall be determined by multiplying the number of linear feet of street frontage by 1.0 feet, or 3 square feet of sign surface area for each linear foot of building frontage facing a public street, whichever is greater. However, in no case shall the total sign surface area exceed 600 square feet.
- f) If a lot has frontage on more than one street, then the total sign surface area permitted on that lot shall be the sum of the sign surface area allotments related to each street on which the lot has frontage. However, the total sign surface area that is oriented toward a particular street may not exceed the portion of the lot's total sign surface area allocation that is derived from frontage on that street.
- g) The sign surface area of any sign located on a wall of a structure may not exceed 50 percent of the total surface area of the wall on which the sign is located.

94.09 Freestanding Sign Surface Area.

- a) For purposes of this section, a side of a freestanding sign is any plane or flat surface included in the calculation of the total sign surface area as provided in Section 94.07. For example, wall signs typically have one side. Freestanding signs typically have two sides (back to back), although four-sided and other multi-sided signs are also common.
- b) Subject to Subsection (c), a single side of a freestanding sign may not exceed .3 square feet of surface area for every linear foot of street frontage along the street toward which such sign is primarily oriented with the following restrictions:
 - 1) If the frontage is less than 200 feet then the sign may not exceed 50 square feet.
 - 2) If the frontage is between 200 and 400 feet then the sign may not exceed 75 square feet.
 - 3) If the frontage is over 400 feet then the sign may not exceed 100 square feet.
 - 4) If the lot is a corner lot allowing two signs under Section 94.10, then the development may elect to have one sign totaling 80% of the combined total of each sign, but not to exceed the development's total sign surface in Section 94.08. (b-Amended 10/21/97)
- c) In the H-B, L-I, and H-I districts, a single side of a freestanding sign (on- and off-premises) may not exceed 0.75 square feet in surface area for every linear foot of street frontage along the street toward which such sign is primarily oriented. however, in no case may a single side of such sign exceed 300 square feet in surface

area.

- d) With respect to freestanding signs that have no discernible sides, such as spheres or other shapes not composed of flat planes, no such freestanding sign may exceed the maximum total surface area allowed under subsections (b) or (c) for a single side of a freestanding sign.

94.10 Number of Freestanding Signs.

- a) Except as authorized by this section , no development may have more than one freestanding sign.
- b) If a development is located on a corner lot that has at least 100 feet of frontage on each of the two intersecting public streets, then the development may have one freestanding sign along each side of the development bordered by such streets.
- c) If a development is located on a lot that is bordered by two public streets that do not intersect at the lot's boundaries (double front lot), then the development may have one freestanding sign on each side of the development bordered by such streets.

94.11 Subdivision and Multi-Family Development Entrance Signs.

- a) At any entrance to a residential subdivision or multi-family development, there may be not more than two signs identifying such subdivision or development. A single side of any such sign may not exceed 16 square feet, nor may the total surface area of all such signs located at a single entrance exceed 32 square feet.
- b) Signs for kindergartens, day nurseries, and nursing homes permitted in accordance with Article VIII of this Ordinance may erect not more than two signs identifying such development. A single side of any such sign may not exceed 16 square feet, nor may the total surface area of all such signs located at a single entrance exceed 32 square feet.

94.12 Location and Height Requirements.

- a) Freestanding signs shall not be located on any highway or railroad right-of-way.
 - 1) Freestanding Signs. Freestanding signs shall not be located less than 10 feet from any property line and 20 feet from any residential property line.
 - 2) Spacing. Off-premises signs and billboards shall be located a minimum of 500 linear feet apart as measured along the centerline of the major

thoroughfare or freeway. Only one structure shall occur every 500 linear feet.

- b) No sign may extend above any parapet or be placed upon any roof surface, except that for purposes of this section, roof surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space. This subsection shall not apply to displays, including lighting, erected in connection with the observation of holidays on the roofs of residential structures.
- c) No sign attached to a building may project more than 12 inches from the building wall.
- d) No part of a freestanding sign may exceed a height, measured from ground level of 25 feet in the H-B, L-I, or H-I districts, and 20 feet in all other districts. This height shall be measured from ground level or road level whichever is higher and shall not in any case exceed the height requirement of the zoning district. (Amended 6/16/92, 10/21/97)

94.13 Sign Illumination and Signs Containing Lights.

- a) Unless otherwise prohibited by this chapter, signs may be illuminated if such illumination is in accordance with this section.
- b) No source of illumination on a sign, such as floodlights, spotlights, unshielded bulbs, etc., shall be directly visible from any public right-of-way, from any residential district, or from adjacent premises.
- c) Except as herein provided, (i) internally illuminated signs are not permissible in any residential zoning district, and (ii) where permissible, internally illuminated freestanding signs may be illuminated during hours that the business or enterprise advertised by such sign is open for business or in operation.

This subsection shall not apply to the following types of signs:

- 1) Signs that constitute an integral part of a vending machine, telephone booth, device that indicates the time, date, or weather conditions, or similar device whose principal function is not to convey an advertising message.
- 2) Signs that do not exceed four square feet in area and that convey the message that a business enterprise is open or closed or that a place of lodging does or does not have a vacancy.
- d) Subject to Subsection (f), illuminated tubings or strings of lights that outline property lines, sales areas, doors, windows or similar areas are prohibited. This does not include permanently attached neon tubings that outline the roofline of a building.

(Amended 5/19/92)

- e) Electronic Message Boards shall be limited to light emitting diode (LED) or liquid crystal display (LCD) boards and shall not contain any scrolling, moving or animated display. The minimum time between any display change shall be three seconds. Electronic Message Boards shall not exceed 24 square feet in the Office and Institutional (O-I) and Central Business (CB) district and 32 square feet in the Highway Business (HB) district.
- f) Subsections (d) and (e) do not apply to temporary signs erected in connection with the observance of holidays.

94.14 Miscellaneous Restrictions and Prohibitions.

- a) No off-premises signs, outdoor advertising and/or billboards (except those exempted from regulation or from permit requirements under Sections 94.04 and 94.05) may be located in any district other than H-B, L-I, or H-I district.
- b) No sign may be located so that it substantially interferes with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads. (Amended 5/19/92)
- c) Signs that revolve or are animated or that utilize movement or apparent movement to attract the attention of the public are prohibited. Without limiting the foregoing, streamers, animated display boards, pennants, and propellers are prohibited, but signs that only move occasionally because of wind are not prohibited if their movement (i) is not a primary design feature of the sign, and (ii) is not intended to attract attention to the sign. The restriction of this subsection shall not apply to signs indicating the time, date, or weather conditions or signs permitted under a special advertising event under subsection 95.04b. (Amended 5/19/92)
- d) No sign shall use such words as "stop", "slow", "caution", "danger", or similar admonitions which may be confused with traffic directional signals erected by governmental agencies.
- e) No sign shall be erected so as, by its location, color, nature or message, to permit it to be confused with or obstruct the view of traffic signals or signs or so it would tend to be confused with the warning lights of an emergency or public safety vehicle.
- f) Freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.

- g) No sign shall be erected, maintained, painted, or drawn on any utility pole, tree, rock or other natural feature.
- h) No sign shall be permitted which uses a series of two or more signs placed in a line parallel to a street or highway right-of-way, or in a similar fashion, all carrying a single advertising message, part of which is contained on each sign.
- i) Portable and roof-mounted signs are prohibited from location or use within the Town of Hudson and its extraterritorial planning jurisdiction.

94.15 Maintenance of Signs.

- a) All signs and all components thereof, including without limitation, supports, braces, and anchors, shall be kept in state of good repair. With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.
- b) If a sign other than a billboard advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within 90 days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
- c) If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign, shall, within 90 days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. The subsection shall not be construed to alter the effect of Subsection 94.17(c), which prohibits the replacement of a non-conforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.
- d) The area within 10 feet in all directions of any part of a freestanding sign shall be kept clear of all debris and all undergrowth more than 12 inches in height.

94.16 Unlawful Cutting of Trees or Shrubs.

No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:

- a) Within the right-of-way of any public street or road, unless the work is done pursuant

to the express written authorization of (the town or other agency having jurisdiction over the streets).

- b) On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express written authorization of the person owning the property where such trees or shrubs are located.
- c) In any area where such trees or shrubs are required to remain under a permit issued under this ordinance.

94.17 Nonconforming Signs.

- a) Subject to the remaining restrictions of this section, nonconforming signs that were otherwise lawful on the effective date of this article may be continued provided they conform to the following provisions:
- b) No person may engage in any activity that causes an increase in the extent of 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