

## **§ 6.5.9 Nonconforming Signs**

### **A. Zoning Official to Enforce**

The Zoning Official shall order the removal of any sign erected or maintained in violation of the law as it existed prior to the date of the adoption of this Ordinance. Such a sign does not qualify as a nonconforming sign.

### **B. Nonconforming May Continue**

Signs existing at the time of the adoption of this Section and not conforming to its provisions, but which did conform to previous laws, shall be regarded as nonconforming signs and these may be continued if properly maintained and repaired as provided in this Section except as provided below.

1. The structure, sign face, or accessories of a nonconforming sign shall not be altered, modified, changed, reconstructed or moved without bringing the sign in all respects into compliance with this Section, provided, however, that nothing herein shall prohibit the normal maintenance or repair of any nonconforming sign.
2. Under this Section, a sign is inseparable from and intrinsically a part of the land use and activity of the property on which it is located. Therefore no site plan for any property shall be approved unless it provides that all existing nonconforming signs and new signs are made to conform to the provisions of this Section.
3. Upon approval of a special exception use on the site where a nonconforming sign or signs exist, all such nonconforming signs shall be brought into conformance with the applicable provisions of this Section.

Below are examples of older pole signs being replaced by conforming new signs.



Ambridge Market Place



Wawa



Shore United Bank had a pole sign, replaced by this monument sign



M&T Replacement Sign







Peking House – Sign destroyed by a storm



Proposal to keep existing sign and reface it.