

SIGNS - Advertising and billboards may be authorized and erected in commercial districts in accordance with the following, and as provided by Section 301 of this ordinance:

1. Signs shall not be erected or maintained in such a manner as to obscure, or otherwise physically interfere with an official sign, signal, or device or in such manner as to obstruct or to interfere with a driver's view of approaching, merging, or intersecting traffic. Signs shall not be erected on the right-of-way or easement of any road.
2. In all commercial districts:
  - A. Off-premises signs may not be closer than 300 feet to any public or semi-public facility such as parks, playgrounds, schools, churches, hospitals, sanitariums, museums, art galleries, auditoriums, and libraries.
  - B. When abutting a residential district, signs shall not be placed within 300 feet of the residential district except that on-premise signs may not be located within fifty (50) feet of the residential district.
3. All signs and billboards shall be maintained in a neat and presentable condition. In the event their use shall cease, they should be removed promptly and the area restored to a condition free from refuse and rubbish. After thirty (30) days notice and failure to do so, the local government shall remove the sign and assess the charges to the owner.
4. Signs, other than illuminated signs, that are of a temporary nature and smaller than nine (9) square feet are permitted in any district without obtaining a development permit or variance; however, no sign may be erected for more than thirty (30) days without obtaining a development permit and a variance from the standards of this section.
5. Real estate sale and rental signs, other than illuminated signs, that are smaller than twelve (12) square feet may be authorized in any district when permitted in accordance with standards of sections 301 and 450 of this ordinance and provided that each such sign be placed on-premise. Real estate sale and rental signs in excess of twelve (12) square feet may be permitted in any district only with approval of a variance by the Board of Adjustment and only when erected on-premise.