

ADMINISTRATIVE DETERMINATION

Date: March 2012
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RE: Intent of city code regarding change of copy on non-conforming signs

The following Administrative Determination addresses and clarifies the Nonconforming Signs code (MCC 3.9.06(A)) regarding nonconforming signs existing prior to the effective date of July 6, 1999, and what constitutes a change of copy, which is allowed *without* requiring the sign be brought into compliance with current code.

As MCC 3.9.06(A) is currently written, a sign existing on or prior to July 6, 1999, cannot be altered or enlarged *other than changing copy*, unless the sign is brought into conformity with the current code provisions.

The intent of this code section is twofold:

1. To improve the visual aesthetic of the community by requiring that new or significantly altered signs meet current city code standards.
2. To allow existing businesses with associated existing nonconforming signs to conduct minor updates to the text or logos.

Given this intent, the following Administrative Determination addresses nonconforming signs existing prior to July 6, 1999, and what changes to the those signs can occur without triggering the requirement that they be brought into conformity with McCall City Code:

A change of copy, as referenced in MCC 3.9.06(A)1, shall include changes to the letters, numerals, figures, symbols, logos and/or graphic elements of the sign, but shall not include changes to the overall content or message of the sign. When the product or business referenced by the copy of the sign is changed, then the sign shall be required to conform to current code standards.

Below is copy of the referenced McCall City Code sections:

3.9.02: DEFINITIONS:

COPY: Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

3.9.06: NONCONFORMING SIGNS:

(A) Where a lawful sign existed on the effective date, July 6, 1999, of the previous sign regulations (previously title III, chapter 24 of this code), that could not be lawfully installed under the terms of current regulations, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming sign may be enlarged or altered, other than changing copy, in a way which increases its nonconformity, but any sign may be altered to bring it into conformity.