

# Kershaw County Planning and Zoning Department

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## EXISTING NONCONFORMING SIGNS

### Section 3:4.11, Unified Code of Zoning and Land Development Regulations

#### 3:4.11-1 Regulations for Existing Nonconforming Signs

- A. Except as herein provided, the use of nonconforming signs that were otherwise lawful on the effective date of this Ordinance may be continued.
- B. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming.
- C. A nonconforming sign may not be moved, altered, or replaced except to bring the sign into complete conformity with this Ordinance. This includes any change to the sign surface area. The tenant name or tenant's message on a nonconforming multiple occupant development sign may be changed so long as it does not create any new nonconformities. Once a nonconforming sign is removed from the premises or otherwise taken down, altered, or moved, said sign may only be replaced with a sign which is in conformance with the terms of this Ordinance.
- D. Upon adoption of this Ordinance, all legal nonconforming signs shall comply with the maintenance and upkeep requirements of this section. Minor repairs and maintenance of nonconforming signs necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased.
- E. If a nonconforming sign is destroyed by natural causes, otherwise damaged, or requires major repairs, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this Ordinance, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a nonconforming sign shall be considered destroyed or damaged if it receives damage or requires major repairs to an extent of more than fifty (50) percent of the sign's replacement value immediately prior to the sign having received said damage.
- F. If a nonconforming sign remains unused for a continuous period of thirty (30) days, that sign shall be deemed abandoned and shall, within thirty (30) days after secession of use, be altered to comply with this Ordinance or be removed by the sign owner, owner of the property where the sign is located, or other person having control over such sign. The Planning Official may grant an extension to this thirty (30) day period for extenuating circumstances. For purposes of this Ordinance, a sign shall be deemed abandoned if:
  1. The sign relays information that is no longer pertinent or up-to-date.
  2. The sign no longer advertises a bona fide business, lessor, owner, product, activity conducted, or product available.
  3. The structure does not contain a sign surface area.
  4. The sign contains no message. For such purposes, the terms *Sign for Rent*, *Sign for Lease*, etc. shall not be deemed to be a message.
  5. There is no longer any business activity on the site.