

AN ORDINANCE AMENDING CHAPTER 425 "SIGN REGULATIONS" OF THE MUNICIPAL CODE OF THE CITY OF WARRENTON, MISSOURI.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:

SECTION I. Chapter 425: "Sign Regulations" of Title IV of the Municipal Code of the City of Warrenton, Missouri is hereby deleted in its entirety and a new Chapter 425: "Sign Regulations" shall be inserted to read as follows:

CHAPTER 425: SIGN REGULATIONS

Section 425.010 Short Title.

This Chapter shall hereafter be known and cited as the "Sign Ordinance of the City of Warrenton".

Section 425.020 Scope.

- A. The provisions of this Chapter shall govern the erection of all signs and outdoor display structures, together with their appurtenant and auxiliary devices, in respect to size, color, duration, number, construction, location and structural and fire safety.
1. *Zoning law establishes district.* The City Zoning Code shall govern the area of the City in which any sign or outdoor display structure shall be located.
 2. *Building Code applicable.* In the absence from this Chapter of specifications governing details of sign construction, the applicable standards listed in the Building Code shall apply.

Section 425.030 Definitions.

As used in this Chapter, the following words shall mean:

APPROVED COMBUSTIBLE PLASTIC - A plastic material more than one-twentieth (1/20) of an inch thick which burns at a rate of not more than two and one-half (2½) inches per minute when subjected to the ASTM Standard Test for Flammability of Plastics in sheets of six one-hundredths (6/100) of an inch thickness.

AWNING - Any structure entirely supported by the wall to which it is attached and which has a frame covered by canvas, cloth or other similar temporary material and/or which can be retracted or rolled to the structure by which it is supported.

BILLBOARD - All signs which advertise products or businesses which are not located on the same premises as the sign. This includes billboards, detached pole signs on separate parcels, wall signs and signs otherwise attached to buildings and/or supported by uprights or braces on the ground.

CANOPY - Any structure attached to a building at the inner end and supported on the outer end.

CITY - The City of Warrenton, Missouri.

ERECT - To build, construct, attach, hang, re-hang, place, affix or relocate, including the painting and repainting of permanent window signs.

FRONTAGE - The length of the lot along the street side. A front of a lot bordering more than one (1) street is considered separate for each street.

LICENSED SIGN ERECTOR - A person, his/her agents and employees, who has secured a business license from the City.

LOT - A parcel, tract, plot or area of land accessible by means of a street or other permanently reserved principal means of access. It may be a single parcel separately described in a deed or plat which is recorded in the office of the County Recorder of Deeds, or it may include parts of or a combination of such parcels when adjacent to one another and used as one.

MARQUEE - Any permanent structure supported entirely by the building and which projects from the wall of a building.

PERSON - Any natural person, firm, partnership, association, corporation, company or organization of any kind.

PLANNED SHOPPING CENTER - A development of at least five (5) shops and stores, at least one (1) of which shall be a major outlet of not less than ten thousand (10,000) square feet of gross floor area.

PREMISES - That portion of a lot or building occupied by a single occupant, exclusive of common areas, if any, shared with adjacent occupants.

SIGN - A device, structure or part of a structure, including structural trim, which displays or upon which is displayed any colors, message, name or symbol of any kind for the purpose of advertising, announcing, directing or attracting attention from the outside of a building. Sign supports are not a part of the sign.

SIGN AREA - The area of the sign face. The sign area of a multi-faced sign is the sum of the sign areas of each face, including structural trim, which can be seen from a single location on an adjacent street and which displays or upon which is displayed any color, message, name or symbol of any kind for the purpose of advertising, announcing, directing or attracting attention from the outside of a building. If a sign is attached to a building or suspended in any manner whereby there is no apparent trim or confining border, the sign area shall be computed by drawing an imaginary straight line around a generally rectangular margin and measuring the area so encompassed by such line.

SIGN, ATTACHED - A wall sign or projecting sign attached to a building wall or the generally vertical plane of a mansard-type roof.

SIGN, BANNER - A sign constructed from vinyl or cloth that can be rolled or folded and typically temporary in nature.

SIGN, ELECTRONIC - A sign or accessory light which is illuminated on an intermittent cycle. Electronically controlled message centers shall be classified as "electronic signs".

SIGN FACING OR SURFACE - Any surface of a sign upon, against or through which the advertising message is displayed or illustrated on the sign, including structural trim, which displays or upon which is displayed any color, message, name or symbol of any kind for the purpose of advertising, announcing, directing or attracting attention from the outside of a building and which can be seen from a single location on an adjacent street, provided that the ends or thickness of a sign shall not be counted as a separate sign face unless an advertising message is conveyed thereon.

SIGN, FLAG - A sign typically temporary in nature, supported by a single pole inserted into the ground or a base structure with a movable section similar to a flag.

SIGN, GROUND - Any detached sign on the same lot or parcel as the use it advertises which has its bottom portion erected upon or supported by the ground, a ground planter box or other supports.

SIGN, HANGING - Any sign hanging entirely beneath a canopy, portico or marquee.

SIGN, ILLUMINATED - Any sign which is illuminated by light sources mounted on or in the sign or some other location.

SIGN, MARQUEE, CANOPY AND AWNING - A sign attached to or illustrated on a marquee, canopy or awning, respectively.

SIGN, MOVING - A sign, all or any part of which moves by any means. Such sign includes a fluttering sign and pennants and excludes flag signs.

SIGN, POLE - Any detached sign located on the same lot or parcel as the use it advertises, which sign is supported by one (1) or more stationary poles longer than three (3) feet above the mean grade line of the ground at its base, provided that this shall not include a permitted ground sign as set forth herein.

SIGN, PROJECTING - Any sign which projects more than fifteen (15) inches beyond the plane of the wall on which the sign is erected or attached.

SIGN, ROOF - Any sign erected on a roof but excluding marquee and canopy signs and excluding wall or projecting signs which do not project greater than twenty-four (24) inches above a parapet wall. The generally vertical plane of a mansard-type roof shall be interpreted as the same as a wall of a building.

SIGN, STRUCTURE - The sign and all parts associated with its construction.

SIGN, SUPPORTS - All structures by which a sign is held up, including, for example, poles, braces, guys and anchors.

SIGN, TABLETS - The permanent part of a building which typically is an integral part of the structure made out of limestone or similar type material.

SIGN, TEMPORARY - Any sign intended for a limited or intermittent period of display. Such signs

shall be not greater than six (6) square feet per sign face in residential districts or twenty-four (24) square feet per sign face in all other districts. Signs that would otherwise be defined as banner signs shall not be considered as temporary signs.

SIGN, WALL - A sign erected or attached against the wall of any building with the plane of the face parallel to the plane of the wall below the roofline.

SIGN, WINDOW, PERMANENT - A sign that is permanently affixed to either side of the glass of an exterior door or window. For the purpose of this Chapter, a glass brick wall shall be deemed a window.

SIGN, WINDOW, TEMPORARY - A temporary sign affixed to the inside of an exterior window or glass door.

STRUCTURAL TRIM - The molding, battens, cappings, nailing strips, latticing and platforms which are attached to the sign structure.

ZONING ORDINANCES - The Zoning Ordinance of the City, and/or Title IV of this Code, and the current district map related thereto.

Section 425.040 Signs in Agricultural "AG" and Residential Districts "R-1", "R-2" and "R-3".

A. Subject to limitations hereinafter set forth, only the following signs shall be permitted in "AG" Agricultural and "R-1", "R-2" and "R-3" Residential Districts:

1. Ground signs;
2. Pole signs;
3. Wall signs;
4. Tablet signs;
5. Official governmental flags;
6. Temporary signs;
7. Banner signs;
8. Signs which prohibit trespassing or indicate privacy of premises, driveways or roads;
9. Signs in residential areas are restricted to not more than two (2) sign faces.
10. All illuminated signs within residential districts shall be extinguished at the time of business closing or 10:00 P.M., whichever is earlier, provided that this shall not prohibit continuous illumination of permitted flags. No sign shall be illuminated between the hours of 10:00 P.M. and 6:00 A.M.

Section 425.045 Signs in "RC-1" Planned Business and "RC-2" Residential Commercial Planned

Districts.

- A. All buildings in the "RC-1" Planned Business District and in the "RC-2" Planned Residential Commercial District that front on Highway 47 shall be permitted the following type signs only: temporary signs, permanent window signs, temporary window signs, ground signs and attached signs in accordance with Section 425.090, Standards for Signs. Businesses that front on Cherry Lane shall be allowed temporary signs and ground signs only. See Section 405.110(H)(1) through (4).
- B. No sign erected shall be neon type or contain flashers, animators or mechanical moving or contrivance of any sort.
- C. For the purpose of determining the number of signs, a "sign" shall be defined as a single display surface containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered to be a single sign.
- D. No display devices shall be permitted. Display devices include, but are not limited to, satellite dishes.

Section 425.050 Signs in "C" Commercial, "M" Light Industrial.

- A. Subject to the limitations hereinafter set forth, only the following signs shall be permitted in "C" and "M" Districts:
 - 1. Attached signs;
 - 2. Ground signs;
 - 3. Hanging signs;
 - 4. Illuminated signs;
 - 5. Marquee, canopy and/or awning signs;
 - 6. Permanent window signs;
 - 7. Temporary window signs;
 - 8. Projecting signs;
 - 9. Temporary signs;
 - 10. Wall signs;
 - 11. Pole signs;
 - 12. Flag signs;

13. Banner signs.

Section 425.060 Signs Located in Industrial/Commercial Areas ("M-1", "M-2", "C-1", "C-2", "C-3" and "C-4").

A. Subject to the provisions of Subsection (B), signs shall be permitted within four hundred fifty (450) feet to the nearest edge of the right-of-way of any interstate or primary highway in areas zoned industrial or commercial, subject to the following regulations:

1. *Lighting.*

- a. No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any sign.
- b. External lighting such as floodlights, thin line and gooseneck reflectors are permitted, provided the light source is directed upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or Federal-aid primary highway and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle.
- c. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures, an official traffic sign, device, or signal.

2. *Size of signs.*

- a. The maximum area for any one (1) sign shall be nine hundred (900) square feet with a maximum height of thirty (30) feet and a maximum length of sixty (60) feet, inclusive of border and trim but excluding the base or apron, supports, and other structural members.
- b. The maximum size limitations shall apply to each side of a sign structure, and signs may be placed back to back, double faced, or in V-type construction with not more than two (2) displays to each facing, but such sign structure shall be considered as one (1) sign.
- c. The maximum height of any sign structure, including border, trim, base, apron, supports, and other structural members, shall be forty-five (45) feet.

3. *Spacing of signs.*

- a. No sign structure shall be erected within six hundred twenty-five (625) feet of an existing sign on the same side of the highway on interstate highways.
- b. No sign structure shall be erected within one hundred twenty-five (125) feet of an existing sign on non-interstate highways.

B. No outdoor sign shall be permitted within three hundred (300) feet of a residential district except signs, displays and devices advertising activities conducted on the property upon which they are

located, or services and products therein provided. "Outdoor signs", as used in this Section, means an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing designed, intended or used to advertise or inform, any part of the advertising or information contents of which is visible from any point of the traveled ways of the City.

C. All permitted signs in commercial districts shall be governed by the following restrictions:

1. No building sign shall be permitted on the rear side of any building located on commercial property, nor shall any such sign be permitted on the side of any building located on commercial property if such building sign on the side of a building is within two hundred fifty (250) feet of any residential district or the centerline of any street abutting such residential district. However, this shall not prohibit unlighted directional signs and signs not greater than two (2) square feet per sign face which contains the words "loading zone", "service entrance", "entrance", "no parking", "loading area" or similar directional words and symbols as permitted by Section 425.090(4).
2. Subject to the further limitations set forth in Section 425.090(3)(c), an aggregate sign display area equal to the amounts shown in Table S-1 below (excluding windows) shall be permitted on the side of a commercial business unit facing a commercial district.

TABLE S-1

<u>Building Face (in square ft)</u>	<u>% of building face allowed for signage</u>	<u>Max. sign area (in square ft)</u>
0 - 2,500	15%	150
2,501 – 5,000	6%	250
5,001 – 7,500	5%	325
7,501+	4%	375

Section 425.070 Prohibited Signs.

A. The following types of signs shall be prohibited in the City:

1. Any permanent sign which does not meet the flammability test of approved combustible plastic;
2. (Reserved);
3. Moving signs;
4. Roof signs;
5. Signs painted directly on the walls of a structure.
6. (Reserved).

7. If any sign becomes hazardous to pedestrian or vehicular traffic by reason of obstruction of walkways or fire access or exit lanes or by restricting sight distances for vehicle or pedestrian traffic, or if any sign is located so close to travel lanes or parking areas that it is struck by maneuvering vehicles, then such sign shall be relocated, removed or corrected by the Chief of Police.
8. No sign regulated by this Chapter shall make use of the words "stop", "look", "yield", "danger", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

Section 425.080 (Reserved)

Section 425.090 Standards for Signs.

A. The following standards and conditions shall be applicable to the signs listed herein:

1. No sign shall be located within the right-of-way of any street.
2. The Planning and Zoning Commission may adopt and, if adopted, may publish City construction standards or prototypes for directional signs to promote uniformity of directional signage in the City. If adopted and approved by the Board of Aldermen, such provisions shall become mandatory, and all such signs shall be brought into compliance as set forth in Section 425.090.
3. Attached signs shall be subject to the following regulations:
 - a. Such signs shall include both wall signs and projecting signs.
 - b. Such signs shall not extend horizontally beyond the plane of the wall to which they are attached more than twenty-four (24) inches.
 - c. Such signs shall not exceed the maximum size limitations shown in Table S-1, per Section 425.060, C, 2.
 - d. Such signs shall not project greater than twenty-four (24) inches above the parapet wall or roofline.
 - e. Such signs shall maintain a clearance of at least ten (10) feet above the ground or pavement where vehicular movement is possible under such sign and at least seven (7) feet above the ground or pavement where pedestrian movement is possible under such sign.
 - f. Such signs shall not exceed thirty-five (35) feet above the grade level of the fronting street.
 - g. Such signs shall be constructed and braced to withstand a pressure of not less than thirty (30) pounds per square foot of exposed surface and shall be securely attached to the building or wall.
 - h. No attached wall signs shall be permitted for businesses fronting on Cherry Lane.

4. Marquee, canopy and awning signs shall be subject to the following regulations:
 - a. Such signs shall not exceed four (4) feet in height of sign area.
 - b. Such signs shall meet the same standards of strength as an attached sign.
 - c. Such signs shall maintain a clearance of at least ten (10) feet above the ground or pavement where vehicular movement is possible under such sign and at least seven (7) feet above the ground or pavement where pedestrian movement is possible under such sign.
 - d. Awning signs shall be painted or otherwise permanently affixed to the awning.
5. Ground signs shall be subject to the following regulations:
 - a. Such signs shall be located in any required front yard or setback area and not closer than one-third (1/3) of the required setback distance from the property line.
 - b. Such signs shall be located so as not to obstruct vision at an intersection or a vehicular entry or exit from the property.
 - c. Such signs may be supported by a post or poles that do not exceed a height of three (3) feet plus a planter box. The sign shall not exceed a height of four (4) feet. In no event shall posts, poles, planter boxes and sign elevation exceed a height of seven (7) feet.
 - d. Such signs shall not exceed ten percent (10%) of the surface of the building wall of which they are in front of or relate to, provided that the total of all permanent attached signs and ground signs on a frontage shall not exceed the maximum size limitations shown in Table S-1, per Section 425.060, C, 2, except as otherwise provided in Section 425.060.
 - e. Landscaping shall be placed at the base of and around any ground sign for a distance equal to at least one-half (1/2) the total height of the sign or three (3) feet, whichever is greater.
 - f. In addition, businesses fronting on Cherry Lane shall limit ground signs to three (3) feet in height and ten (10) square feet of sign area.
6. Hanging signs shall be permitted in addition to all other signs, provided that such signs do not exceed three (3) square feet per sign face.
7. Temporary and permanent window signs shall be subject to the following regulations:
 - a. Temporary window signs shall be maintained in good repair.
 - b. Permanent window signs shall be painted, metal leafed or in some other manner permanently applied to either side of an exterior window or door.
8. Pole signs shall be subject to the following regulations:

- a. Not more than one (1) pole sign shall be erected on any one (1) street frontage.
- b. The bottom of any pole sign shall be at least ten (10) feet above the main ground level on which the sign is placed if it is within vehicular traffic areas and at least seven (7) feet above the main ground level on which the sign is placed if it is within pedestrian traffic areas, and shall not exceed a height of twenty (20) feet to the top of the sign above the ground level.
- c. Pole signs shall be located not closer than fifteen (15) feet to any right-of-way.
- d. Sign area shall not exceed one hundred (100) square feet.
- e. *Highway 47 pole signs.* For properties that are contiguous to the Highway 47 right-of-way, located between Veterans Memorial Parkway and Anwijo Way only, including the properties contiguous to both Anwijo Way and Highway 47, the following pole sign regulations shall apply:
 - (1) Not more than one (1) pole sign shall be erected on any one (1) street frontage with a maximum of two (2) pole signs per property or development. Only one (1) pole sign shall be allowed to exceed a height of thirty-five (35) feet to the top of the sign above the main ground level on a property.
 - (2) The bottom of the sign shall be at least ten (10) feet above the main ground level on which the sign is placed if it is within vehicular traffic areas and at least seven (7) feet above the main ground level on which the sign is placed if it is within pedestrian traffic areas and shall not exceed a height of fifty (50) feet to the top of the sign above the main ground level.
 - (3) Pole signs shall be located not closer than fifteen (15) feet to any right-of-way.
 - (4) Sign area shall not exceed one hundred (100) square feet for a sign at a height of or less than thirty-five (35) feet. Sign area shall not exceed one hundred fifty (150) square feet for a sign at a height of or less than fifty (50) feet to the top of the sign above the main ground level.

9. *Electronic message board signs.*

a. *Definitions.*

ELECTRONIC MESSAGE BOARD SIGN - Is a sign or portion thereof with a fixed or changing message composed of a series of lights that may change through electronic means and may incorporate LED or other lighting methods, excluding signs displaying time and temperature only.

b. *Location.*

- (1) No sign shall be located in such a manner as to obstruct or otherwise physically interfere with the effectiveness of an official traffic sign or signal or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging or intersecting

traffic.

(2) Placement of any electronic message board sign shall be on the same lot as the business it advertises.

c. *Illumination.* Direct or reflected light from the electronic message board sign shall not create a traffic hazard to operators of motor vehicles or create glares affecting residential properties. All electronic message board signs shall be required to have an automatic dimmer control and shall be programmed to meet the requirements of this Subsection to the satisfaction of the Board of Aldermen's designee.

d. *Size.* The maximum sign area for any one (1) sign per side shall not exceed twenty-four (24) square feet.

e. *Highway electronic message board signs.* For properties that are contiguous to the Interstate 70 right-of-way; contiguous to the Veterans Memorial right-of-way; and contiguous to the Highway 47 right-of-way, located between Veterans Memorial Parkway and Interstate 70 only, the following additional electronic message board sign regulations shall apply:

(1) Only one (1) electronic message board sign shall be allowed with a maximum sign area of fifty (50) square feet per side, up to a height of thirty-five (35) feet to the top of the sign above the main ground level on a property or development.

10. *Banner signs.*

a. All banner signs must meet the following guidelines:

(1) Must be located at least fifteen (15) feet back from the street edge.

(2) May be a maximum size of thirty-two (32) square feet in commercial/industrial districts.

(3) May be a maximum size of twelve (12) square feet in residential districts.

(4) Banner signs may be located on the property which it advertises.

(5) In the case of a lot with multiple street frontages, the entity may display two (2) banners as long as each banner is facing a different street.

(6) Off-site advertisement is allowed, provided the entity has written permission from the property owner.

(7) Any banner sign not maintained shall be subject to the enforcement Section of the City of Warrenton Code.

(8) The maximum number of banners per entity at any time shall be limited to one (1) per street front.

b. *Prohibited.*

- (1) Banner signs may not be affixed to any utility pole, including telephone, electric, street and traffic poles.
- (2) Pendants and streamers.
- (3) Banners shall not be roof mounted or higher than the building on which it advertises.
- (4) Banner signs shall not interfere with vehicular or pedestrian traffic.

11. *Temporary and flag signs-size and location requirements.*

- a. Such signs shall be not greater than six (6) square feet per sign face in residential districts or twenty-four (24) square feet per sign face in all other districts.
- b. Such signs shall be posted only on private property with the permission of the property owner or lessee.
- c. Such signs shall not be placed within ten (10) feet of another temporary or flag sign.
- d. Any temporary or flag sign not maintained shall be subject to the enforcement Section of the City of Warrenton Code.

Section 425.100 (Reserved)

Section 425.110 General Restrictions on Sign Regulations and Maintenance.

A. Except as hereinafter provided, all signs shall be subject to the following general construction standards and maintenance standards:

1. All signs and supports shall be maintained in good repair so as to prevent rust, peeling, flaking or fading. Broken panels, missing letters, flaking or peeling paint and other visual damage to a sign shall be repaired within forty-five (45) days of the occurrence or within thirty (30) days of notification by registered letter from the City.
2. Every permanent sign shall be constructed of rigid weather-proof materials and provisions shall be made for electric grounding of all metallic parts.
3. Illuminated signs shall be subject to the following restrictions:
 - a. All illumination shall be oriented so as to prevent undue glare onto adjacent streets or residential properties.
 - b. All electrical illumination devices shall be designed to be weather-resistant and shatter-proof.
4. No sign shall be erected or maintained so that, by its position, shape, wording, device or

color, it might interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.

5. All signs on a single parcel or lot or in a planned business center shall be of generally uniform appearance as approved by the City.

Section 425.120 Sign Permits Required — Exceptions.

A. The following signs shall not require the issuance of a sign permit, provided that such signs fully comply with the definitions and specifications of this Chapter and are not illuminated:

1. "No trespassing," "private road," or "private property" signs;
2. Temporary signs;
3. Banner signs.
4. Permanent window signs.
5. Temporary window signs.

Section 425.130 Application for Sign Permit.

- A. An application for a permit for any sign not included in Section 425.120 shall be made upon forms provided by the City.
- B. Every applicant, before being granted a permit hereunder, shall pay to the City a minimum fee of ten dollars (\$10.00) for processing the application, plus a fee of one dollar (\$1.00) per square foot of sign area over ten (10) square feet.
- C. Nothing in this Chapter shall exempt signs from meeting the requirements of the City Electrical and Building Codes.
- D. If the work authorized under a sign erection permit has not been completed within six (6) months after the date of approval, it shall become null and void.
- E. The sign permit becomes null and void immediately if the applicant's business closes and/or no longer exists on the premises.

Section 425.135 Non-Conforming Signs.

- A. Any sign legally existing on the effective date of this Chapter shall be exempt from this Chapter according to the following:
 1. No non-conforming sign shall be enlarged, extended, reconstructed or structurally altered, except as may be required by law.
 2. No non-conforming sign shall be moved to any other portion of the lot or parcel occupied by

such a sign.

3. Any non-conforming sign damaged to the extent of more than sixty percent (60%) of its reconstruction value, exclusive of the foundations, at the time of damage by fire, explosion, war, riot or act of God, shall not be restored or reconstructed as before such happening. However, if less than sixty percent (60%) of such a sign is damaged above the foundation, it may be restored or reconstructed, provided that such restoration or reconstruction is done within four (4) months of such happening, and is done with like or similar materials and size.
4. When the use of a non-conforming sign has been discontinued or abandoned for one (1) year, the sign shall be removed in accordance with Section 425.140.
5. Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any sign or part thereof declared to be unsafe by any official charged with protecting the public safety upon the order of such official.
6. On any sign that is non-conforming, work may be done on ordinary repairs, or on the repair of non-structural members or wiring, provided that the sign does not further depart from the regulations of this Chapter.

Section 425.140 Enforcement.

A. The City of Warrenton shall be responsible for the enforcement of this Chapter and may at any reasonable time inspect any sign regulated by this Chapter.

B. *Written Notice To Be Given Of Violations.*

1. *Permanent signs.* If it is found that any permanent sign has been erected in violation of this Chapter, the City shall give written notice to the owner of the sign or, if the owner cannot be located within thirty (30) days by the City, to the owner of the premises on which the sign is located, or if the sign erection is not complete, to the sign erector stating:
 - a. The violations found;
 - b. The specific standards which must be met;
 - c. The conditions must be brought into compliance within thirty (30) days;
 - d. Failure to comply with the terms of such notice shall constitute grounds for the City to order removal of the sign at the expense of the sign owner and/or owner of the premises, as provided by this Chapter; and
 - e. Any person aggrieved by the notice has a right to an appeal pursuant to Sections 405.330 and 405.340 of this Code.
2. *Temporary signs.* If it is found that any temporary sign has been placed in violation of this Chapter, the City shall give written and verbal notice to the owner of the property on which the sign is placed or, if the owner cannot be located, to the tenant of the premises on which

the sign is located stating:

- a. The violation found;
- b. The sign must be either removed or brought into compliance within forty-eight (48) hours; and
- c. Failure to comply with the terms of such notice shall constitute grounds for the City to order removal of the sign at the expense of the sign owner and/or owner of the premises, as provided by this Chapter; and
- d. Any person aggrieved by the notice has a right to an appeal pursuant to Sections 405.330 and 405.340 of this Code.

C. Signs not brought into compliance may be removed by the City. The City may remove a sign if the violations set out in a written notice have not been corrected within the specified time period after delivery of the notice.

D. *Costs To Sign Owner, Premises Owner, Or Sign Erector.* The cost of sign repair or removal shall be a joint and several obligation of the owner of the sign and/or the owner of the property on which the sign is located.

E. *Expenses Incurred To Be Assessed As Lien On Property.* In the event of failure by any party to reimburse the City within sixty (60) days for the cost incurred for repair or removal ordered by the City, the Board of Aldermen shall certify the charges for repair or removal to the City Administrator as a special assessment represented by a special tax bill against the real property on which the sign had been erected. The tax bill shall be a lien upon the property and shall be enforced to the same extent and in the same manner as all other special tax bills. The assessment shall bear interest at the rate of eight percent (8%) per annum until paid.

F. *Persons Owning Costs Of Sign Repair Or Removal Not To Be Issued Further Sign Permits.* The City shall not issue any further sign permits to persons refusing to pay costs assessed for the removal of illegal signs nor to agents or representatives of such persons.

Section 425.145 Relocation of Signs After Condemnation.

Any provision of this Chapter notwithstanding, any person owning a sign that has been taken or caused to be removed by condemnation, or threat of condemnation, by a governmental agency may relocate said sign at the same or greater distance from the right-of-way established after such taking or removal as said sign was located from the right-of-way line prior to such taking or removal. Any such relocation under the provision of this Section must be completed by such person within two (2) years after the property upon which such sign was located became the property of the governmental agency.

This Chapter shall hereafter be known and cited as the "Sign Ordinance of the City of Warrenton."

SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION III. Except as herein amended the above sections shall remain in full force and effect.

SECTION IV. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

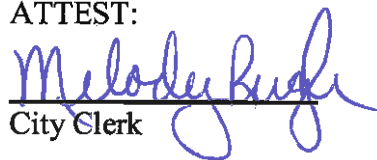
READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 17th day of May, 2016.


President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 17th day of May, 2016.


Mayor

ATTEST:


City Clerk