

To see if the voters will adopt an Ordinance to Amend the Topsham Zoning Ordinance to Amend Chapter 225-33, Signs to remove the 10 year sunset clause associated with non-conforming signs.

Underlined text are additions; Stuck out text is proposed to be removed

§ 225-33 **Signs.**

F. Nonconformance.

- (1) The eventual elimination of nonconforming signs is an objective of the Town. Such elimination of nonconforming signs shall be brought about over a period of time and in such a manner as to avoid the invasion of vested rights of the sign's owner and the infliction of unnecessary hardship.
- (2) A nonconforming sign is an otherwise legally erected sign that does not comply with the provisions of § **225-33**, including location, structure, size, dimension, setback, or type, or any other provision of this section upon adoption by Town Meeting.
- (3) Nonconforming signs may be retained and maintained until the earlier of any of the following criteria are met:
 - (a) No later than two (2) years following the close of a business that uses a nonconforming sign to advertise its name, location or any other feature of the business, unless a new business occupies the building before the end the two (2) year period;
 - (b) Upon the change of use of a structure utilizing a nonconforming sign, when such change in use requires a site plan review by the Planning Board;
 - (c) Changes made to the braces, poles or any portion of the system used to affix the sign to the ground or wall or structure.
 - (d) Upon the sale of the property when the use on the property is also nonconforming at the time of the sale which results in any change in signage.

~~(e) No later than ten years following the adoption of a sign ordinance amendment that results in a sign being made nonconforming;~~

(4) Temporary and/or portable signs shall be removed within 60 days of the adoption of this section.

(5) Exceptions:

~~(a) Off-premises signs that do not pose a hazard to the travelling public (either pedestrian or vehicular) may continue in that location, until there is a change to the braces, uprights, poles or any portion of the system used to affix the sign to the ground, wall or structure.~~

~~(b)~~(a) Any signs that have been determined by the Topsham Historic Commission, the State Historic Preservation Office, or the National Park Service to be of historic value.