

CITY OF STANFORD, KENTUCKY

403 EAST MAIN STREET

STANFORD, KY 40484

Ordinance No. 920.27B

**AN ORDINANCE OF THE CITY OF STANFORD, KENTUCKY, AMENDING BY
COMPLETE REPLACEMENT ANY AND ALL PRIOR ORDINANCES REGARDING SIGNS
AND BILLBOARDS**

**CITY OF STANFORD, KENTUCKY
ORDINANCE NUMBER: 920.27B**

AN ORDINANCE OF THE CITY OF STANFORD, KENTUCKY, AMENDING BY COMPLETE REPLACEMENT, ALL PRIOR ORDINANCES AND AMENDMENTS REGARDING SIGNS AND BILLBOARDS

WHEREAS, The City of Stanford, Kentucky desires to provide standardized content-neutral regulations for signage that effectively address the intent of any and all prior Ordinances and amendments,

NOW THEREFORE, be it ordained by the City of Stanford, Kentucky as follows, amending by full replacement all prior Ordinances regarding sign regulations.

ARTICLE 11: SIGN REGULATIONS

11.1 Intent

This article provides content neutral sign standards that allow legitimate signage for agricultural, residential, professional office, business, and industrial activities while promoting signs that:

- A. Reduce intrusions and protect property values;
- B. Minimize undue distractions to the motoring public;
- C. Protect the tourist industry by promoting a pleasing community image; and
- D. Enhance and strengthen economic stability.

11.2 Scope

These provisions apply to the display, construction, erection, alteration, location, and maintenance of all new and existing signs within the City of Stanford, Kentucky.

11.3 Exempt Signs

The following signs are exempt from the provisions of this Article and are, therefore, exempt from the requirement to get a sign permit:

- A. Signs not visible beyond the boundaries of the property upon which they are located.
- B. Government signs that are placed by government officers in the performance of their professional or elected or appointed duties.
- C. Temporary or permanent signs erected by public utility companies or construction companies in the performance of their professional duties.
- D. Vehicle signage when painted directly on a vehicle or attached magnetically.
- E. Temporary signage of sixteen (16) square feet or smaller placed on or after April 1st and removed by June 4th, of the same year. Temporary signage of sixteen (16) square feet or smaller placed on or after September 15th and removed on or before November 30th, of the same year.
- F. Temporary signs for a new business for up to 30 consecutive days from the first day of business. Exempt signage shall only be displayed on the property where the new business is located.
- G. Signage placed by realtors in the performance of their professional duties.

H. Window signage.

11.4 Permit Requirements

- A. No sign regulated by this ordinance (except those specifically exempted in Section 11.4.1, below) shall be displayed, erected, relocated, or altered unless all necessary permits have been issued by the Code Enforcement Officer of the City of Stanford, Kentucky. Applicants shall submit an application form to the Code Enforcement Officer before any permit may be issued.
- B. Property owner shall obtain a Certificate of Appropriateness from the Architectural Review Board (ARB) for signage proposed within the Historic District Overlay (HDO). Applications shall be available in the Code Enforcement Officer's Office, City Hall, Stanford, Kentucky.
- C. Signs shall only be erected or constructed in compliance with the approved permit.
- D. Applicants shall obtain a building permit for the footer of freestanding and monument signs. Final inspections for building permits require a minimum notice of 24 hours to the city's building inspector and/or state electrical inspector.
- E. Signs permitted as an accessory to a legal, nonconforming use shall be subject to the regulations of the zone in which the nonconforming use is located.

11.4.1 Signs Exempt from Permit Requirements

The following signs shall not require a permit:

- A. Incidental signs.
- B. Historic markers.
- C. Change or copy on any sign where the framework or other structural elements are not altered.

11.5 Nonconforming Signs

A legal, nonconforming sign may continue in existence as long as it is properly maintained in good condition.

These provisions shall not prevent the repair or restoration to a safe condition of any sign, but a nonconforming sign shall not be:

- A. Changed to another nonconforming sign except where only the face or copy is changed;
- B. Structurally altered so as to increase the degree of nonconformity of the sign;
- C. Expanded or enlarged;
- D. Reestablished after its removal; or
- E. Moved to a new location on the building or lot.

11.6 Illegal Signs

All illegal signs shall be subject to immediate enforcement action by the Code Enforcement Officer, as outlined in the City of Stanford's Nuisance and Zoning Ordinances and amendments.

All illegal signs may be removed by the Code Enforcement Officer, and will be stored for thirty (30) days. Signs may be picked up at City Hall Monday through Friday, 8:00am to 4:30pm. If not claimed within thirty (30) days, the signs will be disposed of by the Code Enforcement Officer.

11.7 General Requirements

All signs in all zones shall meet the following requirements:

- A. Illuminated signs shall be located in a fashion which prevents all direct rays of light from shining beyond the property lines of the lot on which the sign is located.
- B. No light, sign, or other advertising device shall be designed or erected to imitate or resemble any official traffic sign, signal, or device or use any words, phrases, symbols, or characters implying the existence of danger, or the need to stop or maneuver the vehicle.
- C. No sign shall be attached to or painted on the surface of any tree, utility pole, street light or street sign.
- D. Projecting signs shall have at least seven feet (7') of clearance above a road or sidewalk.
- E. Neon or other lighted tubing signs shall not be permitted except where such lighting is used behind solid lettering to produce a "halo" effect, or where it is used indirectly. Neon lighting shall not be used to outline buildings, structures, or ornamental features.
- F. No sign, except for governmental signs, shall be located within the sight triangle of any intersection.
- G. No sign shall be placed in or project into the public or private street right-of-way, except as specifically permitted, herein.
- H. Freestanding, monument and projecting face sign area shall be computed as follows:
 - a. Double-faced signs shall have only one face counted in calculating the area.
 - b. Signs with more than two faces shall have the area calculated by summing the area of all sign faces and dividing by two (2).
 - c. The area enclosing the perimeter of each cabinet shall be calculated to determine the area.
 - d. The perimeter of the measureable area shall not include embellishments (e.g. pole covers, framing, or decorative roofing) provided there is no written copy on such embellishments.
 - e. Maximum height shall be measured from the finished grade at the center of the sign and shall include the sign's base.
- I. Every sign, including those for which a permit is not required, shall be maintained in good condition at all times.

11.8 Prohibited Signs in All Zones

The following signs and/or sign features shall be prohibited in all zones:

- A. Mobile signs;
- B. Roof signs that extend higher than the top of the roof;
- C. Rotating or moving signs;
- D. Abandoned signs;
- E. Streamers, pennants, and tag signs or similar signs or devices except when attached to a permitted temporary sign.
- F. Any sign which emits any noise or odor;
- G. Freestanding signs which overhang any part of a building;
- H. Flashing or blinking signs;
- I. Billboards with an electronic message display system.
- J. Signs in a public right-of-way; and
- K. Handbills.
- L. Signs advertising alcohol sales within one-hundred feet (100') of any school or church.

M. No new billboards are to be erected. All existing billboards shall be maintained in like new condition or removed.

11.9 Signs Requiring a Conditional Use Permit in All Zones

- A. Signs painted directly on a building.
- B. Only the Board of Zoning Adjustments shall have the authority to approve sign variances or conditional use permits for signs unless the request is made to the Planning Commission in conjunction with a Development Plan. Applications for sign variances or conditional use permits shall be governed by the Zoning Ordinance provisions for variances and conditional use permits.

11.10 Signs Permitted by Specific Zone

Any sign not specifically permitted shall be prohibited.

11.10.1 Agricultural Zone (A-1)

- A. **Residence** – One wall sign not exceeding one (1) square foot in area.
 - a. Every parcel shall be entitled to one sign not exceeding 36 square inches in area to be placed in any of the following locations:
 - 1. On the front of every building, residence or structure;
 - 2. On each side of an authorized U. S. Postal Service mailbox; and
 - 3. On one post which measures no more than 48 inches in height and four (4) inches in width.
- B. **Farm**
 - a. Two signs per entrance if incorporated into a fence or wall feature, or one freestanding sign per entrance. Signs shall not 32 square feet in area each.
 - b. Incidental signs – which shall not exceed two (2) square feet in area nor require sign permits.
- C. **Buildings Used for Religious or Educational Activities**
 - a. One freestanding sign not exceeding 32 square feet in area and eight (8) feet in height.
 - b. One bulletin board, not exceeding 12 square feet in area and eight (8) feet in height.
 - c. One small sign per building not exceeding 32 square feet in area.
 - d. Incidental signs – which shall not exceed two (2) square feet in area and do not require sign permits.
- D. **All Other Conditional Uses**
 - a. One freestanding sign for any other permitted or conditional use not noted, herein; signage shall not exceed 32 square feet in area and eight feet in height.

11.10.2 Single Family Residential Zone (R-1)

- A. **Residence** – One nameplate wall sign not exceeding one (1) square foot in area.
 - a. One wall sign not exceeding one (1) square foot in area.
 - 1. Every parcel shall be entitled to one sign not exceeding 36 square inches in area to be placed in any of the following locations:
 - i. On the front of every building, residence or structure;

- ii. On each side of an authorized U. S. Postal Service mailbox; and four (4) inches in width.
- iii. On one post which measures no more than 48 inches in height and four (4) inches in width.

B. Home Occupation – One wall sign not exceeding six (6) square feet in area.

C. Subdivision – One freestanding sign per entrance into the subdivision not to exceed 32 square feet in area and eight (8) feet in height.

D. Buildings Used for Religious or Educational Activities

- a. One freestanding sign that shall not exceed 32 square feet in area and eight (8) feet in height;
- b. One wall sign that shall not exceed 12 square feet in area;
- c. One bulletin board that shall not exceed 12 square feet in area and eight (8) feet in height; and
- d. Incidental signs which shall not exceed two (2) square feet in area nor require sign permits.

E. All Other Conditional Uses

- a. One freestanding sign that shall not exceed 32 square feet in area and eight (8) feet in height;
- b. One wall sign that shall not exceed 12 square feet in area; and
- c. Incidental signs which shall not exceed two (2) square feet in area nor require sign permits.

11.10.3 Two Family, Low Density and High Density Residential Zones (R-2, R-3, R-4)

A. Single Family Residence – All single-family homes within these zones shall comply with the signage regulations for single family residential zones regulated under paragraph 11.10.2 above.

B. Multi-Family Residence – Multi-family residential buildings and conditional uses may have:

- a. One freestanding sign that shall not exceed 32 square feet in area and eight (8) feet in height and shall have a front yard setback of 20 feet;
- b. One wall sign that shall not exceed 12 square feet in area; and
- c. Incidental signs which shall not exceed two (2) square feet in area nor require sign permits.

C. Buildings Used for Religious or Educational Activities

- a. One freestanding sign that shall not exceed 32 square feet in area and eight (8) feet in height;
- b. One wall sign per building that shall not exceed 12 square feet in area;
- c. One bulletin board that shall not exceed 12 square feet in area and eight (8) feet in height; and
- d. Incidental signs – which shall not exceed two (2) square feet in area nor require sign permits.

11.10.4 Standard Signage Permitted in all Professional, Commercial and Industrial Zones (B-1, B-2, B-3, I-1, and I-2)

- A. One freestanding or monument sign per street frontage with a maximum of two (2) signs per lot.

- a. Freestanding signs shall not exceed 75 square feet in area, 25 feet in height, and shall have a minimum setback of 10 feet. When street frontage permits two (2) signs, the two freestanding signs may be combined into one (1) freestanding sign that shall not exceed 110 square feet in area. For buildings with more than one occupying business this freestanding sign may list all businesses within the building.
 - b. Monument signs shall not exceed 60 square feet in area, eight (8) feet in height, and shall have a minimum setback of 10 feet.
- B. One wall sign, canopy sign or awning sign per street frontage with a maximum of two (2) signs per building. The maximum allowed area for all signage in this category is 32 square feet or 15 percent of the wall area to which the sign, canopy or awning is attached, whichever is greater. Awnings shall have at least seven (7) feet of clearance when fully extended. When a building contains two or more separate businesses, these requirements shall be applied separately to the wall area of the portion of the building occupied by the individual business.
- C. One wall sign per tenant or lessee not exceeding two (2) square feet in area.
- D. One attraction board either attached to the wall or attached to the permitted freestanding sign not to exceed 32 square feet in area and eight (8) feet in height.
- E. One menu board for every property that includes a drive-thru lane, walk-up window or drive-up curbside. Menu boards shall not exceed 55 square feet in area and shall have a maximum height of eight (8) feet.
- F. Temporary signs – Shall include banners, streamers, tethered balloons, and inflatable signs and objects. One temporary sign per street frontage shall be allowed subject to the following conditions:
 - a. Shall not exceed 50 square feet per sign where non-rigid materials are used.
 - b. Shall not exceed 32 square feet per sign where rigid materials, such as wallboard or plywood, are used.
 - c. Shall comply with the applicable regulations for the zone in which they are located.
 - d. Shall not remain in place for a period of more than 14 continuous days.
 - e. Shall not be displayed for more than a total of eight (8) times in any calendar year.
 - f. Shall not be placed within the public right-of-way or the sight triangle at intersections.
- G. One Marquee Per Theatre.
 - a. A marquee shall not exceed 32 square feet in area, shall not project more than eight (8) feet from the building face to which it is attached, and shall have a minimum clearance of eight (8) feet.
- H. Incidental Signs – which shall not exceed two (2) square feet in area nor require sign permits.
- I. Buildings Used for Religious or Educational Activities
 - a. In addition to signage permitted, above, one bulletin board, not exceeding 32 square feet in area and eight (8) feet in height.
 - b. Signs with electronic message display systems shall be prohibited in the P-1 (Professional Office), B-1 (Neighborhood Business) and B-2 (Downtown Business) districts. Electronic message display systems may be incorporated into one freestanding or wall sign for each property located within the B-3, B-4, I-1, and I-2 zones.

11.10.5 Additional Signage Permitted in Specific Commercial and Industrial Zones

A. Central Business Zone (B-1) – In addition to the signage permitted in 11.10.4 above, the following signs shall be permitted:

- a. Permanent sidewalk sign – Where a building is located adjacent to the public right-of-way, one non-illuminated, freestanding sign may be permanently placed on the public sidewalk with the following restrictions:
 1. Sign shall not exceed five and one-half (5.5) square feet in area.
 2. The edge of the sign shall not exceed beyond the curb line.
 3. The maximum dimensions of the support frame shall not exceed eight (8) square feet in area (maximum 48 inches wide or 36 inches high).
 4. The bottom of such support shall be seven (7) feet above the sidewalk and the vertical support shall be 24 inches from the curb.
- b. Portable sign – One shall be permitted for each business entrance subject to the following restrictions:
 1. Maximum surface area of the sign shall be six (6) square feet per face, maximum height of the sign shall be three (3) feet, and the maximum width of the sign shall be two (2) feet.
 2. A minimum 36 inches wide pedestrian travel-way shall be maintained on the sidewalk. Signs may be designed with a changeable face and shall be removed from the public sidewalk when the business is closed.

B. Highway Business District (B-3) – In addition to the signage permitted in 11.10.6, the following signs shall be permitted:

- a. Shopping Center Malls larger than 100,000 square feet may have one freestanding sign per street frontage with a maximum of 250 square feet per sign face and a maximum height of 250 square feet per sign face and a maximum height of 30 feet. All other shopping malls may have one freestanding sign per street frontage with a maximum of 75 square feet per sign face and a maximum height of 25 feet.

C. General Business, Light Industrial, and Heavy Industrial Zones (I-1, I-2)

In addition to the signage permitted in 11.10.4, the following signs shall be permitted:

- a. Shopping Center Malls larger than 100,000 square feet may have one freestanding sign per street frontage with a maximum of 250 square feet per sign face and a maximum height of 250 square feet per sign face and a maximum height of 30 feet. All other shopping malls may have one freestanding sign per street frontage with a maximum of 75 square feet per sign face and a maximum height of 25 feet.

11.11 Maintenance Standards

Every sign, including those signs for which a permit is not required, shall be maintained in good condition.

11.12 Penalties for Violation

Any violation of the provisions of this Ordinance is hereby defined as a nuisance, and such violation shall thence be pursued by the Code Enforcement Officer and penalized pursuant to the City of Stanford's Nuisance Ordinance and any amendments, thereto.

11.13 Substitution Clause

The owner of any sign which is otherwise allowed by this chapter may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial speech. This provision prevails over any more specific provision to the contrary.

11.14 Definitions

The definitions contained in this section shall be applied in the interpretation of all sections within Article XI, except where the context clearly requires otherwise. Words used in the present tense shall include the future tense, singular number shall include the plural, and plural the singular.

1. **Abandoned Sign:** Signage that has been neglected and fallen into disrepair.
2. **Attraction Board:** Copy is changed manually or electronically on a regular basis.
3. **Awning Sign:** Applied directly to the surface of an awning; defined as a shelter supported entirely on a wall and made of non-rigid material supported by a frame.
4. **Banner Sign:** Made of non-rigid material with no enclosing framework.
5. **Billboard:** Signage intended for lease to a variety of businesses, organizations, and/or individuals. In such case, the sign itself is the income generator and the primary commercial use of the property.
6. **Bulletin Board:** Allows the manual or electronic change of copy and is used to notify the public of noncommercial events or occurrences such as church services, political rallies, civic meetings, or similar events.
7. **Canopy Sign:** Applied directly to the surface of a canopy; defined as a permanently roofed shelter covering a sidewalk, driveway, or similar area.
8. **Double-faced Sign:** Two (2) faces either set parallel or up to a 45 degree angle. Any two faces set at an angle greater than 45 degrees shall be considered two (2) separate signs.
9. **Electronic Message Display System:** Copy which uses rotating reflective discs, direct illumination, rotating veins, light emitting diodes (LEDs), liquid crystal diodes (LCDs), or other digital devices and is changed by a central computer.
10. **Farm:** A tract of at least 10 contiguous acres used for the production of agricultural or horticultural crops. Agricultural and horticultural crops shall be defined as, but not limited to, livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, ornamental plants, vineyards, and wineries.
11. **Flashing or Blinking:** Intermittent or sequential illuminations for the purpose of attracting attention to the sign.
12. **Freestanding Sign:** Attached to the ground by columns, poles, braces, or other means and not attached to any building.
13. **Government Sign:** Temporary or permanent, erected by government employees or officers in performance of their elected or professional duties.
14. **Handbill:** Printed or written material, circular, leaflet, pamphlet, or booklet designed for distribution on vehicles or other property, excluding postal distribution, which advertises merchandise, commodities or services.

15. **Illegal Sign:** Does not meet the requirements of this zoning ordinance and has not been identified as a legal, nonconforming sign.
16. **Illuminated Sign:** Emits or reflects artificial light from any source, whether directly illuminated, indirectly illuminated or internally illuminated.
17. **Incidental Sign:** Not exceeding two (2) square feet in area.
18. **Marquee Sign:** Used in conjunction with a theatre, is attached to the building, and projects from the building.
19. **Menu Board:** Freestanding signs placed at properties where there is a drive-thru lane, walk-up window, or drive up curbside.
20. **Mobile Sign:** Affixed to a frame having wheels or capable of being moved. Removal of wheels or temporary securing of a sign of this type shall not prevent it from being classified as a mobile sign, including signage placed in a truck bed, a trailer pulled behind a vehicle.
21. **Monument Sign:** Attached to a permanent foundation or decorative base and not attached to or dependent for support from any building, pole, post, or other upright.
22. **Nonconforming Sign:** Legally erected but does not comply with the current regulations for the zone in which it is located.
23. **Non-illuminated Sign:** Does not emit or reflect artificial light from any source.
24. **Portable Sign:** Small sign, easily transported by hand, placed outside during business hours and brought into the business after hours, usually tent style or A-frame.
25. **Projecting Sign:** Attached to a building, extends more than 24 inches.
26. **Roof Sign:** Projects above the cornice of a flat roof or the ridgeline of a gabled or hipped roof.
27. **Rotating or Moving Sign:** Any portion of which moves by mechanical means or the wind; does not refer to changing copy with an electronic message display system.
28. **Sign:** Any copy, including material used to differentiate the copy from the background, which is applied to a surface as a means of identifying, advertising, announcing, or illustrating products, services, and/or events.
29. **Sign Clearance:** The vertical distance between the lowest point of any sign and the grade at the base of the sign.
30. **Sign Copy:** Any word, figure, number, symbol, or emblem affixed to a sign.
31. **Sign Height:** The vertical distance between the highest point of the sign, including the frame and any embellishments, to the bottom of the base of the sign.
32. **Sign Setback:** The horizontal distance between any street right-of-way and a sign. The measurement shall be taken at the closest point between the right-of-way and any part of the sign.
33. **Sign Surface:** That part of the sign on which the message is displayed.
34. **Square Foot:** A unit of area equal to one foot, by one foot, square.
35. **Street Frontage:** Property line that lies adjacent to street right-of-way.
36. **Temporary Sign:** A banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like material and that appears to be intended to be displayed for a limited period of time.
37. **Vehicle Signage:** Signage painted directly on a vehicle or attached magnetically.
38. **Wall Sign:** Attached directly to a building; includes mansards, canopies, awnings, and signs attached to a roof which do not project above the roofline.
39. **Window Display:** Merchandise or other objects placed inside a building to be viewed from outside the building.
40. **Window Sign:** Attached to or located within three (3) feet of the interior of a window and which can be seen through the window from the exterior of the structure.

11-15 Severability

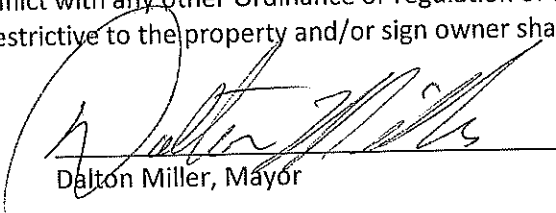
Each section and each provision of each section of this ordinance are severable, and if any provision, section, paragraph, sentence, or part thereof, or the application thereof to any person, licensee, class, or group is held by a court of law to be unconstitutional or invalid for any reason, such holding shall not affect or impair the remainder of this ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of the rest.

11-16 Effective Date

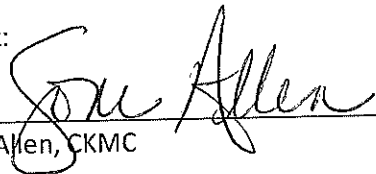
This ordinance shall be effective immediately upon its publication having been read for the first time at a City of Stanford, City Council meeting on April 8th, 2021 and for the second time at a City of Stanford, City Council meeting on May 13th, 2021.

11-17 Conflicting Provisions

Should the provisions contained, above, conflict with any other Ordinance or regulation of the City of Stanford, the provision or provisions least restrictive to the property and/or sign owner shall prevail.


Dalton Miller, Mayor

Attest:


Jone Allen, CKMC

SUMMARY OF ORDINANCE NO. 920.27B

AN ORDINANCE OF THE CITY OF STANFORD, KENTUCKY, AMENDING BY COMPLETE REPLACEMENT ANY AND ALL PRIOR ORDINANCES REGARDING SIGNS AND BILLBOARDS

Comes the undersigned attorney, John Hackley, an attorney representing the City of Stanford, Kentucky, and licensed to practice law in the State of Kentucky, and pursuant to KRS 83A.060(9) provides the following summary.

The Ordinance provides a comprehensive treatment of signage, based upon zoning districts within the City of Stanford, Kentucky, in a manner that treats commercial and political language neutrally and equally.

The Ordinance requires that most signs shall only be erected upon the granting of a permit by the Code Enforcement Officer of the City of Stanford, and for signs to be erected in the Historic District Overlay, the ARB must issue a Certificate of Appropriateness.

The Ordinance addresses with great specificity the size, type and permitted locations of signs, dependent upon location, including the specific zoning areas, with differing requirements based upon the differing potential needs of signage in each area. Some signs are prohibited in all zones, such as mobile signs, abandoned signs, moving or rotating signs, roof signs that extend above the roofline, signs emitting any noise or odor, flashing or blinking signs, billboards with an electronic message system, signs in a public right-of-way, handbills, and signs advertising alcohol within 100 feet of a church or school. The Ordinance prohibits the construction or placement of new billboards, and requires that existing billboards be maintained in like new condition, or removed.

Regarding penalties, the Ordinance does not specify specific fines or fees, but states that “any violation of the provisions of this Ordinance is hereby defined as a nuisance, and such violation shall thence be pursued by the Code Enforcement Officer and penalized pursuant to the City of Stanford’s

Nuisance Ordinance and any amendments, thereto.” The City of Stanford has previously published the detailed regime of fines, fees and other penalties that are in the City of Stanford’s Nuisance Ordinance, and all amendments, thereto.

Some signs are exempt from permit requirements, including incidental signs, Historic markers and change of copy (content) on any sign where the framework or other structural elements are not altered. “Incidental signs” are defined in the Ordinances’ extensive definitions as “not exceeding two (2) square feet in area.”

Existing legal, non-conforming signs may continue in existence as long as they are properly maintained in good condition, not removed, or changed significantly, such as by enlargement, structural alteration, or moved to a new location on a building or lot.