

~~Section 17C.240.250~~ Section 17C.240.250 Off-premises Signs

- A. No new off-premises signs may be constructed, on any site.
- B. Off-premises signs now in existence in any zone, meeting the requirements of 17C.240.290 -are ~~declared~~ considered nonconforming uses and may remain, subject to the following restrictions:
1. A nonconforming off-premises sign may not be increased in size or elevation, relocated to another site or to a new location on the same site or expanded, enlarged, or extended in any way, including, but not limited to, the addition of advertising faces or the addition of rotating faces with movable panels designed to create additional advertising, except as provided for in the public works exception below.
 2. Public Works Exception.
An ~~existing legal, non-conforming~~ off-premises sign that is allowed to remain in conformance with ~~SMC 17C.240.250(B)~~ this section shall be allowed to be relocated if necessitated for the accomplishment of a governmental public works project. This relocation of these off-premises signs for public works projects shall be subject to the limitations in subsections (a) through (f) below:
 - a. No increase in square footage of ~~outdoor advertising display~~ off-premise sign copy shall be permitted. These signs shall be replaced at the same size they existed at immediately prior to relocation.
 - b. No additional ~~sign~~ outdoor advertising faces shall be added.
 - c. No increase in height of the existing ~~off-premise sign~~ outdoor advertising display shall be permitted except where needed to provide for minimum height clearance (from the ground to the bottom of the off-premises signs) to comply with roadway safety.
 - d. The ~~off-premise sign~~ outdoor advertising display shall be relocated along the same roadway it was removed from in the geographical vicinity and shall comply with the Scenic Vistas Act of 1971 (chapter 47.42 RCW and chapter 468-66 WAC) if located along a state highway. For purposes of this provision, "the same roadway" shall be construed to be the actual street upon which said sign is currently located, and shall not be construed to incorporate any parallel streets that may function together with the actual street as a couplet.
 - e. The off-premise sign shall not be relocated to a site with a Center and Corridor zoning designation including CA zones, or located within an historic district, regardless of the zoning or district of the original sign location.
 - d.f. The relocation of the ~~off-premise sign~~ outdoor advertising shall be subject to all current City of Spokane rules, regulations, and procedures relating to the regulation and control of ~~off-premises~~ signs, excepting size, height, and off premise advertising limitations.
 3. A nonconforming off-premises sign may not be structurally altered. Structural alterations mean alterations to, including replacement of, either the off-premises sign face, or the supporting structure. Normal maintenance and repair including painting, cleaning, or replacing damaged parts of the off-premises sign, shall not be considered a structural alteration.

4. Any nonconforming off-premises sign which deteriorates, is damaged, or destroyed by fire, explosion, wind, act of nature, failure to maintain, or other accidental means may be restored if the cost thereof does not exceed fifty percent of its replacement cost. Off-premises signs damaged in an amount in excess of fifty percent of replacement cost shall be removed.
5. All nonconforming off-premises signs shall be kept in good repair and maintained in a neat, clean, attractive and safe condition. Any work required to repair or maintain an off-premises sign shall be completed promptly, so long as the off-premises sign is not structurally altered, and so long as the cost of such repair and/or maintenance does not exceed fifty percent of the cost of replacing the off-premise sign.