

Section 29 - Signs and Structures

All permitted signs and structures shall be approved by the Zoning Enforcement Officer and shall comply with the following regulations:

1. Location - No advertising sign or structure shall be erected, constructed, or maintained so as to interfere with vision clearance along any street, road, or highway or at any intersection or junction of two (2) or more traffic arteries. Nor shall any advertising sign or structure be located within the street, road, or highway right of way.
2. Illumination - No flashing, intermittent, red, green, or yellow illumination shall be used on any sign or structure located in the same line of vision as a traffic control signal. All illuminated signs or structures shall be so placed as to prevent the light rays or illumination therefrom being cast upon residential dwellings. No advertising signs or structures with flashing or intermittent lights shall be located in Sparta zoning jurisdiction.
3. Maintenance - All advertising structures, together with any supports, braces, guys, and anchors, shall be kept in repair and in a safe state of preservation. All signs, including political signs, erected to serve temporary purposes shall be removed within sixty (60) days.
4. Administration - The Zoning Enforcement Officer shall refuse a permit for the erection or construction of any advertising sign or structure which does not meet the requirements of this Section. The Zoning Enforcement Officer shall order the removal of any signs that are not constructed or maintained in accordance with the provisions of this Section.

ARTICLE X - EXCEPTIONS AND MODIFICATIONS

Section 30 - Lot of Record

1. Where the owner of a lot of official record in any residential district at the time of the adoption of this Ordinance or his successor in title thereto does not own sufficient contiguous land to enable him to conform to the minimum lot size requirements of this Ordinance, such a lot may be used as a residential building site provided, however, that the requirements of the district are complied with or a variance is obtained from the Board of Adjustment.
2. Notwithstanding the foregoing, whenever two (2) or more adjoining vacant lots of record are in single ownership at any time after the adoption of this Ordinance and such lots individually have less area or width than the minimum requirements of the district in which such lots are located, such lots shall be considered as a single lot or several lots which meet the minimum requirements of this Ordinance for the district in which such lots are located.

Section 31 - Front Yard for Dwelling

The front yard requirements of this Chapter for dwellings shall not apply to any lot where the average setback of existing buildings located wholly or partially within one hundred (100) feet on either side of the proposed dwelling and on the same side of the street in the same block and use district as such lot is less than the minimum required front yard depth. In such case, the front yard on such lots may be less than the required front yard but not less than the average of the existing front yard on the aforementioned lots, or a distance of ten (10) feet from the street right of way, whichever is greater.

Section 32 - Height Limitations

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flag poles, radio towers, television towers, masts, aerials, and similar structures, except as otherwise provided in the vicinity of airports.

Section 33 - Visibility at Intersections

On a corner lot in any residential district, no planting, structure, signs, fence, wall, or obstruction to vision more than three (3) feet in height measured from the center line of the street shall be placed or maintained within the triangular area formed by the intersecting street right of way lines and a straight line connecting points on said street right of way lines each of which is twenty-five (25) feet distant from the point of intersection.

ARTICLE XI - ADMINISTRATION AND ENFORCEMENT

Section 34 - Zoning Enforcement Officer

1. The Town Manager is hereby authorized as the Zoning Enforcement Officer and it shall be his duty to enforce and administer the provisions of this Chapter.
2. If the Zoning Enforcement Officer finds that any of the provisions of this Ordinance are being violated, he shall notify, in writing, the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of the illegal use of land, buildings, or structures; removal of illegal buildings or structures; or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take other lawful action to insure compliance with or to prevent violation of this Ordinance.