

1405.25 Non-conforming uses located in the floodway portion of the FLOOD-PLAIN DISTRICT shall be eliminated or brought into conformity with the standards contained in this Ordinance within a reasonable period of time as determined by the Board of Adjustment, after a hearing for each such Non-Conforming Use. The Board shall make its determination upon the basis of the normal the normal useful life of any improvement upon the premises. In addition, the monetary value of any competitive advantage derived by the operation of such Non-Conforming Use, by reason of the limitation on establishment of competing businesses as a result of this Ordinance, shall be considered as a reduction of losses resulting from the requirement of termination of the use under this Ordinance.

#### Subdivision 1406. Cessation of Junk and Salvage Yards.

Junk or salvage yards not within an enclosed masonry building and not within an INDUSTRIAL DISTRICT shall not be operated or maintained for more than twelve (12) months after a zoning change to a use district within which such yard is not permitted except where the Board of Adjustment determines that it is impractical to roof over a large area containing junk or salvage material, the Board may permit the construction around such area of a fence, screen planting or other device of such height as to completely screen the operation, and may then permit the continued use of such property for such purposes for a specified period.

#### Subdivision 1407. Non-Conforming Signs.

1407.1 Signs existing on the effective date of this Ordinance which do not conform to the regulations set forth in this Ordinance shall become a non-conforming use and shall be discontinued within a reasonable period of amortization of the sign; use of signs which become non-conforming by reason of a subsequent change in this Ordinance shall also be discontinued within a reasonable period of amortization of the sign.

The period of amortization for signs shall be:

1407.11 Advertising signs - five (5) years from the effective date of this Ordinance.

1407.12 Business signs ten (10) years from the date of erection or five (5) years from the effective date of this Ordinance, whichever is greater.

1407.2 Business signs on the premises of a non-conforming building or use may be continued, but such signs shall not be increased in number, area, height or illumination.