

Key:

~~Strikethrough~~ = deletions

Underlined = additions

SECTION 2.6 - SIGNS

2.6.1 Findings, purpose and intent.

A. Findings.

1. The City of Alpharetta finds that signs are a proper use of private property, are a means of personal free expression and a necessary component of a commercial environment. As such, signs are entitled to the protection of the law. In the absence of regulation, however, the number of such signs tends to proliferate, with property owners' desiring ever increasing numbers and sizes of signs, leading to cluttered and aesthetically blighted thoroughfares and properties. In addition, the competition among competing sign owners for visibility of their signs contributes to safety hazards for both vehicles and pedestrians and undermines the sign owners' original purpose of presenting a clear message of its idea or identification of its premises.
2. The City of Alpharetta~~further~~ finds that the ~~number,~~ size, height, number, design characteristics, spacing and ~~locations~~ of signs in the City directly affect the public health, safety ~~and,~~ welfare and property values.
3. The City further finds that the regulation of the size, height, number, design characteristics, spacing and location of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of both advertising and non-commercial messages for the benefit of all the City's citizens.
4. The City further finds that there is a substantial difference between signs erected by public authority and signs erected by private citizens or businesses. Signs erected by public authority are virtually all erected for the purpose of maintaining the public safety either through direct control of traffic or through provision of such type signage as street signs which enable the traveling public to know where they are located and to find where they are going. As such, with the exception of limited signs serving other purely public purposes, such as identifying government buildings or conveying government speech, virtually all government signs are erected purely for public safety purposes. Moreover, their use in the public right-of-way is necessary to ensure their visibility to the motoring public. The City finds that public utility signs are frequently of the same nature as those signs erected by governmental entities in that they provide necessary information to safeguard the public from downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying markings on utility poles, those signs are marked primarily for the purpose of benefiting the public generally through identification of locations where there may be temporary losses of power.

5. The City further finds that there is a substantial need directly related to the public health, safety and welfare to comprehensively address these concerns through adoption of the following regulations.

B. Purpose and Intent. The purpose and intent of the governing authority of the City of Alpharetta in enacting this Ordinance includes, are as follows:

1. To protect the health, safety, general welfare and property values of the citizens of the City, and to implement the policies and objectives of the eComprehensive development pPlan of the City through enactment of a comprehensive set of regulations governing signs in the City;:-
2. To regulate the erection and placement of signs within the City in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers and pedestrians;:-
3. To preserve the value of property on which signs are located and from which signs may be viewed;:-
4. To maintain an aesthetically attractive city in which signs are compatible with the surrounding area;:-
5. To maintain for the City's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interests of the City;:-
6. To prevent the destruction of the natural beauty and environment of the City and ~~To~~-maintain and maximize tree coverage within the City;:-
7. To establish comprehensive sign regulations which effectively balance the protection of legitimate business and development needs and the rights of individuals and businesses to convey their messages through signs with the promotion of a safe and aesthetically attractive environment for residents, workers and visitors to the City and the protection of the public health, safety, and general welfare;:-
8. To ensure the protection of free speech rights under the State and United States Constitution within the City;:-
9. To promote economic development;
109. To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of the areas where the signs are to be located;:-
110. To provide temporary signs in limited circumstances;:-
124. To place reasonable controls on non-conforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said non-conforming signs;:-
12. ~~To prohibit all signs not expressly authorized by this Ordinance.~~
13. To provide for the maintenance of signs;:-
14. To avoid the harmful aspects of the unrestricted proliferation of signs;:- and
15. To ensure the fair and consistent enforcement of sign regulations.

2.6.2 Scope of regulations.

A. The provisions and standards of this Ordinance shall apply to all signs located or erected within the corporate limits of the City. It shall be unlawful for any person to erect, construct, enlarge, move, alter or convert any sign or cause the same to be done within the City except in accordance with the provisions of this Ordinance.

- ~~B. Non-commercial speech protected under the First Amendment of the United States Constitution and the Constitution of the State of Georgia shall be regulated by this Ordinance only as to the size of signage containing such speech, the numerosity of such signs, and such other reasonable time, place and manner, restrictions as are set forth in this Ordinance. Any sign or structure used solely for the purpose of displaying a protected non-commercial message or protected non-commercial speech is exempt from all other aspects of this Ordinance. Except, however, all sign structures shall remain subject to the provisions of the City Zoning Ordinance, Building Codes and other relevant laws.~~
- ~~CB. Protected non-commercial speech shall be permitted in any place commercial speech is permitted under this Ordinance. Any sign provided for in any zoning district may contain non-commercial messages. To the extent any conflict arises between this provision and any other language found in this Ordinance, this provision shall control.~~
- ~~D. Any sign or structure erected for the purpose of displaying a protected non-commercial message or protected non-commercial speech shall not be used for a commercial message or commercial speech unless such sign or structure is erected in conformance with all requirements of this Ordinance and has received a sign permit as required under Section 2.6.4.~~
- ~~CE. For purposes of this Ordinance, a "non-commercial message" or "non-commercial speech" shall mean any message or speech that does not meet the definition of "commercial message or commercial sign" as set forth in Section 2.6.3 of this Ordinance. Nothing herein shall be construed to permit display of any message which is obscene, illegal or speech which is otherwise unprotected under the First Amendment of the United States Constitution. Nothing herein shall be construed to prohibit a prosecution for violation of a criminal statute by the City or other duly constituted government authority or a civil action by the City or other private person or entity.~~

2.6.3 Definitions.

As used in this Ordinance, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

~~*Abandoned Sign.* Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or deteriorated copy through lack of maintenance, or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility. A sign which refers to a use or activity that is no longer located on the property where the sign is located, or which has ceased to be used through the removal of its copy or the deterioration of its copy through lack of maintenance, but excluding temporary or short-term periods of remodeling, refurbishment or maintenance of the sign or temporary vacancy of the premises.~~

~~*Animated Sign.* Any sign, or part of a sign, that uses any movement or change of lighting or color to depict action or create a special effect or scene, which changes colors or physical position by movement or rotation, or which gives the visual impression of such movement or rotation. This includes signs that flash, blink, scroll, fade or rotate/revolve to display a message in more than one direction, and tri-vision signs, but does not include flags, banners, or canopies.~~

~~*Area of Sign.* The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled. Where sections or modules are installed back to back, one face only is considered as area. If there is a difference, the larger face will be counted.~~

~~*Background Area.* The ~~entire~~ area of a sign ~~face~~ on which copy could be placed, as opposed to the copy area, where copy is in fact posted or painted. See also, "Face of Sign" (or "Sign Face").~~

~~*Banner.* Any sign of lightweight fabric, plastic or similar material that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners. permanently mounted at one or more edges to a pole or other structure. National flags, state and municipal flags, and official flags of businesses, institutions or other organizations shall not be considered banners.~~

Beacon. Any light with one (1) or more beams which rotate, move or which are directed into the atmosphere or at one (1) or more points not on the same lot as the light source.

Canopy (or Marquee). A permanent roof-like shelter extending from part or all of a building face and constructed of some durable material such as fabric, metal, glass or plastic.

Canopy Sign. Any sign attached to or constructed in or on a canopy. For purposes of this Ordinance, this term includes Marquee Sign.

~~*Changeable Copy Board.* A sign on which copy or sign panels may be changed, such as boards with changeable letters or changeable pictorial panels. Any sign or part of a sign face that incorporates changeable board or panels, each of which contain a number, letter, character, graphic, symbol or image, to form a sign message or messages ("changeable copy"), whether the changing of such panels or boards are accomplished electronically or manually. A tenant panel is not considered changeable copy.~~

City. The City of Alpharetta, Georgia.

~~*Commercial Message or Commercial Sign.* Any sign, wording, logo, or other visual representation that directly or indirectly identifies, names, advertises, or directs attention to a business operated for profit, or to a product, commodity commercial interest or activity, or is otherwise intended to induce the purchase of goods, commodities, products, property, or services.~~

Copy. The characters, symbols, graphics, images, letters, words, writing, and/or information or advertising display on a sign surface.

~~*Copy Area.* The area in square feet of the smallest rectangle enclosing geometric figure which describes the area enclosed by the actual copy of a sign. For wall or canopy sign, the copy area limits refer to the message, not to the illuminated background.~~

Directory Sign. A single, permanent free-standing sign for multiple businesses, offices, professionals, industries or other entities located within a planned center.

Double-Faced Sign. A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty degrees (60°) or less, where one (1) face is designed to be seen from one (1) direction and the other face from another direction.

~~*Electrical Sign.* Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.~~

~~*Electronic sign.* Any sign, or portion of a sign, whose message may be changed at intervals by electronic process or by remote control, including signs such as a tri-vision sign, LCD sign or LED sign.~~

Facade. The exterior front of a building or structure exposed to public view.

Face of Sign or Sign Face. That part of a sign that is or can be used to announce, direct attention to, identify, advertise or otherwise communicate information. The entire area of sign on which copy could be placed. See also, "Background Area." ~~The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.~~

~~*Feather Sign.* A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, attached to a single rod, stake or staff for support, and designed to move in the wind.~~

Flags. Any fabric, plastic-bunting or similar material containing distinctive colors, patterns, or symbols.

Flashing Sign. A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. ~~Illuminated signs which indicate only the time, temperature, or date shall not be considered flashing signs.~~

Free-standing Sign. Any sign erected on a free-standing base, foundation, or frame, or otherwise supported by structures, supports or posts that are attached to, placed on, or anchored in the ground, and which are independent from and ~~mast or pole~~ not attached to any building or other structure. All permanent free-standing signs ~~or poles~~ shall be self-supporting structures erected on and permanently attached to solid bases or foundations. ~~Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed. Any poles or columns utilized for structural purposes shall be fabricated or covered so they may not be detected visually.~~

Ground Level. Street grade.

~~Ground Sign.~~ A free-standing sign (as defined previously) installed directly on the ground.

~~Height of Sign.~~ The vertical distance to the highest point of a sign from ground level.

Illuminated Sign, External. Any sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates.

Illuminated Sign, Internal. Any sign illuminated by an internal light source. Such source cannot be a device that changes color, flashes or alternates, which is lighted from within (direct) or without (indirect).

Lot or Parcel. A designed parcel, tract or area of land legally established by plat, subdivision or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Monument Sign. A type of permanent free-standing sign that consists of a sign face attached on a solid base or foundation, designed in a manner such that the bottom (base) of the sign face is flush with the supporting solid base, which is directly mounted on and flush with the ground. The supporting base shall be at least as wide as the sign face and shall be constructed of brick, stone, or other architectural material as set forth herein. Also referred to as a "ground sign."

Non-conforming Sign. A sign erected or otherwise in use prior to the effective date of this Ordinance which fails in one or more respects to comply with all provisions of this Ordinance.

Obscene. Any form of speech which, taken as a whole, appeals to the prurient interest in sex, portrays sexual conduct in a patently offensive way, and which, taken as a whole, does not have serious literary, artistic, political, or scientific value. See *Miller v. California*, 413 U.S. 15, 93 S. Ct. 2607 (1973).

Outparcel. A portion of a larger parcel of land generally designed as a site for a separate structure and business from that of the larger main tract. To be recognized as an outparcel, the parcel must abut and be external to the larger main tract, have street frontage, and at the time of approval of the site plan for the larger main parcel be identified and delineated as a separate building site from that of the larger main parcel.

~~Owner.~~ The title owner and its agents and assignees.

Pennant or Streamer. A temporary sign or device made of lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

Permanent Sign. Any sign affixed in manner that enables the sign and its copy to resist environment loads and precludes ready removal or movement of the sign, which is designed and constructed in a manner such that its intended use appears to be indefinite, and which, when installed, is intended for permanent use.

Perpendicular Sign. A sign that is placed perpendicular to the face of a wall and can be read on both sides. Such signs can be mounted to a wall or attached to the underside of an awning.

~~*Pole Sign.* A sign that is mounted on a free-standing pole or other support.~~

Portable Sign. Any sign which is designed to be transported, including, but not limited to, signs transported by trailer or its own wheels, even though the wheels of such sign may be removed and remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign or attached temporarily or permanently to the ground. Portable sign also means a sign carried by a person when that person's function is to display or convey a message as a pedestrian. Portable sign also means and includes a sign attached to, mounted on, posted on, painted or drawn on a motorized or drawn vehicle, when such vehicle is parked or placed in such a manner as to serve the purpose of an advertising device, or routinely parked at a location other than the location generally associated with the message conveyed or identified thereon, or when the primary purpose or function of such vehicle is to transport the message or messages conveyed or identified thereon. Portable signs shall not be deemed to include standard bumper stickers on vehicles, license plates, or signs that may be reflected on hats or other articles of clothing.

~~*Prohibited Sign.* Any sign, other than a nonconforming sign, which does not comply with this Section or is specifically restricted herein.~~

~~*Public Notice.* Any sign or notice posted by the City.~~

~~*Real Estate 'For Sale', Lease or Rent.* For the purposes of this Ordinance, real estate is 'For Sale', lease or rent when the real estate is being openly and actively marketed by the owner or a duly licensed real estate agent or broker.~~

Roof Line. The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Roof Sign. Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.

Rotating Sign. Any sign or portion of a sign that moves in a revolving or similar manner.

Sidewalk or Sandwich Board Sign. A movable sign not secured or attached to the ground or surface upon which it is located.

~~*Sign.* Any identification, description, illustration, symbol, statue or device, fixture, structure, display or visual representation illuminated or non-illuminated, which is visible from any public place and affixed to, or supported or suspended by, a stationary object, structure, building or the ground that uses any color, form, character, symbol, graphic, image, illumination, or writing to announce, direct attention to, identify, or advertise an object, idea, location, place, person, institution, organization, business, product, service, activity or event or to otherwise visually communicate information, ideas or messages of any kind to the public. "Sign" includes the sign face and sign structure each designed to advertise, identify or convey information, including any landscaping where letters or numbers are used for the purpose of directing the public's attention to a product or location, with the exception of window displays and state or national flags. For the purpose of removal, sign shall also include all sign structures.~~

~~*Sign Structure.* Any structure, other than a building, which supports, has supported or is designed to support a sign. A decorative cover is part of a sign structure.~~

~~*Site Plan.* A scaled, legible drawing representing the parcel of land on which a sign is to be located showing at least the property lines, public street right-of-ways, drive entrances, buildings and the location of existing free-standing signs.~~

~~*Standard Informational Sign.* A non-illuminated, temporary free-standing sign, which shall contain no reflecting elements, flags, projections or unpainted wooden surfaces, mounted on a post, stake or metal frame (with a thickness or diameter not greater than three and one-half inches) that is attached to, or anchored in, the ground. Standard informational signs are limited per lot to either one (1) sign that is twelve (12) square feet in area or up to four (4) signs not to exceed an aggregate of twelve (12) square feet in area. In addition, each sign shall not exceed a height of five (5) feet. These signs shall be set back not less than~~

ten (10) feet from public right-of-way or ten (10) feet from the back of curb of a private roadway. Standard informational signs do not require a permit.

Strip Shopping Center. A multi-tenant retail center with less than fifty thousand square feet (50,000 sq. ft.) of enclosed, leasable space.

Subdivision Sign. A monument sign located at the vehicular entrance or exit ~~to-of~~ a platted residential subdivision.

Substandard Lot or Parcel. A lot or parcel that does not meet the lot area, width or public street frontage and access requirements of the City Zoning Ordinance~~this Code~~.

Swinging Sign. A hinged sign installed on an arm or spar, and which is not also permanently fastened to an adjacent wall, ceiling or upright pole or support.

Temporary Sign. Any sign ~~which-that~~ is not a permanently signaffixed.

Tenant Frontage or Tenant Space Frontage. The horizontal distance in feet between the left side wall and the right side wall or building end wall of a tenant space fronting on a street.

Tenant panel. A physically removable panel on a sign face that may be changed for different like-sized panels and which is at least two (2) square feet in area. Tenant panels do not include electronic signs, reader boards or changeable copy.

Tenant Space. The physical location within a building designed and intended to serve as the separate and exclusive premises for the operations of a business or entity, which has its own exclusive public entrance/exit from the exterior of the building, and which is occupied by a business or entity legally operating pursuant to all Federal, State, City or other applicable laws and regulations. The use of any such physical location by more than one (1) legally operating business or entity shall only constitute a single tenant space. In the event such a physical location is used or occupied by more than one (1) business or entity, in order for such physical location to constitute a "tenant space", all businesses and/or entities operating therein must be operating pursuant to all Federal, State, City or other applicable laws and regulations.

Under-canopy Sign. A sign suspended below the ceiling or roof of a canopy or marquee and perpendicular to the face of the building. For the purposes of this Ordinance, this term includes Under-marquee Sign.

Variable Message Board. A programmable sign that provides changing information.

Wall Sign. A sign attached to or erected against the outside wall of a building, with the face parallel to the building wall and extending not more than 1 foot (1 ft.) therefrom, and which displays only one sign face. ~~For the purposes of this Section, this term includes Fascia Sign.~~

~~Weekend Signs.~~ ~~A temporary sign that is placed after 12:01 a.m. on Thursday and removed prior to 11:59 p.m. on Sunday.~~

Window Sign. A sign installed on or inside a window for purposes of viewing from outside the building. This term does not include merchandise located in window or similar window displays.

2.6.4 Permits and labels.

- A. PERMIT REQUIRED. Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, materially change, or erect a sign in the City without first having obtained a sign permit. Notwithstanding the foregoing, signs which are not visible from a public right-of-way or from neighboring properties shall not be subject to the standards of this Ordinance. A change in only the copy of a sign shall not constitute a material change.

B. PERMIT REQUIREMENT AND APPLICATION. ~~Except as specifically exempted from the provisions of this Ordinance, it shall be unlawful for any person to post, display, substantially change, or erect a sign without a permit. A change in the copy only of a sign shall not constitute a substantial change.~~

Applications for sign permits shall be filed by the sign owner or its agent with the Director. The application shall describe and set forth the following:

1. The street address of the property upon which the subject sign is to be located and a site plan of the property which bears the scaled and labeled proposed location of the sign.
2. The aggregate area and copy area for all signs on the parcel.
3. The name(s) and address(es) of the owner(s) of the real property upon which the subject sign is to be located.
4. Name, address, telephone number, business license number and signature of the business owner authorizing placement of the sign.
5. Name, address, telephone number, fax number, business license number and signature of the sign contractor.
6. The type of sign to be erected, the area and copy area of the sign, the height of the sign, (if free-standing) the shape of the sign, the color(s) of the sign, the material of the sign and details showing how the sign will be mounted, installed or erected.
7. For permanent free-standing, ~~and~~ ground and monument signs only, show dimensioned sign location on site plan and include structural foundation and mounting details. Indicate the location and size of all existing permanent free-standing, ~~and~~ ground and monument signs on the property.
8. The cost of the sign (materials and installation).
9. ~~If an electrical sign, All applicants for signs which incorporate electricity must obtain an electrical permit or, if previously issued,~~ a copy of the electrical permit. Signs connected to an approved, existing wired outlet or junction box do not require electrical permits.

CB. PERMIT FEES, LABELS AND EXPIRATION DATE.

1. No permit shall be issued until the appropriate application has been filed with, and approved by, the Director and fees have been paid. Fees and any required deposits shall be established from time to time by resolution of the City Council. No application shall be deemed to be accepted by the Director unless and until all fees and deposits are paid and all information reasonably required by the Director is provided by the applicant.
2. The Director may inspect all existing signs in the City to determine if such signs conform to the provisions of the Ordinance. The Director is authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with any provision of this Ordinance or other Ordinances of the City, or to take other action lawful and necessary to assure correction of violations. Appeal from a revocation of a permit shall be in accordance with the provisions for appeal of a permit denial as set forth in paragraphs #5 and #6.
3. A sign permit shall become null and void if the sign for which the permit was issued has not been completed and erected within the time frame specified by the permit or six (6) months after the date of issuance.
4. A sign permit shall be issued or denied by the Director within 30 days of the filing of a complete and conforming permit application, payment of the appropriate deposits and fee(s), and compliance with all requirements under this Ordinance. If the City fails to act within the thirty-day period, the permit shall be deemed to have been granted.
5. In the event a permit application is denied, the Director shall provide the applicant a written denial, indicating the reason(s) for denial. The applicant may appeal a denial to the Board of Appeals by filing a notice of appeal with the Director within 10 days of written notice of the permit denial. The notice shall state the reasons for the appeal.

6. The Board of Appeals shall take final action on the appeal within 60 days of the notice. If the Board of Appeals fails to act within 60 days, the permit shall be deemed to have been granted. Should the Board of Appeals vote to uphold the denial, the Board of Appeals shall issue a written decision, indicating the reason(s) to the applicant. Appeal from the decision of the Board of Appeals is by writ of certiorari to the Fulton County Superior Court and must be filed within 30 days of the date of the Board's decision.

~~7. With each permanent sign permit, the director shall issue a sticker bearing the same number as the permit with which it is issued. It shall be the duty of the permittee or his agent to affix such sticker to the lower right sign face or sign edge so that it will be easily seen for inspection.~~

2.6.5 Variances.

A. Where a literal application of terms of this Ordinance, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted pursuant to procedures set forth in ~~the City Zoning Ordinance~~this Code, where all the following conditions exist:

1. a. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape or topography, which are not applicable to other lands or structures in the area; or
b. The natural features of the lot on which the sign is located or to be located, or of the land immediately adjacent to the lot, impairs the visibility of the sign such that it cannot be seen;
2. The applicant would be deprived of rights that are commonly enjoyed by others similarly situated;
3. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
4. The exceptional circumstances are not the result of action by the applicant;
5. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
6. Granting of the variance would not violate more than one standard of this Ordinance; and
7. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

~~Notwithstanding the foregoing, no variance shall be granted as to the size (area) of a sign or number of signs exceeding the maximum size or number of signs, as applicable, within the subject property's zoning district. Further, no variance shall be granted to permit a type of sign that is not otherwise allowed in accordance with this Ordinance.~~

~~Notwithstanding the foregoing, no variance shall be granted for any sign that is a prohibited sign under Subsection 2.6.8.~~

2.6.6 Non-conforming signs.

It is the policy of the City to encourage that all signs within the City be brought into compliance with the terms and requirements of this Ordinance.

- A. The City finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs. Accordingly, the following registration requirements are found to be necessary in order to minimize these possible adverse effects through annual inspections and

maintenance and allow the City to remain cognizant of the locations and maintenance of said signs.

- B. The owner(s) or authorized agent(s) of each non-conforming sign located within the City shall register said non-conforming sign with the Director no later than 90 days after the effective date of this Ordinance and shall renew this registration annually thereafter. Any non-conforming sign that does not comply with the registration requirements herein shall be deemed to be an illegal sign and shall be subject to the regulations applicable to illegal signs and all other enforcement provisions of this Ordinance. The Director shall promulgate a form for the registration of non-conforming signs and shall annually inspect said signs to assure that they continue in all other respects in conformity with all other provisions of this Ordinance and any other applicable ordinance or regulation of the City.
- C. The Director may inspect existing signs in the City from time to time to determine if such signs conform to the provisions of this Ordinance.
- D. Any non-conforming sign which is not used or leased for a continuous period of 1 year shall not be reused for sign purposes unless and until it fully conforms with the terms and requirements of this Ordinance.
- E. No change in shape, size or design, shall be permitted except to make a non-conforming sign comply with all requirements of this Ordinance.
- F. A non-conforming sign may not be replaced by another non-conforming sign.

2.6.7 Exemptions from permit requirements signs.

~~A. Legally authorized public notices when posted by a government officer in the performance of his or her duties.~~

~~AB.~~ The following ~~types of~~ signs shall be exempt from the permit requirements of Section 2.6.4, provided all standards set forth in this Ordinance are met, including, but not limited to, the standards set forth below:

- ~~1A.~~ Standard informational signs~~Non-illuminated free-standing signs having an aggregate sign area of not more than 12 sq. ft., provided that no single sign shall exceed 4 ft. in height, have an area greater than 6 sq. ft., or be set back less than 10 ft. from the public right-of-way.~~
- ~~2B.~~ Signs~~Address numerals, not exceeding six (6) inches in height in residential districts and twelve (12) inches in height in non-residential districts,~~ for the sole purpose of displaying street numbers as may be required by other ordinances and other signs required by law.
- ~~3C.~~ Flags provided that the height of a flag pole shall not exceed the allowed height provided for a structure or a building in the applicable zoning district, or sixty (60) ft., whichever is less, and in residential districts shall not exceed twenty-five (25) ft. in height or the height of the primary structure on the lot, whichever is less. In addition, the maximum dimensions of any flag shall be proportional to the flag pole height and the hoist side of the flag shall not exceed twenty percent (20%) of the vertical height of the flag pole. Each lot shall be allowed a maximum of three (3) flag poles unless a special land use permit or variance is obtained. A maximum of 2 flags per pole is allowed.
- ~~4D.~~ Non-governmental traffic control devices in or adjacent to internal parking areas and driveways in private developments, such as entrance and exit signs located so as not to interfere with, or detract from, official traffic control devices, and which conform to MUTCD (current edition) standards, including, but not limited to, standards regarding size, height, design and location.
- ~~5E.~~ Window signs installed for the purpose of viewing from outside the premises. However, such signs shall not exceed 20% of the available window space meeting the standards of this Ordinance.

F. Legally authorized public notices when posted by a government officer in the performance of his or her duties.

2.6.8 Prohibited signs and devices.

Except as otherwise provided, the following types of signs or ~~advertising attention-getting~~ devices are prohibited in all zoning districts of the City:

- ~~1. Roof signs, Balloons, pennants, streamers, feather signs, or air or gas filled figures, or similar attention-getting devices or wind-activated devices, excluding flags.~~
2. Swinging signs.
3. Rotating signs.
4. Animated signs, flashing signs, and intensely lighted signs ~~—no sign shall be permitted which is animated by means of flashing, blinking or traveling lights or any other means not providing constant illumination.~~
- ~~5. Beacons, search lights or laser lights or images.~~
- ~~56. Variable message boards used for purposes other than traffic management.~~
- ~~67. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal.~~

- ~~7. Signs which are painted on or attached to any courtesy bench, trash can, or similar object on which advertising is displayed.~~
8. Window signs which, in aggregate, exceed 20% of the window area or otherwise fail to meet the standards of this Ordinance.
- ~~9. Wind activated devices other than flags, banners and streamers.~~
- ~~109. A-frame signs, sandwich board, sidewalk or curb signs are prohibited except when placed within 5 ft. of the front door of a building.~~
- ~~11. Signs attached or painted onto balloons and other such devices, whether hot or cold air or gas filled.~~
102. Signs painted on or attached to utility poles, trees, rocks or other similar objects, except signs lawfully placed on utility poles by a government, public authority or public utility.
114. Signs which obstruct a fire escape, required exit, window or door opening used as a means of ingress or egress, or which interfere with any opening required for ventilation, or which violate any code of the City, including the Life Safety Code and the Fire Prevention Code.
125. Signs occupying a parking space required under the minimum parking requirements of this Ordinance, other than signs designating the space as reserved for handicapped or other use.
136. Signs which do not conform to City-adopted building and electrical codes.
147. Signs which emit audible sound, odor or visible matter.
158. Portable signs.
- ~~169. Signs directly painted on a wall.~~
1720. ~~Signs set back less than 10 ft. from the pavement of any street (5 ft. within the Central Business District) or located in roadway medians. [Reserved].~~
1824. Signs attached to any street signs or any signs directing or controlling traffic control devices, or to any sign attached to a pole supporting such signs same, or any sign attached to any utility pole, tree, shrub or plant, other than those signs lawfully placed by a government, public agency, or public utility.

- 1922. Signs projected on a building.
- 203. Signs ~~on-in a~~ public right-of-way other than publicly owned or maintained signs.
- 214. Signs which are in violation of the rules and regulations of any zoning overlay district presently existing or as may later be enacted.
- ~~25. Any sign constructed of non-durable material including, but not limited to, paper, cardboard or flexible plastic that has been displayed for more than 60 days and shows signs of damage from weather or the elements. Nothing herein shall prohibit such a sign from being replaced by an identical sign.~~
- 226. Signs located on any substandard lot.
- 27. Abandoned ~~commercial~~ signs. ~~Commercial signs (including sign structures) shall be deemed abandoned if the business, service or commercial transaction to which it relates has been discontinued for 30 days.~~
- 28. Any sign that is structurally unsound, or is a hazard to traffic or pedestrians.
- 29. Dilapidated or neglected signs. A sign (including sign structure) will be dilapidated or neglected if it does not present a neat and orderly appearance, which may be manifested by the following: rust or holes on or in the sign or sign structure, or broken, missing, loose or bent parts, faded or flaking paint, non-operative or partially non-operative illuminating or mechanical devices or missing letters in sign copy.
- 30. Signs exceeding 156 sq. ft. in copy area and/or signs and sign structures in excess of 15 ft. in height (measured from the ground to the highest point of the structure).
- 31. Signs in any area designated as an undisturbed buffer pursuant to a federal, state or local law, a condition of zoning, or approved plat.
- 32. Internally illuminated window signs, including neon or LED signs (except as otherwise permitted herein). Additionally, LED, string or similar lighting outlining the windows, doors or other similar building features shall be prohibited.

2.6.9 Remedies.

In case any sign covered by this Ordinance is or is proposed to be erected, constructed, altered, converted or used in violation of any provision of this Ordinance, the Director may, in addition to other remedies, and after due notice to the appropriate person(s), issue a citation for violation of this Ordinance requiring the presence of the violator in the municipal court or the Alpharetta Code Enforcement Board, or institute injunctive or other appropriate legal or administrative proceedings to prevent such unlawful erection, construction, alteration, conversion or use or to correct or abate such violation.

2.6.10 Severability.

In the event that any section, subsection, sentence or work of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this Ordinance, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this Ordinance, even if the surviving parts of this Ordinance result in greater restrictions after any unconstitutional provisions are stricken. The Mayor and Council declare that they would have enacted the remaining parts of this Ordinance if they had known such portions thereof would be declared or adjudged unconstitutional or invalid. The Mayor and Council declare their intent that should this Ordinance be declared invalid, in whole or in part, signs are to continue to be subject to regulations applicable to "structures" contained in other city ordinances, including ~~the City Zoning Ordinance~~other sections of this Code.

2.6.11 General provisions.

Except as otherwise provided in this Ordinance, the following general regulations apply to all zoning districts in the City:

A. MAINTENANCE AND APPEARANCE OF SIGNS.

1. All signs shall be maintained in good condition and present a neat and orderly appearance. Any sign showing gross neglect, or which becomes dilapidated, or which is surrounded by an unmaintained ground area, or due to its condition which may pose a threat to the safety of the public may be required to be repaired or removed as set forth below.
2. The Director, upon finding any of the above conditions, will give the owner written notice which may be up to 10 days to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Director may issue a citation under the enforcement provisions of this Ordinance.

B. ILLUMINATION OF SIGNS.

1. The light from any illuminated sign shall not be of an intensity or brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent properties.
2. No sign shall have blinking, flashing, or fluctuating lights or other illuminating devices which have a changing light intensity, brightness or color.
3. No color lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
4. Neither direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
5. Lighting for free-standing signs shall be located above the sign and aimed downward in order to minimize the brightness added to the night sky.

C. MEASUREMENT OF SIGN AREA.

1. Generally. Except as otherwise provided herein, the area of a sign shall be computed as the area within the smallest rectangle enclosing the limits of a sign face, together with any sign face cabinet, frame, material, texture, or color forming an integral part of the sign face used to differentiate the sign face from the structure upon which it is placed. The computation of the area of a sign face shall not include the structure, supports, or uprights on which the sign face is placed or any portions of a sign structure that are not intended to contain any copy or serve background, but rather are purely structural or architectural in nature, except as provided above.
2. Double-Faced Signs. For double-faced signs, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side. For all other multi-faced signs, the area of the sign shall be the total area on all sides that can be viewed from any angle.
3. Monument Signs.
 - a. Area of Sign. For monument signs, the "sign area" or "area of the sign" shall mean the total area of the visible surface of the sign, including the base, sign structure, and sign face of the sign. The computation of the sign area of a monument sign shall include the entire surface of the base, sign structure and sign face, as measured from top to bottom and side to side. For monument signs that are double-faced, when the sign face surfaces are parallel and are back to back, or where the interior angle formed by the faces is sixty (60) degrees or less, the area of the sign shall be taken as the areas on the largest side.

- b. Sign Face. For monument signs, the area of the sign face shall be measured in the same manner as provided for the measurement of the area of sign for all other signs.
- c. Copy Area. For monument signs, the copy area shall be measured in the manner provided in the definition of "copy area."
- d. Tenant Panels and Changeable Copy Board. If a portion of a monument sign includes a sign face with tenant panels or changeable copy board, which is separated from another copy area on the sign by portions of a sign structure that are not intended to contain any copy, but rather are purely structural or architectural in nature, the portion of the sign containing tenant panels or changeable copy board shall be measured separately from the other copy area of the sign (i.e., the copy area of the monument sign is the total of (i) the area within the smallest rectangle enclosing the limits of the sign face comprised of tenant panels or changeable copy and (ii) the other (separated) copy area.

D. STANDARDS FOR MONUMENT SIGNS.

1. The base of a monument sign shall be at least as wide as the sign face. Unless otherwise specified in a Master Sign Plan or a condition of zoning approval, the base and structure of a monument sign shall be constructed of brick, stone, or other architectural materials matching the principal building's materials and color. Any poles or columns utilized for structural purposes shall be fabricated or covered so that they may not be detected visually. Foundations shall be designed to carry weight and wind load of the sign, in soil which it is placed
2. Any tenant panels or changeable copy on a monument sign shall have a uniform background color and material.
3. All monument signs shall display the property address in numbers at least six (6) inches in height. The numerical address shall not be considered part of the sign face and shall not count against the allowable sign square footage provided such numbers are not more than twelve (12) inches in height.
4. Except for subdivision signs, monument signs may not be constructed before the principal building is on a lot.

C. WEEKEND SIGNS. Weekend signs shall be permitted as follows:

1. ~~Weekend signs shall be permitted between 12:01 a.m. on Thursday-Friday through 11:59 p.m. on Sunday. No weekend sign shall be placed for a period longer than ninety-sixseventy-two (9672) hours.~~
2. ~~Weekend signs shall not be greater than 4 sq. ft.~~
3. ~~Weekend signs pertaining to the same property shall not be located within 1,000 ft. of each other.~~
4. ~~Weekend signs shall be permitted within any zoning district; however, such signs shall not be placed within the historic business district or on public right-of-way.~~

DE. FLAGS, BANNERS AND STREAMERS.

Banners require a permit and are permitted in all zoning districts pursuant to the following standards:

1. Banners shall be allowed for a period not exceeding fourteen (14) days with no more than two (2) such fourteen (14) day periods being permitted per calendar year per lot. However, in the case of for lots which contain a shopping center (or strip shopping center) with multiple tenant spaces, each tenant space shall be allowed to erect or place a banner for one (1) fourteen (14) day period per

calendar year. Banners shall be removed from the premises within fourteen (14) days from the date the device is first placed on the lot.

12. ~~Flags. In addition to the foregoing, banners, streamers, pennants and similar devices shall be permitted allowed on private property during an approved temporary use for the approved period of such temporary use, but not to exceed forty-five (45) days; provided, however, the placement of banners on lots during approved temporary uses shall not be permitted more than two (2) times per calendar year per lot. Any such banners shall be removed upon termination of the temporary use or within forty-five (45) days from the date it is first placed on the lot, whichever is first to occur. Upon removal, no banner shall be placed on the same lot for a period of sixty (60) days. or special event within thirty (30) days of the opening of a business on such property.~~
2. ~~No such device shall be erected or placed on any lot more than four times in any twelve-month period. Such devices shall be removed from the premises within thirty (30) days from the date the device is first placed on the lot. Upon removal, no such device shall be erected or placed on the same lot for a period of thirty (30) days from the removal.~~
3. Banners shall not exceed ~~48-24~~ sq. ft. total area in size.
4. ~~Wall-mounted banners must either be free-standing or mounted to the wall of a tenant space or the lot's existing monument sign. If free-standing, the height of the banner shall not exceed five (5) above grade. If mounted to the wall of a tenant space, the width of the banner shall not exceed tenant frontage and shall not extend above the horizontal plane of the roof where the building wall and roof meet. Free-standing banners must be set back at least ten feet from the right-of-way. If mounted to the lot's existing monument sign, the banner shall not extend beyond the sign face of the monument sign.~~
5. Banners shall be erected with supports or other means so that they do not sag or become dilapidated.
6. No more than two (2) banners shall be permitted on a lot at the same time.

~~FF.~~ PLACEMENT OF SIGNS. Except within the Central Business District, all free-standing signs must be set back at least ten (10) ft. from the public right-of-way. Within the Central Business District, all free standing signs must be set back at least five (5) feet from the public right-of-way.

~~FG.~~ CHANGEABLE COPYBOARD SIGNS. Any ~~ground—monument~~ sign permitted under this Ordinance may contain up to sixty-five percent (65%) changeable copy if the sign is located on a lot zoned and used (as its principal existing use) for an institutional, public or semi-public use and which includes an indoor public assembly place accommodating one hundred (100) or more persons.

2.6.12 Requirements for non-residential zoning districts.

A. Signs Permitted in Strip Shopping Centers (less than 50,000 sq. ft. enclosed leasable space).

1. Primary Free-standing Sign (Monument Sign). One (1) free-standing primary monument sign no greater than ten (10) ft. in height with no more than forty-two (42) sq. ft. of copy area shall be permitted in a strip shopping center. If tenants are identified on the sign up to 4 tenants may be identified. The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. This sign shall be set back 20 ft. from the public right-of-way.

2. Wall Signs. One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space. (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs.).
 3. Rear Entrance Sign. One (1) rear ~~door~~-entrance sign is allowed for each tenant space within the strip shopping center. Rear entrance signs shall be located on the tenant space's rear entrance door and shall not ~~to exceed square two (2)~~ sq. ft. in ~~size are~~shall be permitted. Rear entrance signs shall not require a permit from the Director.
 4. Window Signs. ~~Window signs not exceeding 20% of the glass area shall be allowed, and do not require a permit.~~ Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does exceed a maximum of four (4) sq. ft. in area. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any illuminated window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of character to obscure vision into the premises from the outside. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in a manner that endangers public safety.
 5. Under-Canopy Sign. One (1) under-canopy sign is permitted for ~~each~~per tenant space within a strip shopping center, which shall not exceeding 28 sq. ft. in ~~size~~area.
 6. Sign During Construction. One (1) temporary free-standing sign per strip shopping center project ~~may~~shall be permitted during the construction of the strip shopping center or the principal building of any outparcel. ~~erected no more than 15 days prior to~~ Such sign shall be allowed upon the commencement~~the beginning~~ of construction for which a valid land disturbance permit has been issued, and removed terminating upon the issuance of a certificate of occupancy, installation of a permanent sign, or expiration/termination of the land development permit, whichever is first to occur within 30 days following the opening of the establishment. The sign shall not exceed ten (10) ft. in height, thirty-two (32) sq. ft. in area, and must be set back ten (10) ft. from the public right-of-way (five (5) ft. in the Central Business District). Further, the location of the sign be confined to the site of construction, and only one (1) such sign may be permitted per project.
 7. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director. ~~However, standard information signs shall be removed upon receipt of written notification from the Director stating that.~~
 7. ~~One sign when the real estate is 'For-Sale', lease or rent. The sign shall not exceed 10 ft. in height, 32 sq. ft. in area, and must be set back 10 ft. from the public right-of-way (5 ft. in the Central Business District).~~
 8. ~~Tag signs shall not be permitted.~~
- B. Signs Permitted in Shopping Centers (more than 50,000 sq. ft. enclosed leasable space).
1. Primary Free-standing Signs (Monument Signs).
 - a. The maximum number of free-standing primary monument signs permitted in a shopping center is as follows:

Size of Center (enclosed leasable space)	Total Number of Signs
--	-----------------------

50,000 sq. ft. to 150,000 sq. ft.	2
Over 150,000 sq. ft. to 200,000 sq. ft.	3
Over 200,000 sq. ft.	4

- b. ~~The monument sign may have up to four (4) tenant panels, which shall be calculated as part of the copy area. If tenants are identified on the sign, the major tenant and 3 other tenants may be identified.~~
- c. No ~~free-standing~~ such sign shall be located within twenty (20) ft. of the public right-of-way of the street which affords the principal means of access to the shopping center. The sight distance of each sign shall conform to City standards, and evidence of conformity shall be provided to the Director.
- d. ~~The width of the sign or its support shall not exceed the width of the free-standing sign structure.~~
- ed. The maximum height of any such sign shall be twelve (12) ft.~~permitted~~ and the maximum area permitted for any such free-standing signs within shopping centers is as follows:

Height	Area <u>of Sign</u>	Copy Area
10 feet or less	420 sq. ft.	78 sq. ft.
Over 10 ft. but not more than 12 ft.	360 sq. ft.	64 sq. ft.

- f. The name and street number of the shopping center may be set forth on the free-standing monument sign. The calculation of the permitted copy area shall not include the ~~name of~~ street number.
- g. The owner or developer of a shopping center which exceeds 150,000 sq. ft. may elect to forego one or more free-standing of the monument signs otherwise permitted under this Ordinance subsection. For each sign that is foregone, the owner of or developer may elect to increase the copy area of one remaining sign up to 100% of the square footage that is otherwise permitted under this Ordinance subsection, or, in the event there is more than one remaining sign, this percentage may be allocated among the remaining signs. In no event shall the copy area of any sign be increased by more than 100%. By way of illustration, if an owner of a shopping center exceeding 200,000 sq. ft. elects to forego one of the four permitted free-standing monument signs, he might elect to increase the copy area of one of the remaining signs by 100%, or he might elect to increase the copy area of one remaining sign by 50% and the two other signs by 25% each, etc.
- h. In addition to the free-standing monument signs permitted above, one (1) free-standing monument sign not exceeding 10 ft. in height and 32 sq. ft. in copy area is permitted for each out-parcel; provided, however, if the out-parcel is a corner lot, one (1) sign for each street frontage is permitted.

2. Canopy Signs and Wall Signs.

- a. One canopy sign or wall sign is permitted for each tenant space in the shopping center.
- b. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign.
- c. The area of a wall sign or canopy sign shall not exceed one (1) sq. ft. for each linear foot of tenant space frontage.

3. Under-Canopy Signs.

- a. ~~One (1) U~~nder-canopy signs ~~are-is~~ permitted for each tenant space within a shopping center.
~~Only 1 under-canopy sign shall be permitted per tenant.~~
- b. Under-canopy signs shall extend perpendicular to the wall of the tenant space, shall not exceed 2-8 sq. ft. in area, and shall be attached at a uniform height sufficient to assure the safety of pedestrians. Under-canopy signs shall match the wall or canopy signage for the subject tenant space in graphics and content unless otherwise approved by the Director.

4. Rear Entrance Sign.

- a. One rear entrance sign is permitted for each tenant space within the shopping center. The developer or owner of the shopping center shall be responsible to the City for proper rear entrance signage of tenant spaces, including proper maintenance.
- b. Rear entrance signs shall be located on the tenant space's rear door.
- c. The area of rear entrance signs shall not exceed 8 sq. ft.; however, the sign may not be less than 18 in. wide and 12 in. high.

~~5.—Changeable Copy Board.~~

- ~~a.—One (1) changeable copy board, as defined in this Ordinance, is permitted in a shopping center. Changeable copy board signs shall be attached to a wall or a canopy fascia of a structure unless it is used in conjunction with a movie theater. The area of a changeable copy board shall not exceed 30 sq. ft.~~
- ~~b.—No changeable copy board sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within 5 in. of the top of the sign.~~

~~65.~~ Signs During Construction.

- a. One (1) temporary free-standing sign per shopping center project shall be permitted during the construction of the shopping center or the principal building of any outparcel. Such signs shall be allowed upon erected no more than 15 days prior to the commencement~~beginning~~ of construction for which a valid land disturbance permit has been issued, shall be confined to the site of construction, and shall be removed within 30 days following the and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur~~opening of the shopping center~~.
- b. The size of the sign shall not exceed thirty-two square feet (32 sq. ft.) in area and the height of such sign shall not exceed ten feet (10 ft.) and Further, the location of the sign shall be confined to the site of construction, and only one (1) such sign may be permitted per project.

7. Window Signs.

- a. Window signs, as defined in this Ordinance, are permitted for each tenant space in a shopping center. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject tenant space.
- b. ~~Neon~~ One (1) illuminated window signs ~~is are~~ permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area ~~a maximum of 10% of the 20% total aggregate window signage permitted~~. Illuminated window signs shall be included in the maximum aggregate window sign area calculation. Any ~~neon-illuminated~~ window sign shall be constant in its light emission, shall not be animated, and shall not be so large or of a character to obscure vision into the premises from the outside.
- c. Window signs shall not require a permit from the Director. However, each tenant shall immediately remove any window sign upon receipt of written notification from the Director stating that such window sign obscures the vision of police or other security or safety personnel into the premises in such a manner that endangers public safety.

~~8. Signs When Real Estate is 'For Sale', Lease or Rent.~~

- ~~a. When real estate within a shopping center is 'For Sale', lease or rent, one (1) additional sign is permitted for the shopping center provided the sign is not located closer than one hundred linear feet (100 ft.) (or that number of linear feet constituting one-half (½) of the frontage, whichever is less) to any shopping center free-standing sign, is not illuminated, and does not exceed forty eight square feet (48 sq. ft.) in area or ten feet (10 ft.) in height. Colors and textures of such signs shall be compatible with those of the shopping center free-standing sign or of the shopping center structure.~~
- ~~b. When there is vacant tenant space within a shopping center, one (1) additional wall or window sign not to exceed eight square feet (8 sq. ft.) may be located on each vacant tenant space.~~

~~9. Signs Permitted for Cinema Complexes~~ Changeable Copy Boards.

- a. In addition to the primary monument signs permitted for the shopping center, One (1) free-standing cinema monument sign, which may include changeable copy board, sign shall be permitted for each a lot containing a cinema complex; provided, however, if the cinema complex is located on an outparcel, any cinema monument signs erected shall be in lieu of the monument sign that is otherwise permitted for the outparcel pursuant to this subsection. ~~if the cinema complex is on a corner lot, one (1) cinema monument sign for each street frontage is permitted.~~
- b. ~~All free-standing cinema changeable copy board signs shall be self-supporting structures with a monument type base (at least three feet (3 ft.) in height) erected on and permanently attached to solid foundations. Foundations shall be designed to carry weight and wind load of the sign in soil which it is placed. The changeable copy board shall be constructed in such a fashion to prevent wind, rain or other elements from altering the position of the copy.~~
- c. The height of a monument sign for a cinema complex ~~free-standing cinema changeable copy board sign~~ shall not exceed fifteen (15) ft.
- d. ~~The width of a free-standing cinema changeable copy board sign or its support shall not exceed the width of the free-standing sign structure.~~
- e. ~~The copy area of a free-standing cinema changeable copy board sign shall not include the cinema identification sign. The copy area of a monument sign for a cinema complex shall not exceed one-hundred-and-twenty (120) sq. ft.~~
- f. One (1) wall sign, which may include cinema changeable copy board, wall sign or canopy sign shall be permitted for each a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall

signs or canopy signs for ~~each-a~~ cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage.

- g. No wall sign or canopy sign shall be located so that any part of the sign or its support extends above the top of the wall or canopy, and no copy shall be located within five (5) in. of the top of the sign. The provisions of this Ordinance subsection pertaining to signage in cinema complexes shall also apply to cinemas not located within a shopping center.

10. Entry Wall Signs. A sign of up to three (3) sq. ft. is permitted on the wall above or adjacent to the entry of a ~~business establishment~~ tenant space located in a building without a common front entry.

11. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

C. Signs Permitted in Industrial and Office Parks.

1. Free-Standing Signs.

- a. Primary Free-Standing (Monument) Signs. A maximum of two (2) primary ~~free-standing monument~~ free-standing monument signs are permitted in an industrial or office park. No primary ~~free-standing monument~~ free-standing monument sign shall exceed 15 ft. in height. A changeable copy board is not permitted on an industrial or office park ~~primary free-standing~~ sign. No primary ~~free-standing monument~~ sign shall be located within 20 ft. of the public right-of-way of the street which affords the principal means of access to the industrial or office park. The permitted area for primary free-standing signs is as follows:

Frontage	Area	Copy Area
Up to 500 feet	75 square feet	60 sq. ft.
501—1,000 feet	100 square feet	75 sq. ft.
1,001—1,500 feet	150 square feet	100 sq. ft.
Over 1,500 feet	200 square feet	150 sq. ft.

- b. Secondary Free-Standing (Monument) Signs. One secondary ~~free-standing monument~~ free-standing monument sign shall be permitted for each building in the industrial or office park, not to exceed 32 sq. ft. in area. ~~All secondary free-standing signs shall be self-supporting structures erected on or permanently attached to solid foundations.~~ The height of a secondary ~~free-standing monument~~ free-standing monument sign shall not exceed 10 ft.

2. Wall Signs. Buildings of three-two (2) stories or greater may have a wall sign located at the top of the building, ~~and that is not greater than 48 sq. ft. in area. If a tenant is identified on the sign, no more than one tenant shall be identified.~~ The maximum area of such sign shall not exceed 20 sq. ft. per floor or story above road grade, not to exceed 156 sq. ft.

3. Door or Wall Sign. One (1) sign of up to three square feet (3 sq. ft.) is permitted for each tenant space within a building. Such signs shall be located on the door of the suite, or on a wall

immediately adjacent to the door of the suite for business establishments located in a building without a common front entry.

4. Directory Signs. Directory signs are permitted in industrial or office parks. Each exterior directory sign shall be a monument sign~~free-standing signs and may identify the suite numbers of the businesses located in the building or buildings included within the directory. If the copy identifies the suite numbers and businesses within the park, the copy on a directory sign may be changeable.~~ Height of a directory sign shall not exceed ten feet (10 ft.).

- ~~5. Signs When Real Estate is 'For-Sale', Lease or Rent. When real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is permitted for each industrial or office park provided such sign is not located closer than one hundred linear feet (100 in. ft.) (or that number of linear feet constituting one-half (1/2) of the frontage, whichever is less) to any office park identification sign and is not illuminated. The sign shall not exceed forty-eight square feet (48 sq. ft.) in area or ten (10 ft.) in height.~~

~~When a subdivided tract of real estate within an industrial or office park is 'For-Sale', lease or rent, one (1) additional sign is also permitted for each subdivided tract within an industrial or office park provided that such sign is confined to the subdivided tract. Such signs shall not be illuminated and shall be subject to the same size and distance limitations as set forth above.~~

6. Rear, Secondary or Delivery Entrance Signs. Rear, secondary or delivery entrance signs are permitted at appropriate locations within an industrial or office park. All such signs shall be free-standing and shall not exceed eight square feet (8 sq. ft.) in size and ten feet (10 ft.) in height.
7. Signs During Construction. One (1) additional sign~~temporary free-standing sign~~ for each subdivided tract within an industrial or office park is permitted during construction. Such signs shall be ~~erected no more than fifteen (15) days prior to the beginning~~allowed upon the commencement of construction for which a valid land disturbance permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development permit, whichever is first to occur. ~~shall be confined to the site of construction, and shall be removed within thirty (30) days following the opening of the industrial or office park.~~

The size of such signs shall not exceed ~~forty-eight~~thirty two square feet (~~3248~~ sq. ft.) and the maximum height of such sign shall be ten feet (10 ft.). Further, the location of the sign shall be confined to the site of construction.

- ~~8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.~~

D. Signs Permitted for Convenience Centers with Gasoline Pumps.

1. One ground-monument sign per road frontage not to exceed ten feet (10 ft.) in height and thirty-two square feet (32 sq. ft.) in area. The monument sign may include changeable copy board, not to exceed four (4) square feet in area, which shall be calculated as part of the copy area.
2. Wall signage for convenience store and accessory buildings shall not exceed an aggregate area of eighty square feet (80 sq. ft.).
3. One canopy sign per road frontage not to exceed twenty square feet (20 sq. ft.) per sign.
4. Signs on pumps shall not exceed three square feet (3 sq. ft.) per pump.
5. Window signs shall not exceed twenty percent (20%) of window area. Window signs, as defined in this Ordinance, are permitted. The aggregate copy area of such signs, however, shall not exceed a maximum of twenty percent (20%) of the total window area of the subject building or tenant space. One (1) illuminated window sign is permitted for each tenant space provided that such sign does not exceed four (4) sq. ft. in area.

6. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

~~6.—No changeable copy board shall be allowed except the ground sign.~~

E. Signs Permitted for Free-Standing Commercial Establishments not Located within a Shopping Center, Office Park or Industrial Park.

1. One (1) ~~ground monument~~ sign per road frontage no greater than ten feet (10 ft.) in height with no more than thirty-two square feet (32 sq. ft.) of area. Each sign shall be set back not less than ten feet (10 ft.) from the public right-of-way, except in the Central Business District where the setback shall be not less than five feet (5 ft.) from the public right-of-way.
2. One (1) wall sign per ~~tenant for each~~ road frontage for each tenant space no greater than one square foot (1 sq. ft.) of area per one linear foot (1 ln. ft.) of tenant frontage; provided, however, no more than 2 wall signs shall be allowed for a tenant space.
3. One (1) rear door sign not to exceed three square feet (3 sq. ft.) in area.
4. Window signs not exceeding twenty percent (20%) of the glass area.
5. One (1) sign no greater than three square feet (3 sq. ft.) located on the front door or on a wall immediately adjacent to the front door.
6. Buildings of three (3) stories or greater may have a wall sign located at the top of the building and is not greater than forty-eight square feet (48 sq. ft.) in area. ~~if a tenant is identified on the sign, no more than one tenant shall be identified.~~
7. One (1) temporary free-standing sign shall be permitted during the construction of the principal building for the lot. Such sign shall be allowed upon the commencement of erected no more than fifteen (15) days prior to the beginning of construction for which a valid land disturbance or building permit has been issued, and terminating upon the issuance of a certificate of occupancy, the installation of a permanent sign, or the expiration/termination of the land development or building permit, whichever is first to occur. removed within thirty (30) days following the opening of the establishment. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way (five feet (5 ft.) in the Central Business District).
8. Standard Informational Signs. Standard informational signs, as defined in this Section, shall be permitted for each lot. Standard informational signs do not require a permit from the Director.

~~One (1) sign when the real estate is 'For Sale', lease or rent. The sign shall not exceed ten feet (10 ft.) in height, thirty-two square feet (32 sq. ft.) in area, and must be set back ten feet (10 ft.) from the public right-of-way or five feet (5 ft.) in the Central Business District.~~

~~F.—Other Signage Permitted in Non-Residential Zoning Districts. In addition to the signs authorized above, each non-residential lot or parcel may contain additional signage having an aggregate sign area of not greater than ten square feet (10 sq. ft.). No single sign shall exceed three feet (3 ft.) in height. Each sign shall be set back at least ten feet (10 ft.).~~

GF. Signs permitted within the Historic Business District and MU zoned properties. In addition to the signs authorized under a designated category, each business in the Historic Business District and within MU zoned properties may utilize the following additional signage:

1. Each located on the ground floor of a building shall be permitted one (1) perpendicular sign which shall not exceed eight (8) square feet in size and shall be placed at least eight (8) feet, but no more than twelve (12) feet above sidewalk. In order to foster originality, the shape of the sign may not incorporate more than one set of parallel edges and words may only comprise up

to 50% of the sign face area. The remaining sign face area must incorporate some form of graphic design. In addition, signs must be mounted on decorative black brackets.

2. Businesses located within the first two floors of a building that backs onto a parking lot, alley, park or other public space may have an additional wall sign up to twenty-four (24) square feet in size. This additional wall sign shall be located on the back of the building facing the parking lot, alley, park or other public space and placed within general proximity of the associated business.

H.G. Building Ground Signs (monument signs) within the Central Business District shall not be internally illuminated. Where illumination is needed, lighting fixtures may be placed at the top of the sign and aimed downward or may be placed on the ground and aimed in such a way as to illuminate the sign without creating spillover into the night sky. This regulation shall apply only to new signs. The changing of a sign face or panel shall not constitute a new sign.

2.6.13 Requirements for residential zoning districts.

- A. Standard Informational Signs. Each lot located in a dwelling, 'For-Sale', residential district may display standard informational signs, as defined in this Ordinance. ~~is permitted an aggregate sign area of no greater than twelve square feet (12 sq. ft.), subject to exemptions contained elsewhere in this Ordinance. In apartment, condominium or townhouse developments, the permitted aggregate sign area is no greater than six square feet (6 sq. ft.) per unit.~~ No single sign shall exceed four feet (4 ft.) in height. No sign shall be illuminated. All signs must be set back at least ten feet (10 ft.) from the right-of-way.
- B. Subdivision Signs. A maximum of two (2) subdivision ~~or entrance~~ signs per ~~entrance into any platted residential subdivision~~ entrance or residential real estate development ~~is are~~ permitted, which may be erected while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall be single-faced, not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way. Subdivision signs shall not be included in the calculation of aggregate sign area for any lot. A subdivision sign ~~may be indirectly~~ shall not be internally illuminated.
- C. ~~A maximum of two signs per subdivision entrance shall be permitted while the subdivision is under construction and being actively marketed 'For-Sale'. These signs shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and must be set back at least ten feet (10 ft.) from the right-of-way.~~
'For-Rent' Dwelling Developments. One (1) monument sign shall be permitted for a planned 'for-rent' dwelling development. Such sign shall not exceed ten feet (10 ft.) in height or thirty-two square feet (32 sq. ft.) in area, and be set back at least ten feet (10 ft.) from the right-of-way. The sign shall not be internally illuminated.
- D. CUP Districts. Within CUP zoning districts, dwelling, 'For-Rent', dwelling developments shall also be permitted one permanent, free-standing, directional sign. Such sign shall be a monument sign and shall match the appearance of the primary sign on the site, be setback at least ten feet (10 ft.) from the public right-of-way, and shall be no greater than thirty-two square feet (32 sq. ft.) in area. ~~If the sign lists subdevelopment names, no more than four subdevelopment names shall be listed.~~