

1/24/10

Public Hearing

Signs

GREENWOOD SIGN REGULATIONS

I. DEFINITIONS:

A. ABANDONED SIGN:

1. Any Sign that does not display a well maintained message for a consecutive 90-day period; or
2. Any Sign the owner of which cannot be located at Owner's last address as reflected on the records of the County Tax Assessor; or
3. Any Sign no longer fully supported, by the structure designed to support the sign, for a consecutive 90-day period.

B. ANIMATED SIGN: (includes banners, streamers, inflatable devices, wind socks, etc.)

1. A sign whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments.
2. A sign or any part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement or rotation.
3. A sign with action, motion, or an illusion of either, or changing colors which require either electrical, solar or wind powered energy.
4. A sign that uses movement, lighting, change of lighting, or special materials to depict action or create a special effect or scene to imitate movement.
5. A sign that, through the use of moving structural elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text.
6. A sign with automatic changing copy, flashing copy or lights, revolving signs, and signs with stroboscopic lights, intermittent lights, beacons or any other type or style of lights.
7. Electronic display screens, electronic message centers, and billboards/off-premise signs with digital technologies.
8. Any movable animated sign not permanently attached to the ground or other permanent structure, or a sign originally designed to be transported, including but not limited to, signs designed to be transported by means of wheels. A movable animated sign includes signs available for use for a fee, payment in lieu of a fee, free of charge, or other arrangement by individuals, businesses or other entities for a limited period of time. A movable animated sign is also a temporary sign.
9. Signs or portions of a sign with a message content that is strictly limited to time, date, temperature, or gas prices shall not be construed to be animated.

C. AWNING SIGNS: A sign that is painted on an awning or canopy that is otherwise permitted by this ordinance.

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- D. **SIGN:** Any identification, description, illustration, or device illuminated or non-illuminated which is affixed to or represented directly or indirectly upon a building, structure, or land, and which directs attention to a product, service, place, activity, person, institution, or business. Signs erected by an authorized public agency for the purpose of directing traffic or providing information are not affected by these regulations, National and state flags, when properly displayed, are not considered a sign under these regulations.
- E. **SIGN AREA:** The total area of the space to be used for advertising purposes, including the spaces between open-type letters and figures, including the background structure, or other decoration or addition which is an integral part of the sign. Sign supports shall be excluded in determining the area of a sign. A double faced sign shall be allowed the total area of a single faced sign on each face
- F. **SIGN, WINDOW:** A sign that is applied or attached to the exterior or interior of a window or located in such a manner within a building that it can be seen from the exterior of the structure through a window.
- G. **SIGN, TEMPORARY:** A sign or advertising display constructed of cloth, canvas, fabric, plywood or other light material and designed or intended to be displayed for a short period of time.
- H. **DIRECTORY SIGN:** Any sign on which the names and indications of occupants or the use of the building is given. This shall include office buildings and church directories.
- I. **GROUND SIGN:** Any sign supported by a pole or poles concealed by a masonry structure at least 18" in height and in contact with the ground.
- J. **OFF-PREMISES SIGN:** A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located (including bandit signs).
- K. **ON-SITE INFORMATIONAL:** A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances or exits, parking areas, circulation direction, rest rooms, and pick-up and delivery areas. These signs are not to contain messages of an advertising nature.
- L. **PORTABLE SIGN:** A sign, usually of a temporary nature, but not permanently affixed to the ground or to a building or structure (not permitted).
- M. **POST SIGN:** Any sign not attached to a building and which is supported by a single stationary decorative post or two decorative posts.
- N. **PROJECTING SIGN:** A sign which is wholly or partly dependent upon a building for support and which projects more than 12 inches from the face of a wall of a building.
- O. **REAL ESTATE SIGN:** A sign pertaining to the sale or lease of the premises, or a portion of the premises, **on which the sign is located.**

- P. ROOF SIGN: Any sign erected, constructed, or maintained upon the roof of any building or any wall sign which extends more than 36 inches above the roof line or parapet wall of a building (not permitted).
- Q. TEMPORARY SIGN, DEVELOPMENT: Ground signs advertising future use or development of property.
- R. TEMPORARY SIGN, POLITICAL:-A temporary sign announcing or supporting political candidates or issues in conjunction with any national, state or local election.
- S. TRAFFIC DIRECTIONAL SIGN: Any sign which aids the flow of traffic.
- T. WALL SIGN: Any sign or poster on any surface or plane that may be affixed to the front, side or rear wall of any building and which does not project more than 12 inches from the building. Any sign on a window which exceeds more than twenty (20) percent of the window area is considered a wall sign.
- U. WINDOW SIGN: A sign that is applied or attached to the exterior or interior of a window or located in such a manner within a building that it can be seen from the exterior of the structure through a window.

II. SIGN REQUIREMENTS FOR PERMANENT SIGNS BY ZONE DISTRICT

The following sign regulations by districts are intended to include every zoning district in City of Greenwood. The districts are as defined by the zoning ordinance and official zoning map. Only permanently located signs described herein will be permitted in each particular district, except for public signs and City, State and Federal historic markers, the official State of Mississippi Flag, the flag of the United States of America, and temporary and exempt signs where permitted by the ordinance.

- A. **General Agricultural District:** This section shall apply to the district in the zoning ordinance known as the Agricultural District.
 - 1. Allowable Signs: Signs advertising activities conducted on the property, except for signs advertising Home Occupations as provided for under (Article providing for Home Occupations), which shall conform to that sign regulation.
 - 2. Size: Signs shall not exceed sixty-two and one-half (62.5) square feet per face or a total of one-hundred twenty-five (125) square feet for all signs on the property.
 - 3. Location:
 - a. Signs shall not be erected within one hundred (100) feet of road intersections
 - b. There shall not be more than one sign within each one hundred (100) lineal feet of highway frontage.
 - c. Signs shall be located at least forty (40) feet from the centerline of any road and shall not exceed (8) feet in height.

4. Landscaping. The area beneath and around a sign shall be landscaped with plants, ground cover and materials so as to complement the site and integrate the sign with buildings, parking areas, surrounding vegetation and natural features of the landscape.

B. **"R" Residential Districts:** This section shall apply to all districts designated by the zoning ordinance as Residential, Traditional Neighborhood Development or Planned Unit Development.

1. Allowable Signs

- a. Ground mounted subdivision or Multi-family complex identification signs.
- b. Signs for schools, churches, hospitals, nursing homes and day care centers. Commercial signs in TND and PUD zones shall adhere to the Master Plan requirements for signage in the development.

2. Size:

- a. *Ground Mounted Subdivision and Multi-Family complex Identification Sign.* The actual subdivision name shall (letters and spaces between letters) be limited to twenty-five (25) square feet on one side and in no case shall the total subdivision name exceed fifty (50) square feet.
- b. *Signs for schools, churches, hospitals, nursing homes and day care centers.* The sign area for one face shall not exceed a total of thirty-one (31) square feet. In no case shall the total sign area exceed sixty-two and one-half (62) square feet.

3. Location:

- a. Ground mounted subdivision identification signs shall be set back a minimum ten (10) feet from the right-of-way. The setback requirement may be reduced by the Planning Commission providing the height of the sign does not exceed 3' - 0".
- b. Signs for schools, churches, hospitals, nursery homes and day care centers shall be located on the property and set back a minimum of one (1) foot from the right-of-way.

4. Height:

- a. Ground Mounted Subdivision Identification Signs and Multi-Family complex signs shall be a maximum of eight (8) feet as measured from surrounding grade.
- b. All other signs shall not exceed eight (8) feet as measured from surrounding grade.

5. Landscaping. The area beneath and around a Sign shall be landscaped with plants, ground cover and materials so as to complement the site and integrate the Sign with buildings, parking areas, surrounding vegetation and natural features of the landscape.

C. **"C-1" Neighborhood Commercial District:** This section shall apply to the districts in the zoning ordinance known as the "C-1" Neighborhood Commercial District.

1. Allowable Signs:
 - a. Wall signs
 - b. Awning and Canopy signs
 - c. Ground Mounted signs
 - d. Post signs (only decorative in nature and passing design review)
 - e. Projecting Signs
 - f. Directory signs
 - g. Temporary signs as regulated by this Article.
2. Size:
 - a. The maximum total sign area of a wall, awning or canopy sign shall be fifty (50) square feet, or one (1) square foot for each lineal foot of building wall or lease space on which the sign is erected (the frontage being determined by the principle entrance to the lot and on only one side of the lot), whichever results in the smaller sign area.
 - b. Ground Mounted Signs, post signs and directories shall not exceed fifty (50) square feet per face per street frontage and total sign area shall not exceed one hundred (100) square feet total for all faces.
 - c. Projecting signs are to be pedestrian-oriented, limited to the first story of the building, be no more than 10 square feet in size, and not be internally illuminated.
 - d. Temporary signs will be permitted for no more than 30 days per year (at one time or broken up in increments of one week, four times a year). Temporary signs may include a banner no larger than 2' X 12' or a single bandit sign 2' X 3'.
3. Location:
 - a. Wall signs shall not project more than twelve inches from the face of the building, except for awning and canopy signs.
 - b. Ground mounted, post and directory signs shall be set back a minimum of one (1) foot from the right-of-way.
 - c. There shall not be more than one (1) ground mounted, directory or post sign per 100 feet. In instances where an individual property owner does not own sufficient land to meet the minimum separation distance between signs, one sign will be allowed on this property at a location as remote from existing signs as possible.
4. Height: The height of all ground mounted or post signs shall not exceed eight (8) feet. Mounting poles, unless decorative

in nature and integrated into overall design, shall be concealed by a 1.5 foot high masonry mounting base the width of the sign.

5. Landscaping. The area beneath and around a sign shall be landscaped with plants, ground cover and materials so as to complement the site and integrate the sign with buildings, parking areas, surrounding vegetation and natural features of the landscape.

D. Community Commercial and Highway "C" Commercial Districts:

This section shall apply to all districts designated by the zoning ordinance as "C-2" and "C-3".

1. Allowable Signs

- a. Wall, awning & canopy signs
- b. Ground mounted Signs
- c. Post Signs
- d. Directories
- e. Temporary Signs as regulated by this Article.

2. Size:

- a. The total square footage of **all signs** (wall & directory or ground mounted) shall not exceed two (2) square feet per foot of lineal frontage, (the frontage being determined by the principle entrance to the lot and on only one side of the lot). The total square footage of the wall sign shall be one (1) square foot for each lineal foot of building wall of the leased space on which the sign is erected. Double faced signs shall not be counted twice.
- b. Wall and awning or canopy signs shall not exceed sixty-two and one-half (62.5) square feet. The maximum sign area for wall and roof signs may be increased one (1) square foot for each additional two (2) feet of building setback.
- c. Ground mounted signs and directories shall not exceed sixty-two and one-half (62.5) square feet.
- d. Projecting signs shall not exceed fifteen (15) square feet in area, limited to the first story of a building and not be internally illuminated.
- e. Temporary signs will be permitted for no more than 30 days per year (at one time or broken up in increments of one week, four times a year). Temporary signs may include a banner no larger than 2' X 12' or a single bandit sign 2' X 3'.

3. Location:

- a. Wall signs shall not extend beyond the surface of the building more than twelve (12) inches, except for awning and canopy signs.
- b. Projecting signs shall not extend more than five (5) feet from the building into the front yard.

- c. Ground mounted, post and directory signs shall be at least one (1) foot from the right-of-way.
 - d. There shall not more than one ground mounted, post (decorative only and approved by staff) or directory sign per 100 feet. In instances where an individual property owner does not own sufficient land to meet the minimum separation distance between signs, one sign will be allowed on this property at a location as remote from existing signs as possible
4. Height:
- a. Projecting signs shall not be less than eight (8) feet in height from the pavement line.
 - b. Maximum height shall be eight feet. Mounting poles, unless decorative in nature and integrated into overall design, shall be concealed by a 1.5 foot high masonry mounting base the width of the sign.
5. Landscaping. The area beneath and around a sign shall be landscaped with plants, ground cover and materials so as to complement the site and integrate the sign with buildings, parking areas, surrounding vegetation and natural features of the landscape.

E. **"I" Industrial Districts:** This section shall apply to all districts designated by the zoning ordinance as "I-1" and "I-2".

- 1. Allowable Signs: All on-premises signs permitted under the "C" Commercial Districts, including their height, location and other regulations, plus off-premises signs.
- 2. Size: No sign shall exceed four hundred (400) square feet in area.
- 3. Location:
 - a. No ground mounted or post sign exceeding one hundred (100) square feet may be erected within six hundred sixty (660) feet of the intersection of two (2) state or federal highways
 - b. Off-premises signs shall be located only adjacent to federal or state highways and within Industrial Zones.
 - c. No off-premises sign may be located any nearer than a radius distance of 1,320 feet of any other off-premises sign.
- 4. Height: On premises signs shall not exceed eight (8) feet in size. Off-premises signs (outdoor advertising signs) shall not exceed thirty-five (35) feet in height.
- 5. Construction and Maintenance; All ground or post signs over 100 square feet in size shall be of single pole, steel construction.
- 6. Landscaping. The area beneath and around an on-premises sign shall be landscaped with plants, ground cover and materials so as to complement the site and integrate the Sign with buildings, parking areas, surrounding vegetation and natural features of the landscape.

III. EXEMPT SIGNS - The following types of signs are exempted from all the provisions of this Article and shall be allowed in addition to all other signs allowed by this Article. Any signs which exceed the provisions of this section shall comply with the other sections of this Article.

A. Public Signs: Signs erected by, or on the order of, a public officer in the performance of his public duty, such as safety signs, danger signs, and traffic signs.

B. Historical Markers: Historical markers as recognized by Local, State, or Federal authorities.

C. Name plates mounted on buildings or mail boxes not exceeding one (1) square foot in size.

D. Traffic directional signs not exceeding four (4) square feet in size and located at least one (1) foot from the right-of-way.

E. Signs in or on windows not exceeding twenty (20) percent of the total window area.

F. Advertising sale or lease of real estate - the sign area of one face shall not exceed twelve (12) square feet in the "A-1" Agricultural District. In no case shall the total sign area of all signs on total project exceed twenty-five (25) square feet. In all other districts the sign area of one face shall not exceed eight (8) square feet. In no case shall the total sign area of all signs on the property exceed sixteen (16) square feet. Sign shall be located at least one (1) foot from the right-of-way

G. One political sign not exceeding four (4) square feet in size per candidate for public office per parcel of land. No political sign may be placed in the right-of-way, nor be erected more than sixty (60) days before an election. Political signs must be removed no more than ten (10) days following the general election.

H. Signs for Home Occupations (one square foot maximum placed on the building).

I. Construction or Renovation Project signs. These shall be limited to one project per street frontage and be no larger than thirty-two (32) square feet. All information about contractors, financial institutions, architects, developers, etc. shall be displayed on the sign. No other signs shall be allowed during construction except real estate signs.

J. Signs to be used on a temporary basis for a community event sponsored by a not-for-profit organization may be permitted for a period of no more than 30 days and only one time annually.

IV. ILLUMINATED SIGNS AND ELECTRONIC READER BOARDS - Illuminated signs and electronic reader boards shall adhere to the following provisions and restrictions in addition to other requirements stated in this Article.

A. Signs shall not have blinking, flashing or other illuminating devices which change light intensity, brightness or color. Beacon lights are not permitted. Automatic changing signs displaying time, temperature, date or electronically controlled message centers are permitted (see electronic reader boards.)

- B. The light for or from any illuminated sign shall be so shaded, shielded or directed that the light intensity will not be objectionable to surrounding areas
- C. No colored lights shall be use on any sign at-any location in any manner so as to be confused with or construed as traffic control devices
- D. Neither direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.
- E. Any sign permitted in a residential or agricultural zone shall be externally illuminated only.
- F. Internally lit signs must have a sign background that is of a dark color and/ or be opaque.
- G. Electronic reader boards shall constitute no more than 30 percent of a sign surface area and shall present messages in fonts other than dot matrix patterns and in an amber color (not red) and shall be integrated into the overall sign design. Messages shall not change in less than 60-second intervals.

V. PROHIBITED SIGNS - The following types of signs are prohibited under this Article.

- A. Animated signs.
- B. Portable signs.
- C. Signs or devices which by color, location, or design resemble or conflict with traffic control signs or devices.
- D. Signs attached to, suspended from or painted on any vehicle which is regularly parked on any street or private property to display, demonstrate, advertise or attract the attention of the public.
- E. Signs which contain pulsating lights or strobe lights.
- F. Changeable copy signs (other than electronic), except those associated with churches, schools, theaters and gas stations. Said changeable copy sign shall be enclosed under a locked, vandal proof case; said case and structure shall be subject to design review.

VI. INSPECTION, REMOVAL AND SAFETY:

- A. All signs may be inspected periodically by the Code Enforcement Officer for compliance with this Article.
- B. All signs and components there of shall be kept in good repair and in safe, neat, clean, and attractive condition.
- C. The Code Enforcement Officer shall give written notice for the removal of any sign erected or maintained in violation of this Article. Upon failure to comply with this notice, the Code Enforcement Officer shall take legal action to enforce compliance with this ordinance. The Code Enforcement Officer may remove a sign immediately and without notice if the sign presents an immediate threat to the safety of the public. Any sign removal shall be at the expense of the property owner

VII. PERMITS: All permanent signs permitted under this Article except those signs considered exempt in this Article shall require a permit which shall be obtained prior to erection of the sign.

VIII. **NONCONFORMING SIGNS** - In instances where a sign is nonconforming to any of the requirements of this ordinance, such sign and any supporting structure (other than a building) may be allowed although such sign does not conform to the provisions hereof. No such nonconforming sign may be enlarged or altered in any way (including changing the sign face, except on changeable copy signs, electronic message signs, which comply with this regulation or legal Off-premises signs), which increases its nonconformity, or relocated. No sign, which has been damaged 50 percent or more of its fair market value, shall be restored except in conformity with the regulations of this ordinance.

IX. **TERMINATION OF NON-CONFORMING SIGNS/AMORTIZATION SCHEDULE**

A. Any non-conforming sign or sign structure, which is improved and altered to comply with the provisions of this Article, shall thereafter be considered as conforming. All other non-conforming signs or aggregate sign conditions shall be removed, changed, altered, or otherwise made to conform according to the following schedule:

<u>Original Construction Cost</u>	<u>Amortization Period</u>
Temporary signs, flags, streamers, etc.	45 days
Indeterminable cost to \$250	6 months
\$250.01 - \$750	1 year
\$750.01-\$2,750	2 years
\$2,750.01-\$5,000	3 years
\$5,000.01 - \$7,000	4 years
\$7,000.01-\$12,000	5 years
Greater than \$12,000	10 years

- B. The amortization shall begin as of the effective date of this amendment of the Zoning Ordinance with this Article.
- C. For the purposes of this section, existing signs and sign structures prohibited by this Article shall be treated as non-conforming.
- D. The owner or operator of the sign must furnish acceptable proof of the sign's original cost in the form of:
 1. Original value from the sign permit, if available, or
 2. An original bill of sale, including installation costs, fees, etc., or
 3. Depreciation schedules from federal or state tax returns showing original cost.

- E. Upon determination by the City of Greenwood that a sign remains non-conforming after termination of the allowable time periods provided for hereinabove, the City shall notify the sign owner and/or the owner of the land on which the non-conforming sign is located and such owner shall have thirty (30) days after such written notice within which to remove said sign. At the end of the thirty (30) day period, if the sign has not been removed or brought into compliance, the City shall issue a summons into City Court.
- F. Abandonment or obsolescence of a non-conforming sign shall terminate immediately the right to maintain such as sign (see definition of abandoned sign).
- G. Any non-conforming on-premise sign shall be removed or brought into compliance with this Article immediately upon a change in the **principal use or ownership of the site.**
- H. Signs made non-conforming due to annexation into the City of Greenwood after the effective date of this Ordinance shall be removed or modified so as to conform according to the amortization schedules established herein; but the initiation date of the schedules shall be the effective date of the annexation rather than the effective date of this Ordinance.

X. ENFORCEMENT

The City of Greenwood Code Enforcement Officer is directed to enforce all of the provisions of this Article

Any person aggrieved by any interpretation or order of the Code Enforcement Officer may appeal to the Planning Commission. The Code Enforcement Officer shall take no further action on the matter pending the Planning Commission's decision, except for unsafe signs which present an immediate and serious danger to the public as provided in this Article.