

Town of Pine Mountain  
SIGN ORDINANCE

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# ARTICLE 1

## Short Title

This ordinance shall be known and may be cited as the "Sign Ordinance of the Town of Pine Mountain".

# ARTICLE 2

## Purpose and Scope

**Section 2.1** The Mayor and Town Council of Pine Mountain, Georgia find that adoption of sign regulations serves the following purposes:

1. The public health, safety and general welfare of the Town is enhanced by ensuring the prohibition and removal of dangerous and unsafe signs.
2. Pedestrian and motorist safety is promoted by reducing and limiting the number and area of signs, which can unduly distract motorists and pedestrians, create traffic hazards, confuse motorists when such signs are similar to traffic signs, and reduce the effectiveness of signs needed to direct the public.
3. This ordinance is intended to promote attractive signs which clearly present the visual message in a manner that is compatible with its surroundings. The appearance, character and quality of the Town are affected by the location, size, construction and graphic design of its signs.
4. The economic well-being of the Town of Pine Mountain is enhanced by allowing individual businesses to identify themselves and the goods and services offered in a clear and distinctive manner, by creating a more attractive Town to tourists, and by preserving and improving the appearance of the historic downtown and surrounding area, thereby assuring that signs are properly integrated with and harmonious to the buildings and sites in the downtown area and along the commercial corridors.
5. The purpose of the Town's elimination of mobile signs and billboards is to promote the safe movement of vehicular traffic, to reduce vehicular traffic, to reduce air pollution, and to improve the aesthetic appearance of the Town of Pine Mountain.

**Section 2.2** By enacting this ordinance, the Town intends:

1. To balance the rights of individuals, businesses, and government to convey their messages through signs and the right of the public to be protected against the unrestricted proliferation of signs;
2. To afford the business community equal and fair opportunity to advertise and promote its products and services without discrimination;
3. To preserve and promote the public health, safety, and welfare of the citizens of the Town of Pine Mountain;
4. To improve traffic and pedestrian safety;

5. To maintain and enhance the visual environment, and preserve the right of citizens and visitors to enjoy the Town's scenic beauty;
6. To protect property values of nearby public and private property by minimizing possible adverse effects and visual blight caused by signs;
7. To avoid the harmful aspects of the unrestricted proliferation of signs;
8. To promote economic development;
9. To enable the fair and consistent enforcement of sign regulations; and
10. To promote the purposes stated in this Article by regulating signs based on objective standards, including, but not limited to height and size, and without regard to the content of the sign message.

**Section 2.3** This ordinance is adopted under the authority of the Town of Pine Mountain in furtherance of the more general purposes set forth in the Zoning Ordinance. This ordinance is adopted and hereafter amended pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia and the Georgia Planning Act of 1989.

## **ARTICLE 3**

### **Statement of Findings**

**Section 3.1** The Town finds that signs provide an important medium through which individuals, businesses, and government may convey a variety of messages. Left unregulated, however, signs can become a threat to the public health and safety as a traffic hazard and a detriment to property values and the overall economic growth of the Town of Pine Mountain as an aesthetic nuisance.

The Town of Pine Mountain finds that unregulated signs:

1. can be a safety hazard to drivers and pedestrians;
2. can create unsafe, cluttered, and aesthetically blighted thoroughfares throughout the Town;
3. can hamper economic growth;
4. can lower property values;
5. can adversely impact public investments;
6. can degrade the utility of public safety signs; and
7. can adversely impact the aesthetic quality of the community and surrounding environment.

**Section 3.2** The Town also 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, 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 Town 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 traffic hazards such as downed power lines and from street excavations. Even where signs serve a propriety purpose, such as identifying mark 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.

**Section 3.3** Some signage has a single targeted function and identification of such signage by description is impossible without referring to its function. For instance, address numerals are used for the sole purpose of locating addresses, which is of benefit to persons looking for those addresses and is essential to public safety personnel responding to emergencies. While such signage is referenced based upon the function it serves within the context of this ordinance, the provisions of this ordinance are unrelated to the content of the speech provided and allow maximum expressive potential to sign owners.

# ARTICLE 4

## Definitions

Words and phrases used in this ordinance shall have the meanings set forth in this section. Words and phrases not defined in this section, but defined in the zoning ordinance of the Town of Pine Mountain shall be given the meanings set forth therein. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this ordinance.

### **Accessory Sign**

“Accessory sign” is a separate unit displaying information related to the principal business conducted on the premises, which is attached to or supported from any other sign and not made a part thereof.

### **A-Frame Sign**

Any portable sign or structure no greater in size than three feet wide by four feet high and composed of up to two (2) sign faces mounted or attached back to back in such a manner as to form a triangular vertical cross section through the faces.

### **Abandoned Sign**

Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, faded content or missing letters or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.

### **Alterations**

Change or rearrangement in the structural parts or design, whether by extending on a side, by increasing in area or height, or in moving from one location or position to another.

### **Area of Sign**

The area of a sign is defined as the entire area including any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle or triangle. If the sign has two faces that are not more than 2 feet apart the area of the sign shall be one-half the area of the two faces, and shall be considered as one sign.

### **Awning**

A cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

### **Banner**

A sign, other than a flag, with or without characters, letters, illustrations or ornamentation applied to cloth, paper, or fabric that is intended to be hung without a frame. Neither flags nor canopy signs are considered banners.

### **Building**

Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind and intended for use in one place.

### **Building Face or Wall**

All window and wall area of a building in one plane or elevation.

### **Harris County Community Development Department**

The Harris County Community Development Department is the code enforcement officer for Harris County and the Town of Pine Mountain.

### **Bulletin Board**

A sign which primarily displays the name of the organization and the upcoming events of that organization.

### **Canopy**

A structure constructed of fabric or other material other than an awning placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building or supports extended to the ground directly under the canopy or cantilevered from the building.

### **Changeable Copy Sign**

Any sign that incorporates changing lights, lettering, or images to form a sign message or messages, whether such changes are accomplished electronically or manually, but not including wind actuated element, such as flags or banners. This definition does not include public service signs.

### **Developed Lot**

Any lot on which a building is located. The building must be occupied or in such a physical condition that it is capable of being occupied.

### **Flag**

Any unframed fabric or bunting typically containing colors, patterns, or symbols sometimes used as a symbol of a government or other entity or organization.

### **Free-Standing Sign**

A sign which is supported by one or more uprights or braces which are fastened to, or embedded in the ground or a foundation on the ground. A permanently affixed sign which is wholly independent of a building for support.

### **Grandfathered Sign**

Same as non-conforming definition.

### **Hanging Sign**

A sign that is suspended parallel or perpendicular from a building, wall, roof, facade, canopy, marquee, or porch by means of brackets, hooks or chains and the like.

### **Height of Sign**

The vertical distance measured from the normal grade at the base of the sign to the highest point of the sign, including the air space between the ground and the sign. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.

### **Inflatable Sign**

A sign that holds its shape by receiving a one-time or continuous supply of air or other gas. Inflatable signs include balloons.

### **Informational Signs**

A sign with an area not greater than 6 square feet for residential districts and 16 square feet for non-residential districts with a sign face made for short term use, containing no reflecting elements, flags, or projections which, when erect, stands at a height no greater than 3 feet from the normal grade in residential districts and 5 feet from the normal grade in non-residential districts at the base of the sign to the highest point on the sign.

### **Mansard Sign**

A sign attached to a sloped roof or roof-like facade architecturally comparable to a building wall.

### **Marquee Sign**

A sign attached to any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

### **Mobile Sign**

A sign on any vehicle or wheeled conveyance which carries, conveys, pulls, or transports any sign or billboard for the primary purpose of displaying messages.

### **Monument Sign/Ground Sign**

A sign supported by an internal structural framework on a base or foundation, or a sign enclosed by other solid structure features other than support pole(s) or post(s). No open spaces which allow a direct line of sight from one side of the sign to the other are permissible in the area located beneath the widest part of the sign face where the message is located in a direct vertical plane to the ground. By way of example and without limitation the sign cannot be attached to, resting upon, or supported by any pillars, columns, pylons which allow for open spaces or direct line of sight from one side of the sign to the other beneath the widest area of the sign face in a direct vertical plane to the ground.

### **Neon Sign**

Luminous-tube signs that contain neon or other inert gases at a low pressure.

### **Non-Conforming Signs** (also known as Grandfathered sign)

Any sign which was lawfully erected and maintained prior to such time as it became illegal under purview of this ordinance.

### **Off-premise (site) Sign**

A sign relating its subject matter to premises other than the premises on which it is located or the products, accommodations, services or activities available on premises other than the premises on which the sign is located, including but not limited to billboards.

### **Out-of-store Marketing Device**

Any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided thereby to the public. Examples of out-of-store marketing devices

include: fuel pumps, bank ATM units, vending machines, newspaper racks, drink machines, ice boxes, and phone books.

### **Overlay Districts**

The Town's Historic Preservation Overlay (HPO) District and the Commercial Corridor Design Overlay (CCDO) District, as established in the Zoning Ordinance of the Town of Pine Mountain, Georgia, as amended, and as such boundaries are established on the Official Zoning Map of the Town Pine Mountain, Georgia as may be amended from time to time.

### **Pole Sign**

“Pole sign” is a sign erected on one or more uprights supported from the ground, the height of which is greater than six (6) feet, and which is not a part of any building or structure, other than a structure erected solely for the purpose of supporting a sign. The overall total, height of pole signs shall not exceed fifteen (15) feet above ground level.

### **Portable Sign**

A sign which is not intended to be anchored or secured to a building or to the ground.

### **Projecting Sign**

A sign attached to and projecting from the wall or overhang of a building that has a plane that is at an angle from the wall.

### **Public Property**

Public property shall mean any property owned by a governmental entity.

### **Rope Lighting**

Lighting made up of tiny lights, usually incandescent bulbs or light emitting diodes (LEDs), strung together.

### **Roof Sign**

“Roof sign” means a sign which is fastened to and supported by or on the roof of a building or which extends above the roof of a building.

### **Sign**

Sign shall mean and include every advertising message, announcement, declaration, demonstration, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interest of any person, entity, product, or service. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, ornaments or other features used to draw the attention of observers.

### **Sign, Externally Lit**

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

### **Sign, Internally Lit**

Any sign lighted by a source which is inside of or behind an enclosed sign or sign face made of translucent material.

### **Signage Plan**

A plan designed to show the relationship of signs for any cluster of buildings or any single building housing a number of users or in any arrangement of buildings or shops which constitute a visual entity as a whole.

### **Structure**

The supports, uprights, bracing, guy rods, cables, and framework of a sign or outdoor display.

### **Temporary Sign**

The term “temporary sign” shall mean and include any sign, banner, pennant, streamer, whirligig, valance or advertising display constructed of cloth, canvas, light materials, with or without frames and intended to be displayed for a brief and limited period of time only.

### **Wall Sign**

A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building or mansard and extending not more than 6 inches from the wall.

### **Window Sign**

A sign, adjacent to or installed upon, a window for the purpose of being viewed from outside of the premises. Signage that is located inside the building within three feet of the window that is intended to be viewed from the outside is considered a window sign for purposes of this ordinance.

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## ARTICLE 5

### Applicability, Authority, Interpretation and Enforcement

#### **Section 5.1** Applicability

This ordinance shall apply to all properties within the corporate limits of the Town of Pine Mountain. Signs that are not visible from a public right-of-way and are not intended to be viewed from a public right-of-way are not regulated.

#### **Section 5.2** Design Review Committee Authority

The Pine Mountain Design Review Committee, as established in the Zoning Ordinance of the Town of Pine Mountain, Georgia, shall have the authority given it by this ordinance to review and make a recommendation to the Mayor and Town Council as to requests for the erection of signs and other advertising devices within HPO and CCDO districts, as established in the Zoning Ordinance of the Town of Pine Mountain, Georgia, as amended, and as such boundaries are established on the Official Zoning Map of the Town of Pine Mountain, Georgia, as may be amended from time to time.

#### **Section 5.3** Interpretation and Enforcement

The Harris County Community Development Department shall be responsible for the interpretation of the provisions of this ordinance and for enforcement of this ordinance, except to the extent such responsibility is delegated to the Town Council, or Design Review Committee by this ordinance. A violation of this ordinance is a misdemeanor. Violations shall be enforced in the same manner as violations of the Pine Mountain Zoning Ordinance.

All signs shall be maintained in good condition so as to present a neat and orderly appearance. The Harris County Community Development Department may cause to be removed after due notice any sign which shows gross neglect, becomes dilapidated, or which has ground area around the sign which is not well maintained.

#### **Section 5.4** Construction Standards

All signs permitted under this ordinance shall be constructed and maintained in accordance with the applicable Town building codes.

# ARTICLE 6

## Design and Location Standards

### Section 6.1 Area of Sign

The area of a sign shall consist of the entire area of the sign, including any type border which may enclose the outer *limits* of any writing, representation, emblem, figure, or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of that parallelogram, circle, or triangle. If the sign has two faces that are parallel (not more than 2 feet apart) the size of the sign is one-half the area of the two faces, and shall be considered one sign.

### Section 6.2 Sign Materials

In HPO and CCDO districts, the exposed surfaces of all sign structures and supports shall be constructed using natural materials and should match local architectural styles. Natural materials include, but are not limited to, concrete, stucco, natural and painted wood, brick, stone or manmade materials such as metal and glass with similar texture and appearance that are considered appropriate to maintain the character of the existing building and structures on the property on which the sign is located.

### Section 6.3 Illumination

#### (A) Externally Illuminated Signs

Light fixtures for externally illuminated signs must be simple in form and mounted so they do not obscure building ornamentation. The light fixtures should emphasize the continuity of the building surface and should not clutter the building in an unorganized manner. Spot lights and flood lights shall be directed only at the sign surface and so shielded that no direct rays from the light are visible else than on the lot where said illumination occurs. If not effectively so shielded, such sign shall be deemed to be a directly illuminated sign.

No exposed light sources are allowed, and all light sources must be shaded to contain light rays to the sign. Colored lighting is prohibited.

#### (B) Illumination Restrictions

No sign shall be internally lit, except as noted in the provisions of this Ordinance dealing with certain window signs.

### Section 6.4 Type Styles

In the HPO and CCDO districts type styles are limited to those substantially similar to neighboring signs and must be approved by the Design Review Committee.

# ARTICLE 7

## Sign Types Requiring a Permit

The following signs require a permit:

### **Section 7.1**    Freestanding signs

1.    Height Limit

- a.    C-1: Signs may not exceed a height of five (5) feet at the highest point anywhere on the sign.
- b.    All other non-residential property: Signs may not exceed a height of 15 feet at the highest point anywhere on the sign.

2.    Design

- a.    Free standing signs are required to be monument signs in all districts except pole signs will be allow in all non-residential districts. A monument sign is a sign supported entirely by a base structure. The base structure shall be a minimum of two feet by four feet in size, entirely enclosed or solid with no visible open space and permanently affixed to the ground. A monument sign shall not be mounted on a pole or poles.
- b.    There shall be no graphics located on the vertical support structures of a freestanding sign.

3.    Size

Free standing signs shall be limited to a maximum of thirty-two (32) square feet in area. Pole signs shall not exceed fifteen (15) feet in height.

4.    Number of Signs

A non-residential building with at least 50 feet of road frontage may have one freestanding sign, the building must be occupied or in such a physical condition that it is capable of being occupied for its intended purpose. A legally existing non-residential building with less than 50 feet of road frontage may have one sign. Non-residential buildings with more than 100 (one hundred) feet of continuous frontage and with more than one entrance may install a freestanding sign at each entrance, provided that the combined square footage of all free-standing signs does not exceed 64 (sixty-four) square feet (i.e. two 32 square foot signs). Where there is frontage on more than one street, each frontage is treated independently provided that no two signs may be closer than 100 linear feet to one another. Signage area may not be transferred from one frontage to another.

5. Location and Orientation

a. C-1 and C-2:

Signs shall be located outside of the right-of-way. No sign or sign structure or support shall be placed onto or obscure or damage any significant architectural feature of a building, including but not limited to a window or a door frame, cornice, molding, ornamental feature, or unusual or fragile material.

b. All other locations:

1. Signs shall be located at least 2 feet outside of the right-of-way.
2. No freestanding sign may be within 50 feet of another freestanding sign (including signs outside Town limits), other than as allowed by paragraph 4 above, however, within the C-1 and C-2 zones, freestanding signs may be located within 20 feet of one another.

**Section 7.2** Wall and Mansard Signs

Wall and mansard signs shall be permitted on the wall or mansard of a building facing a public street. If a building has public street frontage on more than one side, a wall or mansard sign may be allowed on both the main entrance and any side facing a public street. These signs are subject to the following:

1. Wall and mansard signs are allowed in all non-residential zoning districts.
2. If a structure is located on a lot that has no street frontage, wall or mansard signs shall be permitted on any single facade.
3. Wall or mansard signs attached flat against the exterior surface of a building may extend not more than 6 inches from the wall,
4. The total area for wall or mansard signage shall not exceed:
  - a. 10% of the area of the building wall.
5. A directory sign is a wall sign.
6. For buildings with multiple tenants having store fronts only, the facade rented by the tenant shall be considered as the wall area for a sign area calculation.
7. No part of a wall or mansard sign shall be located more than 25 feet above the existing level of the ground.

8. Wall or mansard signs shall not extend above the eave line or top of a parapet on the wall to which it is attached.

**Section 7.3** Projecting and Hanging Signs

One projecting or hanging non-illuminated sign per business shall be allowed, subject to the following:

1. The sign is located in a non-residential zoning district;
2. The sign is located over a public door entrance or attached to the building front to an occupied building;
3. The sign is no more than 9 square feet in area;
4. The sign may not project more than 48 inches from the wall;
5. The sign is uniform in size; material, color and shape and is placed in an equivalent location to other such signs located on the same building;
6. The sign is suspended from the eave or soffit of the building or extends from the wall;
7. The sign maintains a minimum of 8 feet clearance between the bottom of the sign and the walkway below; and
8. The height of the top edge of the sign shall not exceed the height of the wall from which the sign projects, if attached to a single-story building, or the height of the sill or bottom of any second story window, if attached to a multi-story building.

**Section 7.4** Banners

1. Banners are allowed: (1) on developed lots in non-residential zoning districts, and (2) residential zoning districts on developed lots that are used for non-residential purposes.
2. One banner per business may be erected for no more than 10 days during any 120-day period. The ten days do not have to be consecutive.
3. The maximum size of the banner shall not exceed 35 square feet and the height shall not exceed 5 feet.
4. The minimum front setback shall be 15 feet from the edge of the pavement or outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines. However, in no case will a banner be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety,

signs shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

**Section 7.5** A-Frame Signs

Any portable sign or structure composed of up to two (2) sign faces mounted or attached back to back in such a manner as to form a triangular vertical cross section through the faces, provided that the A-Frame Sign is no greater than three feet wide and four feet high and that the location for the A-Frame Sign is located on a public or private sidewalk and shall not encroach into a minimum of sixty inches of unobstructed pedestrian access along said sidewalk. Said sign must be located in front of the business served and no greater than twelve feet from the main entrance to the business served. Should a permit for an A-Frame sign be denied by the Town because of a lack of sufficient unobstructed pedestrian access, then the denied business may add a wall sign not to exceed a size limit of two feet wide by three feet high or a window sign which may not exceed two feet by three feet. Neither the wall or window sign, however, shall exceed other applicable signage restrictions in this ordinance. The owner of the business is responsible for any injury that may occur to passersby due to the placement of the sign.

**Section 7.6** Temporary Signs

Total window surface area covered by temporary signs shall not exceed one-sixth of the window surface area and there shall be no more than three (3) temporary signs per 160 square feet of window surface area.

**Section 7.7** Signage During Construction

Two additional signs shall be allowed during construction of a residential or nonresidential subdivision. The signs shall not be internally illuminated.

1. Duration - the signs shall be allowed beginning with the issuance of a land disturbance permit and ending with the issuance of a Certificate of Occupancy or installation of a permanent sign at the subdivision entrance, whichever comes first.
2. Size - Any construction sign larger than six (6) square feet requires a permit.
3. Location - the minimum front setback shall be 15 feet from the edge of the pavement or outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines. However, in no case will a sign be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety, signs shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

**Section 7.8** Residential Subdivision Entrance

No more than 2 freestanding monument signs shall be allowed to be placed at each entrance of a residential subdivision, including multi-family complexes subject to the following:

1. These signs must be placed on common property under the ownership of the Developer, Home Owners Association (HOA) or apartment complex owner.
2. The sign face shall not exceed 32 square feet in area and 7 feet in height.
3. If the sign or sign structure is attached to a decorative wall or fence, the decorative wall or fence shall not exceed 8 feet in height. The post and /or columns of the decorative wall or fence shall not exceed 10 feet in height.
4. Such signs shall not be internally illuminated.
5. The permit shall not be issued until after the final plat is recorded.
6. The minimum front setback shall be 15 feet from the edge of the pavement or at least two feet outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines. However, in no case will a sign be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety, signs shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

**Section 7.9** Awning and Canopy Signs

Awning and/or canopy signs that require new or rehabilitated structural supports.

# ARTICLE 8

## Signs Subject to a General Permit

### **Section 8.1** Purpose of a General Permit

A general permit is hereby granted for the following types of signs in any zoning district, provided that such signs are erected and maintained in compliance with all applicable provisions of this ordinance:

### **Section 8.2** Traffic control signs;

### **Section 8.3** Official notices issued by any court with competent jurisdiction or authorized public agency, department or official;

### **Section 8.4** Flags

*Any flag provided that:*

1. No more than 2 flagpoles are permitted per developed lot;
2. Flags may be set in the ground or attached to a structure;
3. No more than 3 flags are permitted per flagpole;
4. The maximum dimension of the hoist side of each flag shall not exceed 20 percent of the height of the flagpole;
5. All flagpoles shall be set back from each property boundary a distance equal to the height of the flagpole or 15 feet from the edge of the pavement or outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines, whichever is greater. However, in no case will a flag be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety, flags shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection;
6. All flagpoles shall be maintained in good repair, so as not to constitute a threat to public safety;
7. On officially designated county, state, and federal holidays, there shall be no restriction as to maximum flag size or number of flags on display in residential districts.
8. In non-residential districts, flagpoles shall not exceed the allowed height provided for a structure or building in the applicable zoning district, or 50 feet, whichever is less. Flagpoles in residential districts shall not exceed 25 feet in height or the height of the primary structure on the lot, whichever is less.

9. Decorative flags or buntings for city-wide celebrations when authorized by the Town Council for a prescribed period of time.
10. Symbolic flag and award flag of institution or business. One for each business or one for each fifty (50) feet of street frontage.

**Section 8.5** Window Signs

1. Allowed in all zoning districts in windows of occupied structures.
2. Area of Window Sign:
  - a. The maximum area of the window sign shall be 10% of the available glass area based on the definition of window sign, signage that is located inside the building within three feet of the window that is intended to be viewed from the outside is considered to be included in the window sign limitation. Available glass area shall be measured by considering an entire window unit exclusive of any mullions. In commercial zones other than C-1, one lighted window sign shall be allowed and may include neon or similar type signage. Said lighted window sign cannot be a sign which changes copy electronically using switches and electric lamps, or any other electronic means, or which flashes, blinks or scrolls. However, this sign may be a fiber optic, neon or light-emitting diodes (LED) sign. This sign shall not be greater in size than 2 ¼ square feet.
3. No window signs are allowed above the first floor unless the building is a multitenant office or commercial structure wherein second floor tenants have primary direct access from their space to the outside from the second floor level. The access must include outside walkways and stairways properly designated for public use.
4. In no case shall any window signs be installed above the level of the second floor windows.

**Section 8.6** Informational Signs

In addition to any other sign permitted by this ordinance, two informational signs are allowed on a single lot, subject to the following:

1. Size limitation
  - a. For residential lots, a maximum size of 6 square feet of sign area, with a cumulative square footage of 12 square feet. Maximum height of any sign is 3 feet to the top of the sign.
  - b. For all non-residential lots, signs shall be a maximum size of 16 square feet of sign area, with a cumulative square footage of 16

square feet. The maximum height of any sign is 5 feet to the top of the sign.

2. Location

All signs shall have a minimum setback of 10 feet from the rear and side property lines. For front setback, the sign must be at least 2 feet outside of the right-of-way. However, in no case will a sign be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic and pedestrian safety, signs shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

3. Function

These signs are limited to a display of noncommercial speech or commercial speech that pertains to a commercial enterprise located on the property, such as a for sale sign, a sign reflecting the property's home occupation, a campaign sign, a political sign, or a yard sale sign, by way of examples. In the event that a court should adjudge any part of this subsection of the ordinance a violation of the Georgia or United States Constitutions or any other provision of law, it is the specific intent of the Pine Mountain Town Council that this provision referencing a limitation to noncommercial speech or commercial speech that pertains to a commercial enterprise located on the property be omitted from the ordinance and the remainder of the ordinance stay in effect to regulate signs on property within the Town. This severance section is in addition to the legislative intent expressed elsewhere in this ordinance.

4. Mounting Devices

Informational signs shall be mounted on metal frames that do not exceed ¼ inch in diameter or when mounted on frames of other material cannot exceed ¾ inch by 1 ½ inch in size. No message may be written on the mounting hardware, so that the entire message area of the sign is contained on the sign face itself.

5. Lighting Prohibited

Informational signs may not be illuminated in any manner.

**Section 8.7** Numerals displayed for the purpose of identifying property location affixed to a structure such as a mailbox or house, or placed on the ground, not to exceed 8 inches in height.

**Section 8.8** Door signs not to exceed one square foot and not more than one sign per door.

**Section 8.9** *Holiday Lighting*

In the C-1 only holiday lighting in the form of white/clear only UL approved outdoor seasonal type lighting is permitted without the Design Review Committee review and approval. Also prohibited are letters and/or words and/or phrases spelled and exhibited through the use of holiday lighting. This applies exclusively to outdoor lighting and not lighting inside the business premises itself as long as the lighting is at least 3 feet away from the window. There is no restriction on holiday lighting outside of the CCDO district.

**Section 8.10** *Out-of-Store Marketing Devices*

Out-of-store marketing devices are allowed in non-residential districts provided that they are too small to be legible to the traveling public on neighboring rights-of-way and are otherwise non-removable without damage to the equipment's surface, they do not require a permit and are not subject to overall sign limitations for the lot on which they appear. The minimum front setback shall be 15 feet from the edge of the pavement or outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines. In no case, however, will an out-of-store marketing device be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety, out-of-store marketing devices shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

**Section 8.11** *Handheld and Portable Signs*

Handheld and portable signs not exceeding 4 square feet. A staff or pole attached or otherwise associated with a sign must be blunt at both ends. Such signs must be held at all times and may not be left unattended. Persons with handheld or portable signs may not display the signs in the right-of-way or on private property without the property owners written consent. A person must be able to produce the written consent of the property owner if requested during the time of the display of the handheld or portable sign. Persons with handheld or portable signs shall not disrupt, block, obstruct or interfere with pedestrian or vehicular traffic or the free passage of pedestrian or vehicular traffic into any driveway, pedestrian entrance, or other access to buildings, which abut the public sidewalks.

**Section 8.12** *Changing of copy of bulletin board, poster board, display casement or marquee*

The changing of characters, letters, lights, images or illustrations that does not alter the copy panel of a sign to form a sign message or messages.

**Section 8.13** *Signs on trucks, bus, trailer, or other vehicle*

Signs on trucks, bus, trailer or other vehicles during the normal course of business, but not for the primary purpose of advertising.

**Section 8.14** Construction Signs

Temporary, non -illuminated construction signs which do not exceed two (2) feet in height and three (3) feet in width.

**Section 8.15** Awning and/or Canopy Signs

The maintenance or replacement of the general covering.

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# ARTICLE 9

## Prohibited Signs and Devices

The following signs or devices are prohibited:

### **Section 9.1** Signs Creating Traffic Hazards

No sign shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or at any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.

### **Section 9.2** Hazardous Signs

No sign shall be erected or maintained which, due to structural weakness, design defect, or other reason, constitutes a threat to the health, safety and welfare of any person or property.

### **Section 9.3** Signs Resembling Traffic Signals or Signs

No sign shall be constructed, erected or maintained which purports to be or resembles an official traffic sign or signal, or signs using the words “Stop” or “Danger”, except those signs officially authorized by the Town of Pine Mountain or other governmental entities. Signs which provide background of colored lights blending with traffic signals which might confuse a motorist when viewed from normal approach distance of twenty-five (25) feet to three hundred (300) feet.

### **Section 9.4** Flashing Signs or Lights

Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an internal or externally mounted intermittent light source.

### **Section. 9.5** Rope Lights

In non-residential districts, rope lights may not be used on the exterior of a structure or anywhere on the property other than use upon stairways for illumination purposes. An occupant may use rope lights in the interior of a building, as long as the rope lights are more than 3 feet from the windows and are not intended to be viewed from outside.

### **Section 9.6** Electronic Message Signs

A sign which changes copy electronically using switches and electric lamps, or any other electronic means, or which flashes, blinks or scrolls. This prohibition includes, but is not limited to fiber optics, neon and light-emitting diodes (LED), unless otherwise provided for herein.

**Section 9.7** Signs with Dynamic Display

Signs that appear to have movement or appear to change, caused by any method other than physically removing and replacing the sign or its components, including but not limited to Electronic Messaging Signs; except as provided herein.

**Section 9.8** Roof Signs

**Section 9.9** Wind Signs

Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include flags, except as specifically allowed in this ordinance.

**Section 9.10** General Outdoor Signs

Any outdoor bench or furniture with signage. Any sign attached or applied to trees, utility poles, trash receptacles, or any other unapproved structure. Signs not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure.

**Section 9.11** Mobile Signs

Mobile signs operated upon any street, or other public place within the Town in which the public has a right of travel.

**Section 9.12** Vehicle Signs

Roof or trunk mounted signs on automobiles except that vehicles may have one sign that is no greater than 3 square feet on a face, with maximum dimensions of 1 foot wide, 1 foot high, and 3 feet long. Vehicle signs may be allowed on the sides of vehicles if completely flat and painted upon or applied directly to the original body of the vehicle or if attached magnetically. Signs attached to or painted on vehicles parked adjacent to and visible from a street for the sole purpose of advertising onto the street are prohibited.

**Section 9.13** Outdoor Displays

Outdoor display of merchandise is considered advertisement and is permitted on the property in which the owner of the merchandise has a property interest or placed on public property against the building not to encroach more than two (2) feet of the walkway. Merchandise shall not be placed in planted or cultivated areas. The owner of the business is responsible for any injury that may occur to passersby due to the placement of the sign and/or merchandise.

**Section 9.14** Signs in the Right of Way and Public Sidewalk

Signs in a public right of way or public sidewalk, other than those belonging to a government or public service agency, except certain A-Frame signs as permitted herein.

**Section 9.15** Marquee Signs other than those for theaters

**Section 9.16** Inflatable Signs

**Section 9.17** Billboards

**Section 9.18** Vacant Buildings

Any owner-identification signs advertising a service or commodity associated with a vacated premise shall be removed or resurfaced by the owner or lessee not later than thirty (30) days from the time the activity ceases. Commercial – renting – leasing signs shall comply with requirements of temporary signs requirements. After thirty (30) days if the sign has not been removed, a penalty will be affixed and the Town shall remove the sign at the expense of the owner and same shall constitute a lien on the property.

**Section 9.19** Non-Store Front and Non-Street Facing Businesses

There shall be no permanent or temporary window signs, banners, placards, etc. There shall be no roof signs or projecting signs. Signs shall be limited to a lobby directory.

**Section 9.20** Signs not otherwise allowed by this ordinance.

## **ARTICLE 10**

### **Sign Permit Applications**

#### **Section 10.1** *Purpose*

The purpose of this Article is to provide a timely and standardized mechanism for reviewing applications for sign permits to ensure signs within the Town comply with the objective standards of this ordinance, including, but not limited to, the height and size provisions.

#### **Section 10.2** *Authority*

The Harris County Community Development Department is authorized to review and approve or disapprove an application for a sign permit pursuant to the procedures of this Article and the standards of this ordinance. The Pine Mountain Design Review Committee will review all signs located in the Commercial Corridor Design Overlay District (CCDO) and the Historic Preservation Overlay District (HPO). If approved by the Design Review Committee the application will be forwarded to the Harris County Community Development Department for their subsequent approval.

#### **Section 10.3** *Applicability*

No sign, except those specified in this ordinance, shall be erected, placed, reconstructed or structurally altered without the sign owner having first obtained a sign permit from the Harris County Community Development Department pursuant to the procedures in this Article and the standards of this ordinance. If the sign is in the CCDO or HPO the applicant must first obtain approval from the Pine Mountain Design Review Committee before going forward to the Harris County Community Development Department for further approvals.

#### **Section 10.4** *Permitted Signs By Ordinance*

Pursuant to Article 8 of this ordinance, a general permit has been granted for those signs listed therein, and no application for a sign permit is required so long as all applicable standards of this ordinance are met.

#### **Section 10.5** *Procedure*

The following procedure shall govern the application for, and the issuance of, all sign permits under this ordinance:

Application for a sign permit shall be made on the form provided by the Harris County Community Development Department as required by the Town. An application will only be deemed as complete when all required information and accompanying documents are received. The following information will be required at that time:

1. Name, address and telephone number of the party erecting the sign and of the sign owner.

2. The value of the sign.
3. The location by street address of the proposed sign.
4. For a freestanding sign, two copies of a survey to scale showing the street address of the property upon which the subject sign is to be located, the proposed location of subject sign on the property and the distance of the proposed sign from the property's boundaries. This survey shall be signed by a licensed surveyor. For all other signs, a site plan drawn to scale may be substituted for a survey.
5. The square foot area per sign.
6. The names(s) and address(es) of the owner(s) of the real property upon which the sign is to be located.
7. Written consent of the owner of the property, or his/her agent, granting permission for the placement, maintenance, size and height of the sign to be placed on the property if the applicant is someone other than the property owner.
8. For wall signs: A sketch to scale drawing of the elevation of the building wall upon which the sign will be mounted or installed.
9. Prints or drawings of the plans and specifications for the proposed sign, together with structural details for construction and attachment to a building, or placement in the ground. A single submission may be permitted for standardized signs.
10. Where the sign construction requires an electrical connection, the electrical contractor shall obtain an electrical permit required.
11. A current certificate of insurance.
12. A current occupational or contractor's license.
13. A bonafide owner, lessee or tenant can obtain a lay labor sign permit if he/she can satisfy the Harris County Community Development Department that he/she has the ability and knowledge to do the work. The work is to be done by the person liable for all legal claims resulting from work being done.

**Section 10.6** *Action by the Pine Mountain Design Review Committee and Harris County Community Development Department*

1. Within ten (10) working days of submission, the Harris County Community Development Department shall inform the applicant of any information or documents necessary for completion of an application. Until such time as the application is complete, the Town will not consider the application properly filed. If the sign is to be erected in the CCDO or the HPO the application will be forwarded to the Town of Pine Mountain Design Review Committee for their input and approval.

2. Within 20 working days after the application is determined complete, the Harris County Community Development Department and/ or the Pine Mountain Design Review Committee shall review the application in accordance with this Article and determine whether the application complies with the standards in this ordinance.
  - a. *Approval.* If the Harris County Community Development Department and/or the Pine Mountain Design Review Committee finds that the application complies with the standards of this ordinance, the Harris County Community Development Department will issue the sign permit. Sign application for which no action has been taken after 20 working days after the application is complete shall be deemed approved.
  - b. *Fails to comply.* If the Harris County Community Development Department determines the application fails to comply with the standards of this ordinance, the applicant shall be provided a written notification with an explanation of why the application has been denied. If the applicant resubmits the application within 60 days of the written notification of denial, the resubmitted application does not require payment of the fee. The time for resubmission may be extended an additional 30 days for good cause, if requested of the Harris County Community Development Department prior to the original deadline for re-submittal.
  - c. *Re-submittal.* A revised application shall be resubmitted to the Harris County Community Development Department and reviewed in the same manner as an original application.
  - d. *Criteria.* A sign permit shall be approved upon a finding that the applicant has demonstrated that the application complies with the standards of this ordinance. Issuance shall in no way prevent the Harris County Community Development Department from later declaring said sign to be nonconforming if the permit is obtained based on false information submitted by the applicant.
  - e. *Expiration.* A sign permit shall become null and void if the sign for which the permit was issued has not been installed and completed within 60 days after the date of issuance; provided, however, that when an applicant can demonstrate that a commercial entity was timely engaged to construct the permitted sign, but the fabrication has not yet been completed, the Harris County Community Development Department may grant one 30-day extension. No refunds will be made for permit fees paid for permits that expired due to failure to erect a permitted sign. If later an individual desire to erect a sign at the same location, a new application must be submitted and another fee paid in accordance with the fee schedule applicable at such time.

#### **Section 10.7** Amendments

A sign permit may be amended, extended, or modified only in accordance with the procedures established for its original approval.

**Section 10.8** Maintenance of Permit

The owner or lessee of a lot containing signs requiring a permit under this ordinance shall, at all times, maintain in force a sign permit for such property. Sign permits shall be issued to the owner of a sign for each individual sign and are not transferable.

**Section 10.9** Vested Rights

No person applying for a sign permit or erecting a sign under this ordinance shall acquire any vested rights to continue maintenance of such signs.

**Section 10.10** Non-Transferability

Sign permits issued pursuant to this ordinance are not transferable.

**Section 10.11** Appeals

The following procedure shall govern the appeal of any decision regarding an application for a sign permit under this ordinance:

1. Any applicant or person aggrieved or affected by the denial or grant of an application for a sign permit may appeal the determination to the Town Council by filing a written notice of appeal with the Harris County Community Development Department within 30 days following the decision. The appeal shall be heard within 30 working days of the filing of the written notice of appeal.
2. The Town Council shall have 30 days following the hearing to issue a written decision.
3. Any party aggrieved or affected by the decision of the Town Council may appeal the decision by filing a writ of certiorari with the Town of Pine Mountain Municipal Court within 30 days following the decision.

# ARTICLE 11

## Master Sign Plans

### Section 11.1 Approval Required

Any new construction or re-development of a non-residential project including more than one freestanding building shall obtain approval of a Master Sign Plan from the Harris County Community Development Department as part of the development review process prior to any signs being erected other than signs permitted during construction. All signs erected or maintained shall conform at all times to the approved Master Sign Plan. The signs approved through the Master Sign Plan are the only signs allowed other than those allowed in Section 8.6; any deviations from an approved Master Sign Plan shall be unlawful unless and until a revised Master Sign Plan is approved.

### Section 11.2 Master Sign Plan Application

An application for a Master Sign Plan shall include the following information:

1. Accurate site plan, including location of buildings, parking lots, driveways, and landscaped areas;
2. One set of drawings showing details of a construction and foundation of proposed signs;
3. An accurate indication of the location of each present and proposed future signs of any type, whether requiring a permit or not;
4. An elevation drawing or photo depicting the proposed location of signs on buildings, or walls;
5. A scaled drawing showing the size, shape, design, colors, materials, lighting and letter styles of proposed signs;
6. Master Sign Plans must be signed by all owners or their authorized agents;
7. Any other maps, drawings, or materials as required by the Planning Department to adequately describe the sign proposal.

### Section 11.3 Master Sign Plan Review

An application for a Master Sign Plan shall be reviewed as part of the development review process and shall follow all procedures thereof, unless contradicted by this Article.

#### Section 11.4 Amendments

A Master Sign Plan may be amended by filing a new Master Sign Plan application that conforms to all requirements in this Article.

5. Wall signs Wall signs shall be permitted on the wall facing an internal street subject to the following:
  - a. Wall signs attached flat against the exterior surface of a building may extend not more than 6 inches from the wall.
  - b. The total area for wall signage shall not exceed 10% of the total area of the one building facade upon which the signage is placed or 100 square feet, whichever is less. A directory sign is a wall sign.
  - c. No part of a wall sign shall be located more than 25 feet above the existing level of the ground. Additionally, no wall sign shall be installed on any wall over the level of the bottom of any second story windows on that wall unless the building is a multi-tenant structure where tenants have direct access from their second floor space to the outside. This direct access must include outside walkways and stairways properly designed for public use.
  - d. Wall signs shall not extend above the eave line or top of a parapet on the wall to which it is attached.

#### Section 11.5 Location of Entrance Sign

The minimum front setback shall be 15 feet from the edge of the pavement or outside of the right of way, whichever is greater and 10 feet from the side and rear lot lines. However, in no case will a sign be allowed to obscure vision at a street or driveway intersection, or railway crossing. For traffic safety, signs shall not be located within the triangular area on a corner lot formed by measuring 20 feet along both street side property lines from their intersection.

#### Section 11.6 Aesthetic Considerations

The Master Sign Plan must be designed so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering style, symbols, scale and size of signs and/or identical background.

# ARTICLE 12

## Variances

### **Section 12.1** *Authority*

The Town of Pine Mountain Town Council is authorized to consider applications for variances to the provisions of this ordinance.

### **Section 12.2** *Procedure*

The procedure for filing and hearing variance applications shall be the same as for variances to the zoning ordinance as provided in Article X of the Pine Mountain Zoning Ordinance.

### **Section 12.3** *Standards*

The Pine Mountain Town Council shall consider the following when voting on a variance application under this Article:

1. Whether the natural features of the subject property on which the sign is located or to be located, or of the land immediately adjacent to the subject property, impair the visibility of the sign such that it cannot be seen.
2. Whether there exist extraordinary and exceptional conditions pertaining to the property in question resulting from its size, shape, or topography that are not applicable to other lands or structures in the area;
3. Whether a literal interpretation of the provisions of the sign ordinance would deprive the applicant of rights commonly enjoyed by other similar properties;
4. Whether granting a variance requested would confer upon the property of the applicant any significant privileges that are denied to other similar properties;
5. Whether the requested variance will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or to the general welfare;
6. Whether the special circumstances are the result of actions of the applicant;
7. Whether granting the variance would 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;
8. Whether the variance requested is the minimum variance, which will make possible the logical use of the land and sign; and

9. Whether the mere existence of a non-conforming sign or advertising device shall not constitute a valid reason to grant a variance.

**Section 12.4** *Appeals*

Any applicant or person aggrieved or affected by the denial or grant of a variance application may appeal the determination to the Town of Pine Mountain Municipal Court by filing a writ of certiorari within 30 days following the decision.

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# ARTICLE 13

## Removal of Signs

### **Section 13.1** Procedure for Removal of Unsafe, Unlawful and Abandoned Signs

In case any sign is installed, erected or constructed in violation of any of the terms of this Ordinance, is unsafe, or is abandoned, the Harris County Community Development Department shall notify by certified mail or written notice served personally, the owner or lessee thereof to alter such sign, secure the necessary permit, make required alterations or remove the sign, If such order is not completed within 10 working days from the time of notice being received, the sign shall be removed under instruction of the appropriate official at the expense of the owner or lessee thereof.

### **Section 13.2** Non-Conforming Signs

1. Findings

The Town finds that non-conforming signs may adversely affect the public health, safety and welfare. Such signs may adversely affect the aesthetic characteristics of the Town and may adversely affect public safety due to the visual impact of these signs on motorists and pedestrians. Furthermore, nonconforming signs frustrate the purpose of adoption of this ordinance as expressed in Article 2.

2. Continuation. of Non-Conforming Signs

A non-conforming sign that is permanently affixed to the ground or to a building may continue to be used, except that the non-conforming sign:

- a. Shall not be enlarged or altered except in conformance with this ordinance, but it may be repaired to the extent necessary to maintain it in a safe condition;
- b. Shall not be replaced, expanded or modified by another non-conforming sign, except that the substitution or interchange of poster panels, painted boards or dismountable material on non-conforming signs shall be permitted, as long as the business located on the property does not change ownership; however, if a non-conforming sign is replaced or modified by interchanging poster panels, painted boards or dismountable material, the replaced or modified sign shall not be internally lit;
- c. Shall not be allowed to be increased in height, size or relocated on the property, but may be decreased in height or size;
- d. Is subject to removal if it has deteriorated to a point of making it a hazard, or unsightly;

- e. Shall be removed if the property on which the sign is located becomes vacant, or has been unoccupied for a period of at least 90 consecutive days. An intent to abandon is not required as the basis for removal under this subsection;
- f. Shall be removed if there is a change in use of the premises on which the nonconforming sign is located;
- g. Shall be removed within 60 days if there is a change in ownership of the business; and
- h. Shall not be repaired or restored after having been damaged to the extent of more than 50% of its value immediately prior to the event causing the damage or destruction.
- i. To the extent any portion of this Article conflicts with O.C.G.A. § 32-6-83 or Ga. Const. Art. 3 §6, 1 4(a) in application, this section shall be deemed to provide effected parties the minimum protections provided by O.C.G.A. § 32-6-83 or Ga Const. Art. 3 §6, 1 4(a), as amended from time to time. In no event is it the Town's intent to obligate itself to pay any compensation related to the removal of any nonconforming sign.

**Section 13.3** *Discontinuation of Business*

If a sign advertised an activity, product, business, service or other use which has ceased or the sign user has vacated the premises, the sign shall be removed or the sign text shall be covered up in such a way as to render the text unreadable. The owner of the property on which the sign is located shall be responsible for removal (or covering) of the sign within 60 days of discontinuation of the business or service.

# ARTICLE 14

## Enforcement and Maintenance

### **Section 14.1** Enforcement Officer

The provisions of this ordinance shall be enforced by the Harris County Community Development Department.

### **Section 14.2** Maintenance

1. The area on private property around the sign on which it is erected shall be properly maintained clear of brush, trees, and other obstacles so as to make signs readily visible;
2. All burned out bulbs or damaged panels must be replaced;
3. All sign copy shall be maintained securely to the face and all missing copy must be replaced;
4. All signs shall be maintained in good structural condition at all times so that the public and traffic safety are not compromised;
5. All signs shall present a neat and orderly appearance, without 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 particularly non-operative illuminating or mechanical devices or missing letters in sign copy; and
6. It shall be the joint responsibility of the sign owner and property owner to maintain and insure compliance with the provisions of this ordinance.

### **Section 14.3** Penalties

A violation of this ordinance shall result in the sign permit being revoked. Additionally, any person violating this ordinance shall be guilty of a misdemeanor and upon conviction, shall be punished as provided in Article IX, Section VI of the Town of Pine Mountain Zoning Ordinance. If found guilty, a person violating this ordinance may be fined up to \$500.00 for each violation. Each day an illegal sign remains beyond the period of time the Harris County Community Development Department gives the person responsible for maintaining the sign to correct the illegality shall be considered a separate violation.

### **Section 14.4** Public Nuisance

Any violation of this ordinance is hereby declared to be a public nuisance.

**Section 14.5** Notice

The Harris County Community Development Department shall give the sign permittee, the sign owner, and the property owner 30 days written notice, based on the practical considerations of completing measures to comport with the standards of this ordinance, to correct the deficiencies or to remove the sign(s) which is in violation of this ordinance. If the permittee refuses to correct the deficiencies or remove the sign, the Town may have the sign removed at the expense of the permittee.

**Section 14.6** Removal

1. The Town may order the removal of any sign in violation of this ordinance by written notice to the permit holder, sign owner and property owner. If a permit has been issued, such notice shall operate to revoke the permit.
2. If the sign is not removed within the time required" by the Town (or the date any appeal becomes final), the Town shall remove or cause to be removed the sign and collect the costs thereof through appropriate legal proceedings.
3. The Town shall have removed any sign in violation of this ordinance, without giving notice to any party if: the sign is upon the public right-of-way or upon other public property or if the sign poses an immediate safety threat to the life or health of any member of the public, or injury to property.
4. Signs removed by the Town will be destroyed after 14 days if they are not claimed. However, this holding period shall not apply to signs which were removed from any public right-of-way.

**Section 14.7** Appeal

Any violator may appeal the determination of the Harris County Community Development Department and/or the Pine Mountain Design Review Committee to the Pine Mountain Town Council in accordance with the procedures of Article X of the Zoning Ordinance.

**Section 14.8** Legal Proceedings

The Town upon a finding that any provision of this ordinance is being violated, is authorized to institute legal proceedings to enjoin violations of this ordinance. The violator shall be liable for court costs and reasonable attorney fees incurred by the Town.

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**ARTICLE 15**  
**Legal Status Provisions**

**Section 15.1** Amendment

This ordinance may be amended by the Pine Mountain Town Council.

**Section 15.2** Conflict With Other Laws

Whenever the provisions of this ordinance impose more restrictive standards than are required in or under any other statute, the provisions of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this ordinance, the provisions of such statute shall govern.

**Section 15.3** Severability

Should any Article, Section or provisions of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declarations shall not affect the validity of this ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

**Section 15.4** Repeal of Conflicting Ordinance.

All ordinances and resolutions and parts thereof in conflict herewith are repealed.

**Section 15.5** Effective Date

This ordinance shall take effect and be in force from and after adoption, the public welfare demanding it.

Effective this \_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Town Clerk