

**Sec. 5-70. Same—Duties of city attorney.**

In cases of violation of this article, it shall be the duty of the city attorney to:

- (1) Cause the building inspector to prosecute all persons failing to comply with the terms of the notices provided for in section 5-65(3)c. and the orders provided for in section 5-66(d);
- (2) Appear at all hearings before the council in regard to dangerous buildings or unimproved properties;
- (3) Bring suit to collect all municipal liens, expenditures or costs incurred by the city in repairing or causing to be vacated or to be demolished dangerous buildings and the clearing of dangerous unimproved properties;
- (4) Take such other legal action as is necessary to carry out the terms, provisions and intent of this article.

(Code 1968, § 5-90)

**Secs. 5-71—5-80. Reserved.****ARTICLE V. SIGNS, OUTDOOR DISPLAYS AND HANDBILLS\*****Sec. 5-81. Purpose.**

The purpose of these sign regulations is: to encourage the effective use of signs as a means of communication in the City of Greenville; to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; and to minimize the possible adverse effect of signs on nearby public and private property. Further, that because unrestricted proliferation of signs can and does detract from the scenic, economic, and aesthetic values of the community, it is the intent of this article to provide limiting controls, where necessary to preserve and upgrade these community values.

(Ord. No. 1999-8, 1-11-00)

**Sec. 5-82. Applicability and effect.**

A sign may be erected, placed, established, painted, created, or maintained in the City of Greenville only in conformance with the standards, procedures, exemptions, and other requirements of this article. The effect of this article, as more specifically set forth herein, is:

- (1) To establish a permit system to allow a variety of sign types in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this article.

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\***Cross references**—Flammable liquids' sign requirements, § 7-106; posting signs on public or utility-owned property, § 13-9; park regulations relative to posting of signs, § 14-23(3); zoning requirements for signs, App. A.

- (2) To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this article, but without a requirement for permits.
  - (3) To provide for temporary signs without commercial messages in limited circumstances.
  - (4) To prohibit all signs not expressly permitted by this article; and
  - (5) To provide for the enforcement of the provisions of this article.
- (Ord. No. 1999-8, 1-11-00)

**Sec. 5-83. Definitions.**

Words and phrases used in this Article shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in Article III of the Zoning Ordinance of the City of Greenville shall be given the meanings set forth in said Zoning Ordinance.

*Animated sign* means any sign that uses movement or a change of light to depict action or create a special effect or sense.

*Banner* means any sign of lightweight fabric or similar material, mounted by attachment at one or more edges. National, state, or municipal flags, or the official flag of any institution, business, or nonprofit organization shall not be considered a banner.

*Building marker* means any sign indicating the name of a building and the date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

*Building sign* means any sign attached to any part of a building, as contrasted to a freestanding sign.

*Canopy sign* means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

*Commercial messages* means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

*Director* means the Director of the Department of Building and Planning for the City of Greenville or his or her designee.

*Flag* means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

*Freestanding sign* means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

*Ground sign* means a sign with the entire bottom edge in contact with or in close proximity to the ground and separated from the building.

*Incidental sign* means a sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "loading zone", "telephone", or other directive message. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

*Marquee* means 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.

*Marquee sign* Any sign attached to, in any manner, or made a part of a marquee.

*Portable sign* means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, A or T frame signs, menu and sandwich boards, balloons used as signs, and signs attached to or painted on vehicles parked and visible from the public way, unless said vehicle is used in the normal day-to-day operations of the business.

*Projecting sign* means any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

*Residential sign* means any sign located in a district zoned for residential uses that contains no commercial message except advertising goods or services legally offered on the premises in accordance with Article V, section 502.6 of the Zoning Ordinance of the City of Greenville.

*Roof sign* means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

*Roof sign, integral* means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

*Sign* means any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

*Suspended sign* means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

*Temporary sign* means any sign that is used for brief periods and is not permanently mounted.

*Wall sign* means any sign attached parallel to, and within six inches of wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

*Window sign* means any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

*Zone lot* means a parcel of land in single ownership that is of sufficient size to meet minimum lot requirements of Article IX of the City of Greenville Zoning Ordinance, and complies with the requirements set forth in said ordinance.  
(Ord. No. 1999-8, 1-11-00)

**Sec. 5-84. General regulations and prohibited signs.**

Signs shall be allowed on private property in the City of Greenville in accordance with the following. The City of Greenville shall be empowered to remove or cause to be removed at the owners expense all prohibited signs.

- (1) No sign shall be located so that it substantially interferes with the view or vision necessary for motorists to proceed safely through intersections or to enter or exit from public streets or private roads and parking areas.
- (2) Signs incorporating any noisy mechanical device are expressly prohibited.
- (3) Signs that revolve or are animated or that utilize movement or apparent movement to attract the attention of the public are prohibited. This restriction does not apply to signs indicating the time, date, community events, or weather conditions.
- (4) No sign may be erected so that by its location, color, size, shape, nature, or message it would tend to obstruct the view of or be confused with official traffic signs or other signs erected by governmental agencies.
- (5) Signs located within the public right-of-way except those erected by or on behalf of a governmental body or public utility are prohibited.
- (6) Signs posted on any utility pole, tree, rock, road sign, or other existing feature not intended to support such sign are prohibited.
- (7) Each sign must contain a complete message or display.
- (8) No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy or remove any trees, shrubs, or other vegetation within any right-of-way, or any area where landscaping is required by the landscaping ordinance (1999-02) of the City of Greenville except as allowed for off premise advertising along interstate highways.
- (9) Signs shall not be attached to or painted onto a vehicle parked on a public street, parking lot or thoroughfare for the sole purpose of advertising.
- (10) Signs that obstruct ingress or egress to any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any room or building as required by law or code are prohibited.

- (11) Exposed backs of single faced signs shall be painted a single color and shall present a clean and finished appearance.
  - (12) Signs fixed or mounted directly on or in windows shall not require a permit and shall not count against the signage allocation for the premises, provided that such signs do not cover more than twenty (20) percent of the total window area.
  - (13) Portable signs shall be allowed as temporary signs by obtaining the required permit from the Department of Building and Planning. Such signs may remain for a period not to exceed thirty (30) days and may not be replaced on the same zone lot for a period of sixty (60) days. Portable signs may not be illuminated.
  - (14) Banners shall be allowed as temporary signs. Such signs may remain in place for no more than sixty (60) days, and must be affixed to a permanent structure.
  - (15) Any sign not expressly permitted by this article is prohibited.
- (Ord. No. 1999-8, 1-11-00)

**Sec. 5-85. Electrical service and sign illumination.**

Unless otherwise prohibited, signs may be supplied with electrical power and may be illuminated in accordance with this article.

- (1) Electrical power, if supplied, must be by means of attached battery pack or underground wiring.
- (2) Signs within one hundred and fifty (150) feet of a residential zone may only be illuminated during the hours of operation of the business on the zone lot to which they pertain. No sign within one hundred and fifty (150) feet of a residential zone may be illuminated between the hours of midnight and 6:00 unless the impact of such sign lighting beyond the boundaries of the zone lot on which it is located is entirely inconsequential.

*Exception:*

- a. Subdivision identification signs where permitted.
  - b. Signs located within the Downtown Overlay Zone.
  - c. Church bulletin boards
- (3) Illuminated tubings or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.

*Exception:* Subsection (3) does not apply to temporary signs and displays erected in connection with observance of legal holidays.

- (4) Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign and does not shine directly into a public right-of-way or residential premises.
- (5) No sign or outdoor display lighted in accordance with this section shall be located in such a manner as to obscure or interfere with the effectiveness of official traffic signs,

signals, or devices, or in such a manner to obstruct or interfere with the view of the driver of any motor or other vehicle traveling upon any public road or approaching, merging with, or intersecting into traffic.

- (6) Except as herein provided, illuminated signs are not permissible in residential zoning districts. This section shall not apply to the following types of signs:
  - a. Signs that constitute an integral part of a vending machine, telephone booth, device that indicates only the time, date, or weather conditions, or similar device whose principle function is not to convey a commercial message.
  - b. Church bulletin boards may be illuminated in residential districts subject to the restrictions contained in subsection (4).

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-86. Computation of sign area.**

(a) The surface area of a sign shall be computed by including the entire area within a single, continuous, perimeter, or a circle enclosing the extreme limits of the writing, representation, emblem, or other display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing incidental to the display itself.

(b) If the sign consists of more than one section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.

(c) With respect to two-sided, multi-sided, or three-dimensional signs, the surface area shall be computed by including the total of all sides designed to attract attention or communicate information that can be seen at any one time by a person from one vantage point. The sign surface area of a double-faced, back-to-back sign shall be calculated by using the area of only one side of such sign.

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-87. Signs permitted in Residential Districts.**

The following section applies to all residential zoning districts including RTH zones and residential P.U.D.'s. The maximum sign surface area permitted on any zone lot in any residential district, or the residential portions of a planned unit development used for single family residences is six (6) square feet unless otherwise stated. The following sign types are permitted:

- (1) Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease or rent, not to exceed six (6) square feet in area.
- (2) Signs not exceeding four (4) square feet in area that are customarily associated with residential use and not of a commercial nature, including, but not limited to, signs

giving property identification, signs on mailboxes or newspaper tubes, and signs posted on private property relating to private parking or warning the public against trespassing or danger from animals are permitted.

- (3) Church bulletin boards, church identification signs, and church directional signs that do not exceed one per abutting street and twenty-four (24) square feet in area.
- (4) Signs erected in connection with elections or political campaigns. Such signs shall be removed within three (3) days following the election or conclusion of the campaign.
- (5) Temporary construction site identification signs erected during construction period, for the purpose of identifying the project, the owner or developer, architect, engineer, contractor, funding sources, and related information. Such signs shall not exceed two (2) per abutting street and six (6) square feet in area.
- (6) Signs at entrances to a residential development or subdivision that do not exceed the following: A total of two (2) signs at each entrance identifying such development. A single side of any such side may not exceed twenty (20) square feet, nor may the total surface area of all such signs located at a single entrance exceed forty (40) square feet. All such signs require a permit and must receive prior approval by the Planning Commission.
- (7) Signs pertaining to a customary incidental home occupation complying with Article V, Section 502.6 of the Zoning Ordinance not exceeding two (2) square feet in area.
- (8) Institutional uses allowed in residential districts by the Zoning Ordinance of the City of Greenville are allowed one (1) freestanding or monument sign not to exceed thirty-two (32) square feet in area per abutting street, and any number of building signs not to exceed ten (10) percent of the area of the building face.

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-88. Signs permitted in Commercial Districts.**

The following regulations apply to signs located in the various commercial districts including commercial PUD's and commercial areas of residential PUD's within the corporate limits of the City of Greenville. Permits are required for all signs in these districts other than temporary, incidental and building markers. Permit approval may be obtained at time of planning commission review or by making application to the Department of Building and Planning twenty-four (24) hours prior to erection of said signs.

- (1) Subject to the other provisions of this Article, the following regulations apply to signs located in C1 (Neighborhood Commercial) zones and commercial portions of residential PUD's.

- a. *Freestanding sign:* Permanent, pole mounted or monument on-premise signs must conform to the following:

*Single occupant:*

1. Each zone lot may contain one (1) freestanding sign per abutting street.

2. The surface area of such signs may not exceed forty (40) square feet per two hundred fifty (250) linear feet of street frontage or fraction thereof.
3. The maximum height measured from grade to the highest point shall not exceed twenty (20) feet.
4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.

*Multiple occupants:*

1. Each zone lot may contain one freestanding sign per two hundred fifty (250) feet of street frontage or fraction thereof, provided however, that where additional signs are permitted because of frontage in excess of two hundred fifty (250) feet, such signs shall not be closer to another freestanding sign on the same zone lot than one hundred (100) feet. If such zone lot has frontage on more than one street, one additional freestanding sign may be erected for each abutting street segment which equals or exceeds one hundred (100) feet in length, and shall be erected and located on the property immediately abutting such additional street segment.
  2. The surface area of such signs shall not exceed sixty-four (64) square feet per two hundred fifty (250) linear feet of frontage or fraction thereof. The maximum height measured from grade to the highest point may not exceed twenty (20) feet.
  3. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right of way.
- b. *Building signs:* Any number of attached on-premise-building signs shall be allowed provided that the total area of all such signs as located per wall face shall not exceed ten (10) percent of the total of such wall face area, to a maximum of two hundred (200) square feet.
- c. *Development entrance signs:* Signs at entrances to a commercial development or subdivision that do not exceed the following: A total of two (2) signs at each entrance identifying such development. A single side of any such side may not exceed twenty (20) square feet, nor may the total surface area of all such signs located at a single entrance exceed forty (40) square feet.
- All such signs require a permit and must receive prior approval by the Planning Commission.
- d. *Church identification signs:* Church bulletin boards, church identification signs, and church directional signs that do not exceed one per abutting street and twenty-four (24) square feet in area.
- e. *Temporary construction site signs:* Temporary construction site identification signs erected during construction period, for the purpose of identifying the project, the owner or developer, architect, engineer, contractor, funding sources, and related information. Such signs shall not exceed two (2) per abutting street and thirty-six (36) square feet in area.



- f. *Real estate signs:* Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease, or rent, not to exceed thirty-two (32) square feet in area, and two per abutting street.
- (2) Subject to the other provisions of this Article, the following regulations apply to signs located in C2 (General Commercial) zones and Commercial PUD's.
- a. *Freestanding sign:* Permanent, pole mounted or monument on-premise signs must conform to the following:

*Single occupant:*

1. Each zone lot may contain one (1) freestanding sign per abutting street.
2. The surface area of such signs may not exceed forty (40) square feet per two hundred fifty (250) linear feet of street frontage or fraction thereof.
3. The maximum height measured from grade to the highest point shall not exceed twenty (20) feet.
4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.

*Multiple occupants:*

1. Each zone lot may contain one freestanding sign per two hundred fifty (250) linear feet of street frontage or fraction thereof, provided however, that where additional signs are permitted because of frontage in excess of two hundred fifty (250) feet, such signs shall not be closer to another freestanding sign on the same zone lot than one hundred (100) feet. If such zone lot has frontage on more than one street, one additional freestanding sign may be erected for each abutting street segment which equals or exceeds one hundred (100) feet in length, and shall be erected and located on the property immediately abutting such additional street segment.
  2. The surface area of such signs shall not exceed sixty-four (64) square feet per two hundred fifty (250) linear feet of frontage or fraction thereof.
  3. The maximum height measured from grade to the highest point may not exceed twenty (20) feet.
  4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right of way.
- b. *Building signs:* Any number of attached on-premise-building signs shall be allowed provided that the total area of all such signs as located per wall face shall not exceed ten (20) percent of the total of such wall face area, to a maximum of two hundred (200) square feet. Such sign may be illuminated or non-illuminated and shall be attached flush with the building face. Such sign shall not extend above the roofline or parapet line, whichever is higher, on a flat roof, nor above the top of a mansard roof, nor more than two (2) feet above the eave line on other roof styles. In no instance shall a wall sign extend beyond any corner of a building face

upon which said sign is mounted. A wall sign shall not project outward more than eight (8) inches from the building face. An illuminated sign shall have a minimum clearance of eight (8) feet above sidewalk or ground level as measured from the ground to the lowest point of the sign.

- c. *Projecting signs:* A projecting sign which is attached to the wall of the building it serves shall not project more than forty-eight (48) inches from the face of the building upon which it is mounted, shall not exceed forty-eight (48) square feet in area, and shall have a minimum clearance of ten (10) feet above the ground level. Such sign shall not project above the roofline on a flat roof or above the eave line on other roof styles.
- d. *Marquee and marquee sign:* Theaters are permitted one marquee sign which may be in addition to all other signs permitted by this section.
- e. *Development entrance signs:* Signs at entrances to a commercial development or subdivision that do not exceed the following: A total of two (2) signs at each entrance identifying such development. A single side of any such side may not exceed twenty (20) square feet, nor may the total surface area of all such signs located at a single entrance exceed forty (40) square feet.

All such signs require a permit and must receive prior approval by the Planning Commission.

- f. *Church identification signs:* Church bulletin boards, church identification signs, and church directional signs that do not exceed one per abutting street and twenty-four (24) square feet in area.
  - g. *Temporary construction site signs:* Temporary construction site identification signs erected during construction period, for the purpose of identifying the project, the owner or developer, architect, engineer, contractor, funding sources, and related information. Such signs shall not exceed two (2) per abutting street and thirty-six (36) square feet in area.
  - h. *Real estate signs:* Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease, or rent, not to exceed thirty-two (32) feet in area, and two per abutting street.
- (3) The following regulations apply to signs located in the Downtown Overlay Zone. For the purposes of this Article, the Downtown Overlay Zone shall consist of all lots abutting Commerce Street within the section beginning at the Butler County Courthouse and extending West to the Railroad Bridge adjacent to Bolling Street. All signs located in the above-described zone shall comply with the following:
- a. *Freestanding sign:* Permanent, pole mounted or monument on-premise signs must conform to the following:
    - 1. Each zone lot may contain one (1) freestanding sign per abutting street where the principal building is set back a minimum of ten (10) feet from the right of way of said street.

2. The surface area of such signs may not exceed forty (40) square feet.
  3. The maximum height measured from grade to the highest point shall not exceed twenty (20) feet.
  4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.
- b. *Building signs:* Any number of attached on-premise building signs shall be allowed provided that the total area of all such signs as located per wall face shall not exceed ten (20) percent of the total of such wall face area, to a maximum of two hundred (200) square feet. Such sign may be illuminated or non-illuminated and shall be attached flush with the building face. Such sign shall not extend above the roof line or parapet line, whichever is higher, on a flat roof, nor above the top of a mansard roof, nor more than two (2) feet above the eave line on other roof styles. In no instance shall a wall sign extend beyond any corner of a building face upon which said sign is mounted. A wall sign shall not project outward more than eight (8) inches from the building face. An illuminated sign shall have a minimum clearance of eight (8) feet above sidewalk or ground level as measured from the ground to the lowest point of the sign.
- c. *Projecting signs:* A projecting sign which is attached to the wall of the building it serves. Such sign shall not project more than forty-eight (48) inches from the face of the building upon which it is mounted, shall not exceed forty-eight (48) square feet in area, and shall have a minimum clearance of ten (10) feet above the ground level. Such sign shall not project above the roofline on a flat roof or above the eave line on other roof styles.
- d. *Marquee and marquee sign:* Theaters are permitted one marquee sign which may be in addition to all other signs permitted by this article.
- e. *Real estate signs:* Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease or rent, not to exceed six (6) square feet in area.
- f. *Temporary signs:* Freestanding temporary signs are prohibited unless special permission is received by the Department of Building and Planning.
- (4) Subject to the other provisions of this Article, the following regulations apply to signs located in C3 (Highway Commercial) zones.
- a. *Freestanding sign:* Permanent, pole mounted or monument on-premise signs must conform to the following:  
*Single occupant:*
1. Each zone lot may contain one (1) freestanding sign per abutting street.
  2. The surface area of such signs may not exceed 0.8 square feet per linear foot of street frontage or fraction thereof.
  3. The maximum height measured from grade to the highest point shall not exceed thirty-five (35) feet.

4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.
5. Zone lots located within the interstate overlay zone (figure 8.0) shall also be permitted a second freestanding on-premise sign which may not exceed two hundred fifty-six (256) square feet in area provided that such sign is supported by an engineer designed, noncombustible, monopole structure, and is in compliance with all other provisions of this article.

*Multiple occupants:*

1. Each zone lot may contain one freestanding sign per two hundred fifty (250) feet of street frontage or fraction thereof, provided however, that where additional signs are permitted because of frontage in excess of two hundred fifty (250) feet, such signs shall not be closer to another freestanding sign on the same zone lot than one hundred (100) feet. If such zone lot has frontage on more than one street, one additional freestanding sign may be erected for each abutting street segment which equals or exceeds one hundred (100) feet in length, and shall be erected and located on the property immediately abutting such additional street segment.
  2. The surface area of such signs shall not exceed 0.8 square feet per linear foot of frontage or fraction thereof of the adjacent street.
  3. The maximum height measured from grade to the highest point may not exceed thirty-five (35) feet.
  4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.
  5. Zone lots located within the interstate overlay zone (figure 8.0) shall also be permitted a second freestanding on-premise sign which may not exceed and two hundred, fifty-six (256) square feet in area provided that such sign is supported by an engineer designed, noncombustible, monopole structure, and is in compliance with all other provisions of this article.
- b. *Building signs:* Any number of attached on-premise-building signs shall be allowed provided that the total area of all such signs as located per wall face shall not exceed ten (20) percent of the total of such wall face area, to a maximum of two hundred (200) square feet. Such sign may be illuminated or non-illuminated and shall be attached flush with the building face. Such sign shall not extend above the roof line or parapet line, whichever is higher, on a flat roof, nor above the top of a mansard roof, nor more than two (2) feet above the eave line on other roof styles. In no instance shall a wall sign extend beyond any corner of a building face upon which said sign is mounted. A wall sign shall not project outward more than eight (8) inches from the building face. An illuminated sign shall have a minimum clearance of eight (8) feet above sidewalk or ground level as measured from the ground to the lowest point of the sign.
- c. *Projecting signs:* A projecting sign which is attached to the wall of the building it serves. Such sign shall not project more than forty-eight (48) inches from the face

of the building upon which it is mounted, shall not exceed forty-eight (48) square feet in area, and shall have a minimum clearance of ten (10) feet above the ground level. Such sign shall not project above the roofline on a flat roof or above the eave line on other roof styles.

- d. *Marquee and marquee sign:* Theaters are permitted one marquee sign which may be in addition to all other signs permitted by this section.
- e. *Development entrance signs:* Signs at entrances to a commercial development or subdivision that do not exceed the following: A total of two (2) signs at each entrance identifying such development. A single side of any such side may not exceed twenty (20) square feet, nor may the total surface area of all such signs located at a single entrance exceed forty (40) square feet. All such signs require a permit and must receive prior approval by the Planning Commission.
- f. *Church identification signs:* Church bulletin boards, church identification signs, and church directional signs that do not exceed one per abutting street and twenty-four (24) square feet in area.
- g. *Temporary construction site signs:* Temporary construction site identification signs erected during construction period, for the purpose of identifying the project, the owner or developer, architect, engineer, contractor, funding sources, and related information. Such signs shall not exceed two (2) per abutting street and thirty-six (36) square feet in area.
- h. *Real estate signs:* Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease, or rent, not to exceed thirty-two (32) feet in area, and two per abutting street.

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-89. Signs permitted in Industrial Districts.**

The following regulations apply to signs located in the various industrial districts within the corporate limits of the City of Greenville. Permits are required for all signs in these districts other than temporary, incidental and building markers. Permit approval may be obtained at time of planning commission review or by making application to the Department of Building and Planning twenty-four (24) hours prior to erection of said signs.

- (7) Subject to the other provisions of this Article, the following regulations apply to signs located in M1 (Light Industrial) and M2 (General Industrial) zones.

- a. *Freestanding sign:* Permanent, pole mounted or monument on-premise signs must conform to the following:

*Single occupant:*

- 1. Each zone lot may contain one (1) freestanding sign per abutting street.
- 2. The surface area of such signs may not exceed 0.8 square feet per linear foot of street frontage or fraction thereof.

3. The maximum height measured from grade to the highest point shall not exceed thirty-five (35) feet.
4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right-of-way.
5. Zone lots located within the interstate overlay zone (figure 8.0) shall also be permitted a second freestanding on-premise sign which may not exceed two hundred fifty-six (256) square feet in area provided that such sign is supported by an engineer designed, noncombustible, monopole structure, and is in compliance with all other provisions of this article.

*Multiple occupants:*

1. Each zone lot may contain one freestanding sign per two hundred fifty (250) feet of street frontage or fraction thereof, provided however, that where additional signs are permitted because of frontage in excess of two hundred fifty (250) feet, such signs shall not be closer to another freestanding sign on the same zone lot than one hundred (100) feet. If such zone lot has frontage on more than one street, one additional freestanding sign may be erected for each abutting street segment which equals or exceeds one hundred (100) feet in length, and shall be erected and located on the property immediately abutting such additional street segment.
  2. The surface area of such signs shall not exceed 0.8 square feet per linear foot of frontage or fraction thereof of the adjacent street.
  3. The maximum height measured from grade to the highest point may not exceed thirty-five (35) feet.
  4. Such signs must setback ten (10) feet from the pavement or roadway edge to which it is directed and may not be placed on or project over the right of way.
  5. Zone lots located within the interstate overlay zone (figure 8.0) shall also be permitted a second freestanding on-premise sign which may not exceed two hundred, fifty-six (256) square feet in area provided that such sign is supported by an engineer designed, noncombustible, monopole structure, and is in compliance with all other provisions of this article.
- b. *Building signs:* Any number of attached on-premise-building signs shall be allowed provided that the total area of all such signs as located per wall face shall not exceed ten (10) percent of the total of such wall face area, to a maximum of two hundred (200) square feet. Such sign may be illuminated or non-illuminated and shall be attached flush with the building face. Such sign shall not extend above the roof line or parapet line, whichever is higher, on a flat roof, nor above the top of a mansard roof, nor more than two (2) feet above the eave line on other roof styles. In no instance shall a wall sign extend beyond any corner of a building face upon which said sign is mounted. A wall sign shall not project outward more than eight (8) inches from the building face. An illuminated sign shall have a minimum clearance of eight (8) feet above sidewalk or ground level as measured from the ground to the lowest point of the sign.

- c. *Projecting signs:* A projecting sign which is attached to the wall of the building it serves. Such sign shall not project more than forty-eight (48) inches from the face of the building upon which it is mounted, shall not exceed forty-eight (48) square feet in area, and shall have a minimum clearance of ten (10) feet above the ground level. Such sign shall not project above the roofline on a flat roof or above the eave line on other roof styles.
- d. *Development entrance signs:* Signs at entrances to a commercial development or subdivision that do not exceed the following: A total of two (2) signs at each entrance identifying such development. A single side of any such side may not exceed twenty (20) square feet, nor may the total surface area of all such signs located at a single entrance exceed forty (40) square feet. All such signs require a permit and must receive prior approval by the Planning Commission.
- e. *Church identification signs:* Church bulletin boards, church identification signs, and church directional signs that do not exceed one per abutting street and twenty-four (24) square feet in area.
- f. *Temporary construction site signs:* Temporary construction site identification signs erected during construction period, for the purpose of identifying the project, the owner or developer, architect, engineer, contractor, funding sources, and related information. Such signs shall not exceed two (2) per abutting street and thirty-six (36) square feet in area.
- g. *Real estate signs:* Temporary non-illuminated real estate signs used to offer the property on which it is located for sale, lease, or rent, not to exceed thirty-two (32) feet in area, and two per abutting street.

(Ord. No. 1999-8, 1-11-00)

**Sec. 5-90. Freestanding off-premise signs.**

The following regulations apply to freestanding off-premise signs within the corporate limits of the City of Greenville. Permits are required for all such signs. Permit approval may be obtained by making application to the Department of Building and Planning twenty-four (24) hours prior to erection of said signs. The application for a permit shall be on a form provided by the Department of Building and Planning and shall contain such information as the Director may require. Upon receipt of an application containing all required information, the director shall issue a permit to the applicant for the sign, provided such sign does not violate any provisions of this or any other city ordinance. A fee of \$35.00 will be required for each location. Permits shall be for the calendar year, and shall be renewed annually upon payment of the required fee without the necessity of filing a new application. The fee shall not be prorated for fractions of the year.

All off-premise signs are limited to that area zoned Industrial or Highway Commercial within the city limits, and any commercial or industrial zone located in the interstate overlay zone (figure 8.0), in accordance with the following:

- (1) Subject to the other provisions of this article, the following restrictions apply to off-premise signs located in Highway Commercial and Industrial zoning districts outside of the interstate overlay zone.
  - a. Signs shall have a maximum area of two hundred and fifty (250) square feet per side.
  - b. Such signs must not exceed the height limits set forth for freestanding signs within the zoning district in which they are located measured from the roadbed to the highest portion of the sign.
  - c. Such signs shall not be located closer than two hundred (200) feet from the border of any residential district.
  - d. Such signs shall not be located closer than one hundred (100) feet from the intersection of any public highways or streets.
  - e. Such signs shall not be located closer than five hundred (500) feet from another off-premise sign measured on the same right-of-way line.
  - f. There shall be no more than one (1) such sign on any one (1) pole, support, or sign structure.
  - g. Such sign must be supported by an engineer designed, non-combustible, mono-pole structure.
  - h. Such signs must not be located on or project over the right of way.
  - i. Freestanding off-premise signs with no commercial message for a period of ninety (90) days shall be deemed abandoned and subject to the provisions of section 10.0 unless the owner of such sign makes the space available for public service announcements through the Greenville Area Chamber of Commerce free of charge until such time as the space is again occupied.
- (2) Subject to the other provisions of this article, the following restrictions apply to freestanding off-premise signs within the commercial and industrial zoned portions of the interstate overlay zone (figure 8.0).
  - a. Such signs shall not be located closer than two hundred (200) feet from the border of any residential district.
  - b. Such signs shall not be located closer than five hundred (500) feet from another off-premise sign measured on the same right-of-way line.
  - c. There shall be no more than one (1) such sign on any one (1) pole, support, or sign structure.
  - d. Such sign must be supported by an engineer designed, non-combustible, mono-pole structure.



- e. Such signs must not be located on or project over the right-of-way.
- f. Signs displaying no commercial message for a period of ninety (90) days shall deemed abandoned and subject to the provisions of section 5-92 unless the owner of such sign makes the space available for public service announcements through the Greenville Area Chamber of Commerce free of charge until such time as the space is again occupied.
- g. Vegetation control must comply with any and all state guidelines for trimming and cutting along interstate highways, as the same may be amended.

(Ord. No. 1999-8, 1-11-00)

**Sec. 5-91. Non-conforming signs.**

It is the intent of this Article to eventually eliminate all non-conforming signs within the City of Greenville either through measures designed to bring them into compliance or by their removal. The following provisions shall apply to all non-conforming signs.

All non-conforming signs that existed at the time of the adoption of this Article shall be allowed to remain as they existed at the time of adoption subject to the following:

- (1) No non-conforming sign that had been erected in violation of any previously existing sign ordinance shall become conforming by virtue of this article.
- (2) Subject to the remaining restrictions of this section, non-conforming signs that were otherwise lawful on the date of this article may be continued until such time as they may be removed or destroyed, as provided under the non-conforming provisions stipulated in Article XII of the Zoning Ordinance.
- (3) No person may engage in any activity that causes an increase in the extent of non-conformity of a non-conforming sign. No non-conforming sign may be enlarged or altered in such a manner as to increase the non-conformity, nor may illumination be added to any non-conforming sign.

(Ord. No. 1999-8, 1-11-00)

**Sec. 5-92. Unsafe and abandoned signs.**

Any sign deemed to be structurally unsafe or abandoned by the following section shall be removed by the owner of the sign or the owner of the premises on which the sign is located, upon notification by the Department of Building and Planning. If the owner of the sign or display refuses or neglects to remove or repair the same within ten (10) days after service of such notice, then the city inspector or his designee shall enter on the premise and cause the removal of the sign. (Such notice is not required for temporary signs placed on the public right-of-way.) The cost of such removal shall be taxed against the owner of record of the real property from which the sign is removed, such costs to constitute a lien against said real property which shall be enforced in the manner in which other liens in favor of the city are enforced. A sign shall be deemed abandoned by any of the following:

- (1) The sign face is blank, in disrepair, or no longer applicable.

- (2) The purpose or event to which the sign applies is no longer applicable. Such signs shall be removed within forty-eight (48) hours after the purpose or event is held.
- (3) The business to which the sign applies is no longer operating.
- (4) Permanent signs applicable to a business temporarily suspended because of change of ownership or management shall not be deemed abandoned unless the property remains vacant for a period exceeding ninety (90) days. In the event the business to which the sign applies is destroyed by fire, or other natural disaster, but the sign itself is not harmed, such sign may remain in place provided the building is undergoing permitted repairs or renovations.

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-93. Maintenance of signs.**

All signs and outdoor displays and the premises surrounding the same shall be maintained at all times by the owner or user thereof in a clean, sanitary, safe, and non-offensive condition, free and clear of rubbish and weeds and in compliance with the following:

- (1) All signs and components thereof, including without limitation, supports, braces, and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.
- (2) If the message portion of a sign is removed, leaving only the supporting shell of the sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located shall, within thirty (30) days of the removal of said message portion of the sign, either replace the entire message portion or remove the remaining components in compliance with section 10.0 above. This subsection shall not be construed to allow replacement of non-conforming signs, nor to prevent the changing of the message or a sign.

(Ord. No. 1999-8, 1-11-00)

#### **Sec. 5-94. Enforcement and remedies.**

Any prohibited temporary sign may be removed by the building inspector or his or her designee and disposed of after a period of twenty-four (24) hours. Any expense incurred from said removal shall be paid by the owner of said sign.

Any violation or attempted violation of this article or of any condition or requirement adopted pursuant hereto by any person, firm, or corporation, shall constitute a misdemeanor, punishable by a fine of up to \$500.00 as provided in the Code of Alabama, as amended. Each and every day during which illegal erection, construction, reconstruction, alteration, maintenance or use continues shall be deemed a separate offense, provided the Department of Building and Planning gives a written notice of the violation or violations.

Any violation of this article shall constitute a violation of the Zoning Ordinance of the City of Greenville and the city shall be afforded such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of the zoning ordinance.

(Ord. No. 1999-8, 1-11-00)

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