

5-2-27

SIGN REGULATIONS

The regulations herein shall apply and govern all zoning districts. No sign shall be erected or maintained unless it is in compliance with the regulations of this Section, except that a nonconforming sign which shall comply with the provisions set forth in Section 5-2-26, relating to nonconforming uses, may be maintained if in existence prior to the adoption of this ordinance.

5-2-27.1 General Provisions

The following regulations shall apply to all permitted signs in the City of Landrum.

1. A permit shall be required for the erection, alteration, or reconstruction of any sign intended for view from the public right-of-way unless otherwise noted, and shall be issued by the Zoning Administrator in accordance with this Ordinance.
2. Signs must be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.
3. No part of a freestanding sign, while permitted in required setbacks, shall be located closer than five (5) feet to any property line.
4. No signs, except as otherwise provided, shall exceed the height limitations of the district in which they are located.
5. Sign illumination devices shall be placed and shielded so that rays therefrom or from the sign itself will not be directly cast into any residential district, sleeping room in any district, or in the eyes of an automobile driver. All illumination devices shall be installed in a safe manner.
6. The placement of signs shall ensure visibility at intersections and ingress and egress drives in accordance with Section 5-2-26.

5-2-27.2 Prohibited Signs

The following signs are prohibited in the City of Landrum:

1. Signs Imitating Warning Signals

No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words “stop”, “danger”, or any other phrase, symbol, or character in a manner that might mislead or confuse the driver of an automobile.

2. Signs Within Street of Highway Rights-of-Way.

No sign, whether temporary or permanent, except traffic signs and signals and information signs erected by a public agency approved by the Zoning Administrator, is permitted within any street or highway right-of-way.

3. Certain Attached and Painted Signs.

Signs painted on or attached to trees, fence posts, and telephone or other utility poles or signs painted on or attached to rocks or other natural features or painted on the roofs of buildings are prohibited.

4. Fluttering Ribbons and Banners.

Flutter ribbons and banners and similar devices are prohibited, except the flags of governments and their agencies and except as listed in this Ordinance.

5. Vehicular Signs.

Signs placed or painted on a motor vehicle or trailer and parked with the primary purpose of providing a sign not otherwise allowed by this ordinance.

5-2-27.3 Signs For Which A Permit Is Not Required

A permit is not required for the following types of signs in any zoning district. However, such signs shall conform to the applicable requirements set forth in this Section.

1. Traffic, directional, warning, or information signs authorized by any public agency approved by the Zoning Administrator.

2. Official notices issued by any court, public agency, or public office.

3. One non-illuminated “for sale”, “for rent”, or “for lease” sign not exceeding six (6) square feet in area in residential districts and twenty (20) square feet in other than residential districts and located at least ten (10) feet back from the street right-of-way line, unless attached to the front wall of a building.

4. Signs erected in connection with elections or political campaigns. Such signs shall be removed within seven (7) days following the election or conclusion of the campaign. No such sign may exceed sixteen (16) square feet in surface area. Signs are not permitted in the public right-of-way.

5. On site directional signs provided such sign bears no commercial message and does not exceed for (4) square feet in area.

6. Identification sign indicating the name and street number or owner of occupant of a parcel, as long as such sign does not exceed for (4) square feet of copy area.

7. Bulletin board, which is defined as a permanent sign which primarily displays the name of a noncommercial place of public assembly and announces the upcoming events of that organization. To not require a permit, such a sign shall not exceed thirty-six (36) square feet of copy area or five (5) feet in height. Signs of this type shall be restricted to one (1) per parcel of land.
8. Sign identifying a project under construction which denote the name of the project, the architect, engineer, contractor, owner, etc., as long as such sign does not exceed twenty-five (25) square feet in residential districts, or one hundred (100) square feet in non-residential zones, is not illuminated, and is removed within seven days of completion of the project.
9. Signs attached or integrated into a gasoline pump, automatic bank teller machine, or drive through component of a fast food restaurant, which gives operational instructions to users, the price of the product, the brand name of the product, or descriptive information about the product.
10. Signs on the interior side of window glass.
11. Decorative flags and banners which contain no commercial message when displayed on a residence.

5-2-27.4 Regulations Applying To Specific Types of Signs

The following regulations apply to the following specified types of signs:

5-2-27.4.01 Wall Signs

Signs on the wall of a building (including signs attached flat against the wall, painted wall signs projecting signs) shall meet the following requirements:

1. **Signs On The Front Surface of A Building.** The total area of signs on the exterior front surface of a building shall not exceed twenty (20%) percent of the front surface of the building, as long as the figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.
2. **Signs On The Side And Rear Surface Of A Building.** The total area of signs on a side or rear surface of a building shall not exceed twenty-five (25%) percent of the exterior side or rear surface of the building, respectively, as long as this figure does not exceed the total amount of sign area permitted within the Zoning District where the sign or signs are to be located.
3. **Projecting Signs.** Wall signs attached flat against a wall may extend not more than twenty-four (24) inches from the wall. Signs projecting from a wall may extend outward from the wall of a building not more than six and one-half (6 ½) feet and may be located

no closer than eighteen (18) inches to a vertical plane at the street curb line. A projecting sign shall not extend above the top of the structure. In no case shall signs project beyond property lines except that signs may project over public sidewalks in the CBD district provided that the minimum height above grade or sidewalk level of such signs shall be at least ten (10) feet.

5-2-27.4.02 Signs On Work Under Construction

One non-illuminated sign, not exceeding twenty-five (25) square feet in residential districts, or one hundred (100) square feet in non-residential districts, displaying the name of the building, the contractors, the architects, the engineers, the owners, and the financial, selling, and development agencies, is permitted upon the premises of any work under construction, alteration, or removal. Such sign shall be removed from the site within seven (7) days after the issuance of the final occupancy permit.

5-2-27.4.03 Subdivision And Mobile Home Park Entrance Signs

One (1) or two (2) signs shall be permitted at each entrance of a residential subdivision or mobile home park, provided that such signs do not exceed a total of one hundred (100) square feet at any subdivision or mobile home park entrance. Provided further that such signs shall have a maximum height of six (6) feet. If illuminated, only indirect lighting shall be permitted. If such subdivision entrance sign is built into a decorative wall or fence, the maximum copy area requirements will apply and setback requirements shall comply with regulations for fences contained herein.

5-2-.4.04 Private Directional Signs

Signs indicating the location and direction of premises available for or in the process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agency, may be erected and maintained, provided:

1. The size of any such sign is not in excess of six (6) square feet, nor in excess of four (4) feet in length.
2. Not more than one (1) such sign is erected for each five hundred (500) feet of street frontage.

5-2-27.4.05 Free-Standing Sign

Free-standing signs shall meet Building Code structural provisions and UL (Underwriter's Laboratories) electrical requirements.

5-2-27.4.06 Portable Signs

1. Usage of portable signs shall conform to permitting requirements; General Provisions,

Prohibited Signs; Number of signs permitted stipulations, and any other requirements of the Zoning Ordinance and all other applicable ordinances of the City of Landrum except as provided below.

2. If a portable sign is to be illuminated it shall be in compliance with all Southern Standard Building Code and UL Regulations.
3. One (1) portable sign, in addition to the number of signs permitted of this ordinance, may be used for a business for a period of one (1) month per temporary permit. Such business shall not be permitted for more than one (1) portable sign per parcel and each business may receive temporary permits for a portable sign no more than three (3) times per year.
4. Portable signs may be permitted for non-profit organizations such as churches, schools, etc., to announce upcoming special events for a period of three (3) weeks and shall not be permitted more than once in any calendar year.
5. Applicant obtaining the sign permit shall be responsible for removal of the sign upon expiration date.
6. Signs shall be located on the site for which they are being permitted.

5-2-27.5 Signs Permitted In Residential Districts

The following types of signs are permitted in all residential districts:

1. Signs for which permits are not required.
2. For multiple family dwellings, group dwellings, and for buildings other than dwellings, one (1) non-illuminated business identification sign or bulletin board per entrance, not exceeding sixty (60) square feet in area. Such sign or bulletin board shall be set back at least ten (10) feet from any street right-of-way line.
3. Subdivision signs and private directional signs, under the provisions of Subsections 3 and 4.
4. Mobile home park signs and directional signs, under the provisions of Subsections 3 and 4.

5-2-27.6 Signs Permitted In Commercial And Industrial Districts

5-2-27.6.01 Permitted Signs And Conditions

The following types of signs are permitted in the commercial and industrial districts:

1. All signs permitted in residential districts are permitted in commercial and industrial districts.

2. Within the front or side setback area of any parcel in the commercial or industrial districts, a maximum of one (1) permanently mounted detached sign of the type required to secure a permit shall be permitted for each three hundred (300) feet of road frontage for each road fronted, except that only one (1) such sign shall be permitted if total road frontage is less than three hundred (300) feet. The maximum allowable sign copy area for signs permitted under this provision shall be one hundred fifty (150) square feet multiplied by the number of signs permitted. No such sign shall be located closer than ten (10) feet to any street right-of-way. The maximum height of detached signs shall be thirty five (35) feet, as measured from the base of the sign.
3. Wall signs, in no case, shall exceed the requirements of Section 604, Regulations To Specified Types of Signs.
4. On any lot in a GBD or industrial district on which no business enterprise is located, one off-premise free-standing sign structure having a total sign area not exceeding three hundred sixty (360) square feet is permitted. Additional sign structures, each of which does not exceed three hundred sixty (360) square feet in combined total sign area, are permitted provided they are spaced no closer than one thousand (1000) linear feet from any other sign structure of greater than one hundred fifty (150) square feet. Any off-premise sign of greater than one hundred fifty (150) square feet shall be required to be spaced a minimum of five hundred (500) feet from any residentially zoned parcel used for a church or public school.
5. Signs in any commercial or industrial district may be illuminated.

5-2-27.6.02 Signs in the CBD, Central Business District

The following regulations shall apply to all signs located within the Central Business District:

1. Signs shall be constructed of such materials which complement and are coordinated with the architectural style of the existing building or land use.
2. No more than three colors are permitted on any one sign.
3. One sign color must match the predominant building color.
4. No more than two lettering styles are permitted.
5. If signs are to be illuminated, lighting shall be limited to one color.
6. Copy area for canopy signs shall not exceed 30 square feet.
7. No more than one free-standing or detached sign per building or site shall be permitted.
8. Signs shall be permanently mounted.
9. Signs shall not be placed to obscure building ornamentation or detail.

10. Canopy sign and awnings shall not extend beyond the curb line of any public street, nor shall they interfere with the growth or maintenance of street trees.

5-2-27.7 Applications For Sign Permits

5-2-27.7.01 General

Applications for sign permits shall include a scaled drawing of the sign which depicts and describes:

1. size
2. shape
3. colors
4. materials to be utilized
5. copy/wording and designs
6. illumination type, and electrical detail
7. location on building, if attached

5-2-27.7.02 Detached Signs

In addition, permit applications for detached signs shall be accompanied by a plot plan or sketch of the site, to show:

1. the location of the sign on the lot
2. scale
3. dimensions of parcel line
4. height of the sign
5. any support structure to be utilized
6. electrical sources
7. base landscaping

5-2-27.7.03 Waiver by Zoning Administrator

The Zoning Administrator may waive any of the application requirements listed in this Section 607, Application for Sign Permits, which are deemed unnecessary to process an application.

5-2-27.8-99 Reserved.