

Ordinance

5-1003

Town of Eastover Sign Ordinance

Purpose of this Article

The intent of the Town of Eastover Sign Ordinance is to provide unified requirements for the placement, installation, maintenance and administration of signs placed within city limits. The purpose of providing a sign ordinance is to preserve and protect the health and safety of the citizens of Eastover. Regulation of the placement, construction and maintenance of advertising signs is justified because firstly, the purpose of the signs is to gain the attention of passersby and secondly, because the signs have the ability to define the aesthetics of the city in which people live. This article identifies both the allowances and prohibitions against erecting signs within the city limits of Eastover. Anything not expressly permitted within this article is prohibited.

Definitions

Sign. This article applies to any sign. A sign is any structure or device designated or intended to advertise information to the public in written, symbolic or pictorial form.

Freestanding Sign. Freestanding signs are defined as any sign, permanently mounted and placed on or anchored into the ground, and that is not attached to a building or other structure.

Building Wall Sign. A building wall sign is defined as a sign that is either attached to a wall or confined within the limits of an exterior wall, where the sign is displayed on the exterior of the wall.

Hanging Signs. Any sign hanging from the porch ceiling or roof overhang of a building constitutes a form of a hanging sign and must be regulated by the provisions of this article.

Signs for Use by Institutions. Signs that are used to display the messages of certain institutions, like school calendar messages or recreational, civic or municipal activities, are also regulated by the specific provisions of this article.

Signs Requiring a Permit

Signs on Building Walls. No building wall sign shall extend beyond any point of a roofline, parapet, or mansard roof.

Such signs shall be located so that they do not block the view of windows or doors and are placed in-between and not overlap vertical architectural elements.

Building wall signs may only be internally illuminated as specified in the illumination provisions of these regulations

Freestanding Signs (pole signs, ground signs, pylon, and monument signs)

A.

Where allowed and as specified in this section, freestanding signs are permitted where the activity associated with the sign is a permitted or conditionally permitted use under zoning district regulations.

B.

One freestanding sign is permitted per street frontage so long as all signs are at least 100 feet apart as measured by the shortest straight line.

C.

Maximum sign surface area for single occupancy sites is thirty-two (32) square feet. Maximum sign surface area for multiple occupant sites is fifty (50) square feet.

D.

The maximum height in GD and I-1 zoning districts is fifteen (15) feet. The maximum height in all other zoning districts is ten (10) feet. The maximum height of a freestanding sign at a bed and breakfast inn shall be five (5) feet.

E.

Where additional height is required to raise the base of the sign to mean elevation (average street level) of the fronting street, the Planning Official may allow heights in excess of fifteen (15) feet in the GD and I-1 zoning districts, and heights in excess of ten (10) feet in all other zoning districts.

F.

Such signs shall be set back a minimum of five (5) feet from the front property line in all zoning districts. The side setback shall be a minimum of ten (10) feet from the side property line in all zoning districts. If such sign is located adjacent to a residential use in any zoning district, the side setback shall be a minimum of fifteen (15) feet.

G.

Freestanding signs are not permitted on undeveloped lots or parcels except for the following: Temporary contractor's, craftsman's, and other signs pertaining to construction; temporary subdivision announcement signs; temporary campaign or election signs.

Hanging Signs

A.

Signs hung from porch ceilings and roof overhangs may be substituted for the allowable wall signage per building or unit on parcels where the activity associated with the sign is a permitted or conditionally permitted use under zoning district regulations.

B.

One (1) hanging sign per unit per public street frontage is permitted.

C.

Hanging signs shall reflect the proportional and dimensional relationships of the structure. All hanging signs within a multiple occupant development shall be in proportion and scale to each other. In general, the surface area dimension of hanging signs should not exceed ten (10) square feet per building side which faces a public street unless the size of the building is such that a larger sign can be justified. For multiple occupant buildings, hanging signs shall reflect the proportional and dimensional relationships of the individual store front. For smaller store fronts, the appropriate size may be less than ten (10) square feet, while larger sizes may be appropriate for larger store fronts.

D.

Such signs must be located so that, when viewed at front elevations, they do not block the view of windows or doors and are placed in-between and do not overlap vertical architectural elements.

E.

When mounted in a location that is within a pedestrian pathway, hung signs shall maintain a minimum of six feet eight inches (6'8") clearance between the bottom of the sign and the porch or ground surface.

Signs that do not require a permit or registration

The following types of signs require neither a permit nor registration. However, they must still conform to the following regulations listed below.

- a. Any sign inside of a building is permitted but cannot contain flashing neon lights that could potentially be distracting to drivers.
- b. Government signs and logos that are permanently erected on behalf of the city do not require permits.
- c. Signs directing patrons to hospitals do not require a permit but must be a maximum of three (3) square feet in surface area and a maximum height of eight (8) feet. These signs shall not be illuminated.
- d. Warning signs, No Trespassing Signs and No Hunting Signs do not require registration. These sign types may be posted on trees, poles and fences but shall not be illuminated.

Prohibited Signs

The following types of signs are prohibited.

Obscene signs.

(1) No sign shall be erected or displayed containing obscene or indecent words, photographs, or depictions.

(2) A sign is indecent when taken as a whole, it describes, in a patently offensive way, as determined by contemporary community standards, sexual acts, excretory functions, or sexual parts of the human body.

Signs imitating public warning and traffic signals.

No sign that uses the words "STOP" or "DANGER" or any other word or phrase imitating a traffic signal that could potentially cause confusion to drivers will be permitted unless the sign has been erected by a public agency.

Abandoned signs.

All signs and supporting structures in conjunction with a business or use that is no longer in business or operation unless a new permit for the sign has been obtained.

For a sign to be declared abandoned, the enforcing agency must attempt to contact the owner and provide due notice of intent to declare the sign abandoned and must give the owner 15 days in which to reply or repair the sign.

Animated and flashing signs.

Strobe lights and signs containing strobe and/or blinking lights visible beyond the property line are prohibited. Signs other than automatic changeable copy signs that flash, blink, rotate, evolve, or have moving parts or visible bulbs, are not allowed.

Administrative

Display of sign permit decal.

- (1) All sign permit decals for the erection of a sign shall be displayed on the sign and readily visible.
- (2) Under no circumstances may the sign permit decal be moved from one sign to another, nor may the sign to which it is attached be relocated to another location.
- (3) In the event signs are dismantled, removed or the ownership transferred, the sign permit decal shall be removed, returned to the Planning Department and an application made for a replacement sign permit decal.
- (4) If a sign permit decal is lost, defaced, destroyed or otherwise becomes illegible through normal wear or an act of vandalism, a new application shall be made.

Removal of signs.

- (1) Signs Subject to Removal without Notice.

The Code Enforcement Officer shall have the authority to remove without notice to the owners thereof, and impound for a period of 10 days, signs placed within any street or highway right-of-way; signs attached to trees, fence posts, telephone and utility poles, or other natural features, or otherwise erected without a permit.

- (2) Signs Subject to Removal With Notification from the Code Enforcement Officer

- a. Signs not constructed in conformity with the current Building Code standards and applicable electrical code standards, and signs not maintained in good repair and clean condition.

- b. Non-conforming signs where there has been:

1. A change in use of the property or the business has been discontinued,
2. A change in business name,
3. Abandonment of the sign for one (1) year.

- (3) Signs Erected Without a Permit, but Otherwise in Compliance.

- a. The Building Codes Department shall attach a highly visible decal reading

“VIOLATION” to the face of the sign. The sticker shall include the date that it was attached to the sign with instructions to call the office immediately.

- b. If, within 10 working days, the owner of the sign fails to contact the office, bring the sign into conformance with this Article and get a permit for the sign, the Building Codes Department shall have the sign removed and impounded without further notice.

This Ordinance shall be in full force and effect immediately following its passage, approval, and publication.

Eastover Sign Permit Application

Sign Permit Application

Date Application Received: _____	Received by: _____
\$20.00 Application Fee Paid: _____	
Date Application Approved: _____	Approved by: _____

Property Owner of Record

Name: _____

Business Name (if applicable): _____

Address:

City/ Town/ Zip Code: _____

Telephone Number: _____

Sign Company/ Authorized Representative

Property Owner of Record

Name: _____

Company Name: _____

Address:

City/ Town/ Zip Code: _____

Telephone Number: _____

Property/ Sign Location (Address): _____

Tax Map Number(s): _____

Existing sign(s) on Site: (List sign type, area, and height): _____

Nature of Work: ☐ New Construction ☐ Alteration ☐ Repair

Proposed Type of Sign(s):

☐ Permanent Free- Standing

☐ Attached to Building

☐ Off- Premises Directional

☐ Temporary

*Attach sign design/ sketch with dimensions

Cost of sign(s): ____\$____ | Sign Area _____sf | Sign Height: _____

Sign Illumination: _____ Exterior _____ Interior

(Note: If sign is to be lighted, an electrical permit is required.)

Road Right-of-way Verification (list):

The right-of-way for a Town of Eastover maintained road can be obtained by contacting the Planning Department at (Insert telephone no. here). If the sign is located adjacent to a state maintained road, please contact the South Carolina Department of Transportation (SCDOT) at 864-859-0039 for right-of-way verification.

- All free- standing signs shall be setback ten (10) feet from the road right of way and all property lines. Off-premises directional signs shall be setback five (5) feet from the road right of way and all property lines.

Signature(s) of Applicants(s):

I (We) certify as property owner/ authorized representative that the information shown on this application is correct.

Date: _____ Applicant Signature: _____

Note: This sign permit is only valid for the sign(s) constructed, erected or installed in accordance with the application herewith and in compliance with all applicable provisions of the Town of Eastover Sign Ordinance (Sample) as attached.

APPROVED by Eastover Town Council this 4th day of March, 2013.

First Reading: February 4, 2013

Mayor: _____

Final Reading: March 4, 2013

Clerk: _____

Town Attorney: K.W. Gaines, Esq.
(Approved as to Form only)