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# *Sign Ordinance of the City of Bremen*

## **SIGN ORDINANCE OF THE CITY OF BREMEN, GEORGIA**

### **ARTICLE I: PREAMBLE; FINDINGS AND PURPOSE**

**WHEREAS**, the governing authority of the City of Bremen, Georgia, finds that signs and advertising are proper and necessary uses of private property and can constitute a legitimate business entitled to the protection of the law. A sign by its very nature is designed to draw an individual's attention to that sign. This characteristic makes signs a valuable medium of communication; however, this same characteristic can distract motorists and pedestrians, thus creating traffic hazards, and;

**WHEREAS**, the governing authority further finds that the clutter created by an excessive number of signs, coupled with variations in size, height, location and setbacks creates a distraction to the traveling public and negatively impacts the general appearance of an area. Additionally, an excess of signs forms a visual clutter, lessens the aesthetic qualities of an area and may intrude upon the residential character of an area, as well as negatively impacting property values, and;

**WHEREAS**, the regulation of the placement, installation and maintenance of signs is further justified by the sign's innate scheme and primary purpose to draw mental attention to its content, potentially to the detriment of sound driving practices and the safety of the motoring public to whom a majority of the signs are oriented. Therefore, it is the intent of this article to regulate the size and location of signs such that their purpose can be served without unduly interfering with motorists and causing unsafe conditions. However, it is not the intent of this article that all signs be built to the maximum size. The City of Bremen encourages use of the minimum signage necessary to meet the purpose intended.

**WHEREAS**, the governing authority further finds that the reasonable regulation of signs and advertising by the establishment of standards for the location, size, illumination, number, construction, maintenance, and structural safety of all signs and advertising structures in the city is in the best interest of traffic safety, aesthetics and public welfare.

**NOW THEREFORE**, in order to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City of Bremen and the surrounding environs, to protect the public investment in streets and highways, to maintain the tranquil environments of residential areas, to promote industry and commerce, and for the orderly and reasonable display of advertising for the benefit of all its citizens, the Mayor and City Council of Bremen, Georgia, hereby determine that the public health, safety and welfare requires the adoption of this ordinance.

(Ord. No. 2005-\_\_\_\_, 12/12/05)

**ARTICLE II: *Short Title.***

**Section 201. *Short Title.*** This ordinance shall be known and cited as "The Sign Ordinance of the City of Bremen, Georgia" and is hereafter referred to as the "Sign Ordinance".

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

**ARTICLE III: *Definitions.***

**Section 301. *Definitions.*** For the purpose of this ordinance, the following definitions shall apply:

***Abandoned Sign*** means a sign that no longer identifies a bona fide business, lessor, service, owner, product, or activity, time of event passed, and/or for which no legal owner can be found. This definition shall also include any sign structure which no longer supports the sign for which it was designed, or any Temporary Issue Sign not removed within fifteen (15) days after the resolution of the issue that the sign was designed to influence as described more fully at paragraph 16(a) of this Article.

***Area of Sign or Face of Sign*** means the rectangular area(s) enclosing the limits of writing, representation, emblem, or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed; provided, however, that any open space contained within the outer limits of the display face of a sign, or between any component, panel, strip or figure or any kind composing the display face shall be included in the computation of the area of the sign whether such open space be enclosed or not by a frame or border. For projecting or double-faced signs, only one (1) display face shall be measured in computing sign area when the sign faces are parallel, or where the interior angle formed by the faces is 60 degrees or less, provided that it is a common attached structure. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be taken as the area of the larger face.

***Banner*** means a strip of cloth, paper, canvas, or similar material, on which a message, slogan or emblem may be painted, drawn or otherwise projected, colored or shaped with only such material for a backing for the purpose of advertising or drawing attention to a product, object, facility, activity or idea. Banner Signs are regulated as a Temporary Sign.

***Building Official or Codes Enforcement Officer***, as used herein, means a code enforcement officer employed by the governing authority for the City of Bremen or his/her designee duly authorized to enforce the Sign Ordinance.

**Canopy Sign** means a sign affixed to, superimposed upon, or painted on any roof-like structure, which is extended over a sidewalk or walkway or vehicle access area. A flush canopy sign is one that is mounted in such a manner that a continuous plane with the canopy is formed. A hanging canopy sign is one suspended from or beneath the canopy. When erected over pedestrian walkways, Canopy signs shall be no less than eight (8) feet above said pedestrian walkway. When erected above any area that is designed for vehicle access, a Canopy Sign shall be fourteen (14) feet above the higher of either the finished grade or pavement as measured from the lowest extremity of the sign to the highest point of said grade or pavement. Canopy signs shall be otherwise regulated as provided for wall signs.

**Central Business District or Downtown Development Area** means the area defined as the Downtown Development Area in that Resolution adopted by the Mayor and City Council on the 25<sup>th</sup> day of November 1985.

**Direction Sign** means a sign erected and maintained within the public right-of-way to indicate to the traveling public the route and distance to public accommodations, facilities, commercial services, events, and points of scenic, historical, cultural, recreational, educational, or religious interest.

**Fascia Sign** means a vertical sign attached to the front of the building that is below the top edge of a sloping roof and that extends not more than 18 inches above the lower edge of the sloping roof.

**Flag** means a piece of cloth, bunting, or other material decorated with a distinctive design and used as a symbol or signal. Flags of a government shall be exempt from regulation by the ordinance.

**Front Sign** means a Free Standing Sign located adjacent to the public roadway providing vehicular access to the business or activity located on the Lot upon which the sign is located, as regulated herein.

**Free Standing Sign** means a sign securely affixed to a substantial support structure which is permanently attached to the ground and wholly independent of any building for support. A Free-Standing Sign shall be more specifically limited in size as set out below. Without regard to content, Free-Standing Signs are generally On-Premise signs as defined below. Free Standing Signs are normally of two types, Front Signs and Rear Signs, as defined herein.

**Ground Based Monument Sign** means a sign securely affixed to a substantial support structure which contains a permanent foundation which consists of a three-inch high brick monument base attached to the ground and wholly independent of any building for support. Such sign is not a pole-based sign.

**Hanging Sign** means a sign attached to and supported by a building or other structure and which extends at any angle there from. Such signs must be located a minimum of ten feet above the sidewalk and extend no further than two feet beyond the building face.

**Illegal Sign** means a sign that was not lawfully placed and maintained under the provisions governing such sign at the time of placement.

**Illuminated Sign** means a sign designed to give forth artificial light directly or through translucent material from a source of light within such sign or a sign illuminated by an external light directed primarily toward such sign and so shielded that no direct rays from the light are visible elsewhere other than on the lot where such illumination occurs. An illuminated sign shall also include a *Flashing Sign*, which is defined as a sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Illuminated signs which indicate only the time, temperature, or date or any combination thereof shall not be considered as flashing signs. *Illuminated Signs* (not to include Outdoor Advertising Signs) as defined shall not be erected: 1) within twenty-five feet from the public road right of way adjacent to the Lot upon which the Sign is erected, or 2) less than a minimum height of fifteen (15') measured to the bottom most edge of said Illuminated sign, and a maximum height of thirty-five (35') feet measured to the top of said Illuminated sign.

**Instructional Sign** means a sign used to give direction or specific instruction to the public such as, but not limited to, "Center," "Exit," "No Parking," "Drive Through," "Restroom," and so forth. Such signs shall contain only instructional information and shall not contain a commercial message.

**Lot** means a developed or undeveloped tract of land having specific boundaries, legally transferable as a single unit of land. For the purposes of this Sign Ordinance, it is not necessary that the tract of land have public road frontage.

**Mobile Sign** means a sign painted on, attached to, mounted on, pasted on, drawn on, or consisting of interchangeable letters on, the face of a surface that is mounted to, attached to, or supported by a trailer, sled, vehicle, or other apparatus that can be moved. Mobile Signs are not permitted, except as a Temporary Special Event Sign, or Political Signs, as regulated by this Ordinance.

**Non-conforming Sign** means a sign that lawfully occupied a building or land on or before the effective date of this ordinance, or any amendment thereto, that does not comply with the regulations contained in this Sign Ordinance.

**On-premise Sign** means a sign identifying, advertising, or directing attention to a building, profession, product, service, activity, or entertainment that is being conducted, occurring, being sold, or offered on the premises where the sign is located. These signs shall be no more than thirty-five (35') feet above either the unaltered level of the ground or centerline elevation of adjacent right of way at a point perpendicular to the location of the top of the sign with the right of way.

**Out-Door Advertising Sign/Off-Premise Sign:** A sign identifying, advertising, or directing attention to a building, profession, product, service, activity, or entertainment that is usually conducted, occurring, being sold, or offered on a tract of property other than where the Off-Premise sign is located. Off-Premise signs are generally referred to as "Billboards." These signs shall be no higher than the allowable height as specified in Article V herein. Billboards may also be used to identify, advertise, or direct attention to a building, profession, product, service, activity, or entertainment that is conducted, occurring, being sold, or offered on the same tract of property or Lot upon which the Billboard is located, so long as, the Lot or tract of property is located within an area in which it is permissible by this Ordinance to erect and maintain a Billboard and said Billboard meets all the size, height, setback, and distance requirements from other Billboards already in placed or already approved for erection.

**Permanent Foundation** means that portion of any sign structure that is attached to the ground or other structure attached to the ground through the use of concrete footings or other man-made material that is not capable of being removed without the aid of mechanical or other machinery.

**Pole Sign** means a sign with a permanent foundation where the sign face is supported on a pole, poles (or other sign structure) and the area beneath the sign face in a direct vertical plane from the sign face to the ground is exposed to view, open, or allows for someone to see through any of the space beneath the sign face.

**Political Signs** are permitted within all zoning districts and mean the larger class of signs being made up of Temporary Issue Signs and Issue Signs, as follows:

a) **Temporary Issue Signs.** All signs, the intent of which is to influence a scheduled vote, recall, referendum or other such matter that is resolved at a time certain, shall be deemed Temporary Issue Signs. Upon the resolution of the issue to which a Temporary Issue Sign is directed by the holding of the scheduled vote or the passage of the time certain, said Temporary Issue Sign shall be removed. Upon the passage of fifteen (15) days from the date of the resolution of the issue supported of opposed by the sign, the Temporary Issue Sign shall be deemed abandoned.

b) **Issue Signs** means all signs, the intent of which is to urge governmental, public, or private action or reaction and is not limited in time or scope by an election, referendum, recall or any event occurring at a time certain, or simply states a belief or point of view, shall be deemed an Issue Sign. Issue Signs shall not be subject to any time constraints as published herein.

**Prohibited Sign** means any sign, other than a nonconforming sign, not conforming to this ordinance.

**Projecting Sign** means any sign which is attached to a building or other structure and extends more than six inches beyond the line of the building or structure or beyond the surface of that portion of the building or structure to which it is attached.

**Rear Lot Sign** means a Free Standing Sign which is owned by (not rented or leased by) the fee simple title holder of the Lot (said Lot being not less than 8000 square feet in area) on which the sign is located. The base of this particular type of sign shall only be permitted to be located within a narrow corridor of land, the same being fifty feet in width, adjacent to, and running parallel to, the north and the south limited access rights-of-way of Interstate-20.

**Re-Inspection Fees** are those Fees that may be charged by the Building Official to inspect any Sign that has previously been found to be in noncompliance with this Sign Ordinance.

**Review Fees** are reasonable fees charged by the City of Bremen to all Sign Owners in order to cover the expense and cost of annually reviewing/inspecting Signs for compliance with this Sign Ordinance. Annual review is necessitated by the concern for the safety of the citizens of the City of Bremen.

**Roof Sign** means a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. *Roof Signs* are prohibited by this Sign Ordinance.

**Security Identification Sign** means a sign indicating that a security system is located on the premises.

**Sign** means any letter, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminated service, which shall be so constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever, so that the same shall be used for notification or the attraction of the public to any place, subject, information, person, firm, corporation, public performance, article, machine or merchandise whatsoever which is displayed in any manner whatsoever whether outdoors or indoors in such a manner as to be visible from any sidewalk, public street, or right-of-way.

**Sign height** shall be measured in a straight vertical line from the crown of the public road or street nearest to the sign.

**Sign Owner** means the person, persons, entity, or group whose name appears on the permit application for a Sign.

**Sign Structure** means all portions of a sign, including the sign face framing, but not including the Sign Face.

**Sign Tree** means any sign, erected and maintained by public officials or agencies, or approved and authorized for use by state or local government authorities. Such signs shall generally be for traffic control, public information purposes, to provide the traveling public with direction-of-travel information to businesses, governmental offices, restaurants, etc. from major intersections, and shall not be regulated by this ordinance.

**Special Event Sign or Temporary Sign** means a sign for a special use or event, such as, but not limited to, grand openings, seasonal sales, liquidations, going-out-of-business sales, fire sales and give-away or free promotions. Special Event Signs are such signs and devices as may be constructed of, or described as banners, pennants, streamers or other multi-colored triangle shaped or irregular shaped displays attached together by ropes, strings, wires or other devices; balloons, gas filled figures; portable displays or mobile signs; search lights, beacons or other advertising novelties. Generally, a temporary sign has no foundation and is not permanently fastened, fixed, or attached to a structure, frame, or support in a fixed location. By way of example, but not being limited to, a temporary sign is a grand opening sign, seasonal sale sign, fire sale sign, signs signaling give-away or free promotions, fund-raising sign, garage sale sign, candidate sign, real estate sign, or other similar sign

a) **Construction Sign** means a temporary sign placed by a contractor, materialmen, or lender supplying materials or financing, for identification purposes on the property where permitted construction or development is taking place. Temporary construction signs may be exhibited for a period of twelve (12) months or until the certificate of occupancy has been issued, whichever is less.

b) **Real Estate Sign** means a sign erected by the owner, or the owner's agent, advertising the real property upon which the sign is located for rent, lease or for sale. Such signs shall contain the words "for sale", or "for lease", or "for rent", and the name of the owners or owner's agent, and the owner or the agent's telephone number for purposes of contact. Information specific to the property may also be displayed including, but not limited to, the number of rooms, baths, basement, fixtures, garage, and school district. A Real Estate Sign shall be removed from the premises upon closing of the sale or lease of premises.

c) **Real Estate Directional Sign** means a temporary sign which conveys directions to a specific real estate property for sale or lease, such as a real estate development, residential subdivision, apartment or condominium project, home for sale, apartment for rent, or any other real estate property for sale or lease. Such signs shall be temporary, placed out not earlier than four (4) P.M. on a Friday and removed not later than nine (9) P.M. on a Sunday and shall not be located nearer than 15 feet to the paved (traveled) road surface. No two real estate directional signs directing traffic to the same

subdivision or same property for sale shall be located within one mile of each other, so long as said signs are along the same route of travel; or within 500 feet of one another if on different roadways or at intersections.

d) ***Yard Sale Sign*** means a temporary sign which conveys directions to a specific location at which a temporary sale of personal private items are being offered for sale to the general public by an individual residing on the property at which the sale takes place. Such a sign shall only be placed at the intersection of the residential street upon which the sale is taking place and a primary or secondary roadway within the City. Such signs shall be temporary, placed out not earlier than forty-eight hours prior to the yard sale and removed not later than twenty-four hours after the date of the yard sale.

***Wall Sign*** means a sign attached to or painted on the exterior of the wall of a building which extends not more than four (4) feet above the parapet, eaves, or building facade and does not project more than six (6") inches from the wall. Wall or projecting signs shall be securely fastened to the building surface. Such signs shall maintain a clear height of eight (8) feet above the ground level when erected over pedestrian walkways or driveways, but fourteen (14) feet over areas of truck service access. All wall and projecting signs shall not exceed more than four (4) feet above the parapet wall. A maximum of four (4) Wall Signs shall be allowed, each of which is limited to seventy-five (75) square feet or two (2) square feet per linear foot of the wall on which sign is erected, whichever is greater. Not more than one (1) sign per wall shall be permitted.

***Window Sign*** means a sign etched, painted upon, or affixed to the interior of a window so as to be visible through or upon a window. Interior window signs do not require a permit so long as the sign does not exceed fifty percent of the individual window pane.

***Zoning District or District*** means the use classification of parcels of land as defined by the Zoning Ordinance of the City of Bremen.

#### **ARTICLE IV: Regulations and Restrictions**

##### **Section 401. *General Regulations Applying to All Signs Regulated by this Ordinance.***

All signs, regulated by this Ordinance, shall comply with the following provisions:

##### **a) *If Regulated Hereby, All Sign Structures Shall:***

- 1) Be erected on private property, and
- 2) be constructed so as to comply with applicable provisions of the International Building Codes, as amended, and shall be constructed and maintained in conformance with the City of Bremen building and, if applicable, electrical codes. Such signs, together with their supports, braces, guys, and anchors shall be kept in good repair to maintain a clean appearance and safe condition. The Building Official or his authorized representative may inspect signs installed under the provisions of this

ordinance in an effort to determine that the sign being inspected meets the requirements set forth in this ordinance and is maintained in conformance with all applicable codes of the City of Bremen and the provisions of this ordinance.

***b) If Regulated by this Ordinance, No Sign Shall:***

1) Be erected which blocks from view any traffic or street sign, signal or public service sign as viewed from the right-of-way, or which simulates an official traffic control or warning sign or hides from view any traffic or street sign, signal or public service sign, or otherwise interferes with road or highway visibility or obstructs or otherwise interferes with the safe and orderly movement of traffic.

2) Obstruct any fire escape, any means of egress or ventilation, or prevent free passage from one part of a roof to any other part thereof; nor shall any sign be attached in any form, shape, or manner to a fire escape.

3) Be erected, painted, or drawn on any tree, rock, or other natural surface.

4) Be located on any building, fence or other property belonging to another person without the express written consent of the owner.

5) Be located on utility poles or within the right-of-way of any street or public roadway.

6) Emit or utilize in any manner any sound capable of being detected on any adjacent roadway or highway by a person with normal hearing.

7) Give off light which glares, blinds, or has any other such adverse effect on traffic. The light from an Illuminated Sign shall be established in such a way that adjacent properties and roadways are not adversely illuminated or affected.

***c) If the regulated Sign is to be Located Within Twenty-five (25) of the intersection of two public rights of way, as extended, of two intersecting streets, or of a street intersection with a railroad right-of-way:***

1) The Sign Face shall not be erected to a height greater than three (3) feet, or in the alternative, a sign support not more than ten (10) inches in diameter may be located within the required corner visibility area if all other requirements of this ordinance are met and the lowest elevation of the Sign Face is at least ten (10) feet above the ground level, so as to not block driver visibility. The purpose of this provision is to assure a visual opening for drivers between three and ten feet in height at intersections.

**Section 402. Regulations & Restrictions Applying to Signs in Residential Districts.** Except as otherwise provided within this Article, no signage other than house number, historic marker, original house designation, street identification number, real estate sign, security identification sign, yard sale sign, Political sign, temporary construction sign, or sign not otherwise regulated shall be allowed on any residential property in the city. No sign with the total area of each sign face greater than four (4) square feet shall be allowed on any residential property in the city.

a) The following types of signs are permitted within a Residential District:

**1) Residential Subdivision Development or Project.** Two (2) free-standing, or wall signs are permitted per entrance. Each sign face shall not exceed a maximum area of twenty (20) square feet. A double-faced sign shall count as two (2) signs.

**2) Real Estate Sale Sign.** One (1) real estate sign per single-family residential lot not exceeding four (4) square feet is permitted. This sign may be two sided. Any literature packets or notices such as "under contract", "reduced price", "new price", or other ancillary information on real estate signs must be displayed within the prescribed four (4) square feet allowed for each sign face area.

**3) Individual Residential Unit Signs.** In all residential zoning districts, one (1) wall and one (1) free-standing Residential Unit Sign per Lot is allowed. These signs shall only identify the name of the home owner/occupant, the address and a welcoming/warning message. When located on a Lot containing a single Residential unit, such signs shall not exceed four (4) square feet maximum size per sign. In the event that more than one residential unit occupies any one Lot (multi-family), each such residential unit shall be allowed one (1) wall or one (1) free standing sign that shall identify home occupancy and address and each such sign shall not exceed one and one-half (1½) square feet maximum size.

**4) Yard Sale Sign.** Yard Sale Signs shall be limited in number and shall be permitted as follows:

A) One (1) single side, or double side, yard sale sign, the face of which shall not exceed four (4) square feet, may be displayed on the residential lot where a yard sale is being held. The sign shall be permitted to remain on the premises for a period of time not to exceed forty-eight hours prior to the day of the sale and twenty-four hours after the completion of the sale. So long as, the yard sale is limited to a period of time of less than forty-eight (48) hours, the governing authority shall consider said yard sale and the yard sale sign to be a part of the incidental activities occurring on residential property and not commercial activity under this article. However, in the event, a yard sale is extended into three or more days, or takes place on the same premises more often than two (2) times in any one calendar year, said yard sale may be considered commercial activity subject to regulation by business codes and zoning ordinances of the City.

B) One (1) single side, or double side, yard sale directional sign, the face of which shall not exceed four (4) square feet, may be displayed at the intersection of the secondary street, upon which the yard sale is taking place, with the primary or major street off of which the secondary street flows. Said sign shall not be placed on the public right of way and shall comply with the time periods and frequency of display as set out in subsection 4(A) above.

**b) Residential Signs Shall Conform.** Unless otherwise provided within this section all signs permitted within a residential area shall conform to the following:

1) No Sign in any Residential District shall exceed five (5') feet in height.

2) Signs containing commercial messages (other than to indicate location of a permitted home-based business or office of a multi-family complex) are not permitted on any residential property in the city.

3) There shall be at least a distance of 15 feet between the location of the sign and the sides of the lot on which the sign is located, provided however, any lot that is less than 60 feet wide shall be allowed one sign for that lot to be placed no closer than ten feet from the side of the lot.

**Section 403. Regulations & Restrictions Applying to Signs in Non-Residential Districts.** The following signs are permitted in all non-residential zoning districts, subject to size and display restrictions, as follows:

**a) On-Premise Free-Standing Sign.** With the exception of a fifty (50') foot wide corridor adjacent to the north and south rights-of-way of Interstate-20, wherein a Rear Lot Sign may be permitted, no more than one (1) On-Premise Free-Standing Sign shall be allowed per Lot. This type of sign will generally be for the purpose of directing the attention of the viewer to an activity or service that takes place on the property upon which the sign is located, or to a product being produced, manufactured, or for sale on said property. This sign shall be mounted perpendicular to the street adjacent to the property upon which the sign is located, and shall contain the street identification number. Engineering plans for said signs shall be submitted to the community development department for approval prior to erection.

1) **Property In Non-Residential Zoning Districts, Not Adjacent to I-20; Front Sign Lot Only.** On a Lot which is: a) located in a Non-Residential Zoning District, and b) does not have frontage on the limited access rights-of-way of Interstate 20, only one (1) Free-Standing Sign shall be permitted. The Sign height of the permitted Sign shall not exceed thirty-five (35') feet and the Face of the Sign shall not exceed eighty (80) square feet (one hundred sixty square feet for a two-sided sign). The sign shall be set back a minimum of ten feet (10') from the right of way of the public street or road adjacent to the Lot on which said sign is located, or five feet (from the outer edge of the sidewalk, where applicable).

**2) Property In Non-Residential Zoning Districts, Adjacent to I-20; Rear Lot Sign Permissible.** On a Lot which is: a) located in a Non-Residential Zoning District, and b) has a minimum of one hundred (100') linear feet of frontage on either side of the limited access rights-of-way of Interstate 20, a maximum of two (2) Free-Standing Signs may be permitted. The first, or "Front Sign", shall be placed adjacent to the public road that provides vehicular access to the Lot. This Front Sign shall comply with the provisions of Section 403(a)(1) set out above. The second, or "Rear Lot Sign", if permitted, shall be erected at the rear, or back of the Lot, away from the public road access to the Lot, and adjacent to, and within fifty feet of, the limited access right of way of Interstate 20. The sign structure shall be set back a minimum of ten feet (10') from the limited access right of way of Interstate-20. The base of the sign shall not be more than fifty (50') from said right of way and shall be setback a minimum of twenty feet from any adjoining property line.

**3) Specific Provisions Applicable to Rear Lot Signs in the Interstate 20 Corridor.** In addition to the general provisions set forth in this article, Rear Lot Signs shall be subject to the following specific provisions:

**A) Spacing Between Rear Signs and Other Structures.** No Rear Sign base shall be permitted to be placed within three hundred (300') feet of another Rear Lot Sign base on the same side of Interstate-20 as measured linearly along the right-of-way of said interstate highway, nor within three hundred (300') feet of a church or school, or within one hundred (100') feet of a residence.

**B) Size of Face.** The Face of the Rear Lot Sign shall not exceed three hundred (300) square feet (six hundred feet for sign having two sides).

**C) Height.** The Rear Lot Sign height shall not exceed one hundred-ten (110') feet measured from ground level at the foot of the base of the sign.

**D) Setback.** The sign structure shall be set back a minimum of ten feet (10') from the right of way of the right of way of Interstate-20. The base of the sign shall not be more than fifty (50') from said right of way and shall be setback a minimum of twenty feet from any adjoining property line.

**E) Sign Owner.** The Sign Owner of a Rear Lot Sign shall be the same as the holder of the fee simple title to the Lot upon which the Sign is located, generally said Sign shall be owned, operated and maintained by the Lot Owner, in conjunction with a business or industry operated upon the Lot.

**b) Wall Sign.** Two (2) wall signs are permitted to be placed on opposing walls of a single structure. The face of each sign shall not exceed the greater of either 1) seventy-five (75) square feet, or 2) two (2) square feet per linear foot of the wall upon which the sign is placed. No more than one (1) sign per wall shall be permitted.

c) **Canopy Sign.** Canopy signs may be substituted for wall signs following the same sizing criteria as wall signs. The lowest extremity of the sign shall not be erected less than eight (8) feet above an adjacent pedestrian walkway and fourteen (14) feet above areas of vehicle service. Canopy signs shall not extend to a height above the front wall of the supporting building or, in the case of a multi-storied building, the top of the second floor of the building upon which the sign is attached.

d) **Instructional Sign.** Instructional signs (which may include thereon, an advertising trademark, logo, or emblem identification) used to give direction or specific instruction to the public, may be located adjacent to, but not within the right-of-way line of a public street or road, and must not exceed six (6) square feet in area or four (4) feet in height above the ground if free-standing.

e) **Temporary On-Premise Advertising Devices.** Temporary on-premises advertising devices and signs, including banners, provided the area of each sign face shall not exceed 24 square feet in the aggregate, and shall not be closer than 20 feet to the pavement of any street or on any public right-of-way. Such signs shall be treated as Special Event Signs, subject to the time limitations and notification requirements made applicable to Special Event Signs.

f) **Residential District Signs.** Any sign allowed in a residential district shall be permitted in a non-residential district.

g) **Real Estate Signs.** Real Estate Signs shall be allowed not exceeding thirty two (32) square feet and shall be limited to two (2) such signs per project, or one (1) such sign per project entrance.

h) **Construction Sign.** During the construction or development of a structure or improvements on a Lot, one (1) construction sign, of not more than five (5') square feet, shall be allowed per contractor, engineer, architect or financial institution, providing services, materials or financing for the improvements. Said sign(s) shall be taken down and removed from the Lot within ten (10) days after the issuance of the certificate of occupancy for the structure being erected, or otherwise within ten (10) days after the completion of the project or improvement.

i) **Real Estate Directional Sign.** Real Estate directional signs are permitted provided:

- 1) The sign shall not exceed a maximum size of four (4) square feet.
- 2) The sign shall not be illuminated.
- 3) No more than one (1) directional sign may be placed on any Lot.

j) **Special Event Sign.** Any person, firm or corporation is allowed Special Event on-premise signs for a special use or event, such as, but not limited to, grand openings, seasonal sales, liquidations, going-out-of business sales, fire sales, and give-away or free promotions, subject to the following restrictions and conditions:

1) Prior to such special event or use, and the erection and placement of any such signs or devices, a permit shall be obtained from the Building Official or his authorized representative.

2) The maximum number of days a special event sign permit shall be issued to a single business location or parcel in any twelve (12) month period shall be One Hundred Twenty (120) days. Permits may be issued for any number of days not to exceed One Hundred Twenty (120) days in a calendar year, provided however, no permit shall be issued for less than fourteen (14) consecutive days.

3) All temporary special event signs must be removed within forty-eight (48) hours after the expiration of the period authorized in the applicable approved permit. Failure to remove the signs or structures within the time period allowed following the expiration of the period authorized in the applicable approved permit shall result in the issuance of a citation by the Building Official or his authorized representative. Any person, firm, or corporation issued a special event sign permit failing to remove said sign at the expiration of the period authorized by the applicable permit shall be prohibited from receiving another special event sign permit for a period of one (1) year following the date of the violation.

4) Banners, pennants, streamers or other multi-colored triangle shaped or irregular shaped displays attached together by ropes, strings, wires or other devices; balloons, gas filled figures; portable displays; search lights, beacons or other advertising novelties may be permitted as Temporary Special Event Signs as regulated by this Ordinance.

5) Mobile Signs are permitted as a Temporary Special Event Sign.

**Section 404. Signs in Community Development Areas.** In addition to general regulations and restrictions applying to all sign classifications, freestanding signs and wall or fascia identification signs in certain designated areas shall comply as follows:

**a) Community Medical Facility, Planned Industrial Park or Planned Shopping Development Identification.** Areas designated as community medical facility, planned industrial park or planned shopping development shall be permitted one freestanding ground based monument sign per development (community medical facility and planned shopping center) or per lot (planned industrial park) with a brick monument base. Said sign may incorporate the names of any number of the businesses or facilities located within the center. Said sign shall not exceed 35 feet in height. The total area of each sign face shall not exceed 150 square feet (330 square feet for a double-side sign). The sign height shall be measured in a vertical plane from ground level upon which the based is situated to the top of the sign.

1. This structure shall be a type of sign that will provide space for all businesses in the center.

2. Individual signs qualifying as wall or fascia signs may be permitted for individual businesses within the center. Square footage will be determined by the following formula: two square foot multiplied by the number of feet of building frontage the store occupies within the center. The total permitted area may be increased at a rate of 15 percent for every 50 feet of building setback from the right-of-way. In no instance shall the total sign area exceed 200 square feet.

3. Sign letter height may not exceed three feet.

**b) *Commercial Identification Not Within a Community Medical Facility, Planned Industrial Park or Planned Shopping Development on Property Zoned: Commercial, Manufacturing, Industrial or O/I.***

1) Each building shall be permitted one ground based monument sign with a maximum area of 32 square feet and a maximum height of twenty feet. The ground based monument sign shall be set on three foot high brick base. The brick base shall be included in the computation of the total building height. The sign height shall be measured in a plane from ground level to the top of the sign.

2) Each business or building shall be permitted one wall or fascia sign with a maximum area of 40 square feet.

**Section 405. *Requirements and Restrictions Applying to Temporary Signs.*** In addition to the general regulations and restrictions applying to specific sign classifications, the following signs may be erected and maintained as follows:

**a) *Temporary Issue Political Sign.*** Temporary Issue Political signs are permitted in all zoning districts. Political signs shall not exceed eight (8) square feet, shall be located off public rights-of-way, and shall not exceed more than two (2) signs per Lot, at any given time.

**Section 406. *Non-Conforming Signs.***

**a) *Permanent Non-Conforming Signs.*** Permanent signs lawfully existing on the effective date of this ordinance, which do not conform to the provisions of this ordinance shall be deemed to be non-conforming signs and may remain, subject to the following:

1) No nonconforming sign structure may be enlarged or altered such that the square footage of the sign face is increased.

2) Unless otherwise exempted from the regulations of this Ordinance, the sign must be in such condition so as not to constitute a safety hazard as determined by the Standard Building Code, as amended.

3) Repairs that are reasonably anticipated to cost more than fifty percent of total reconstruction cost of the entire sign shall not be allowed, except to make the sign comply with the requirements of this Ordinance.

**b) *Non-Conforming Temporary or Mobile Signs.*** All non-conforming Temporary or Mobile Signs that are not specifically exempted from this Ordinance shall be brought into compliance with this Ordinance within ninety (90) days of the receipt of notice of non-compliance from the Building Official or his designee.

**c) *Maintenance and Repair Permitted.*** Nothing in this section shall be deemed to prevent the keeping in good repair of a nonconforming sign. The substitution or interchange of poster panels or painted boards on non-conforming signs shall be permitted.

**d) *Violation.*** Failure to comply with the requirements of this section shall be grounds for the community development department, its designee or a code enforcement officer to issue notice of violation and proceed with steps to remove the sign in violation as allowed under this Ordinance.

(Ord. No. 2005-\_\_\_\_, 12/12/05)

#### **Section 407. *Prohibited Signs.***

**a) *Prohibited Signs.*** All signs, other than Non-Conforming Signs, which are not in compliance with this ordinance are prohibited and illegal and shall not be erected or maintained. The following types of signs or advertising devices are prohibited in all zoning districts of the city, unless otherwise indicated:

1) Roof sign, which is any sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof.

2) Commercial signs in residential districts except as otherwise allowed within this ordinance.

3) Signs on public right-of-way except signs exempt under other provisions of this Ordinance.

4) Signs which contain or are in imitation of an official traffic sign or signal and are not erected pursuant to the governing authority, excepting construction signs and barricades.

5) Permanent wind-actuated, air or gas-filled devices (such as balloons or streamers) containing a commercial message, except as a Temporary Special Event Sign.

6) Searchlights, except as approved and permitted for Special Events.

7) Any non-instructional sign attached to a bench or a trash can.

8) Pennants (not to include state or national flags or streamers), except as may be permitted as a temporary, Special Event Sign.

9) Permanent signs which are placed on canvas, cloth or other similar materials (excluding signs on awnings).

10) Permanent or temporary signs which have: missing or damaged lens, exposed lighting/electrical materials or otherwise damaged (including rust) support structures/sign cabinets.

**b) *Prohibited Content of Signs.*** Though the content of a sign is not generally to be regulated, it shall be unlawful for a person to display:

1) Any expression defined as obscene by O.C.G.A. 16-12-80.

2) Any message or communication intended to support an activity or product prohibited, or otherwise declared to be illegal, by the laws or regulations of the United States, the State of Georgia, Haralson County, or the City of Bremen.

(Ord. No. 2005\_\_\_\_, 12/12/05)

**Section 408. *Regulation and Restrictions Applicable to Instructional Signs.***

1) Such signs shall contain only instructional information and shall not be used for the purpose of business name and/or advertisement or contain a commercial message.

2). Signs limited to traffic direction and services shall be limited to one at each vehicular entrance to the property and no closer than within 50 feet of another such directional sign located on the same property.

**ARTICLE V: *Outdoor Advertising Sign/Billboards***

**Section 501. *Permitted Locations for Billboards Within the City.***

a) Outdoor Advertising Signs/Billboards shall be allowed within the City of Bremen only within the following areas:

1) Within three hundred (300') feet of, adjacent to, and outside of, the right-of-way of Interstate 20 along the entire length of Interstate 20 within the city limits of Bremen, as may be changed or modified in the future due to annexation or deannexation of additional properties. The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be one hundred twenty-five (125') feet.

2) Within 300 feet of, adjacent to, and outside of, the right-of-way of U.S. Highway 27, bounded on the south by the intersection of the city limit boundary with the right of way of said Highway 27 (as may be changed or modified due to annexation or deannexation of properties) and on the North by the point of intersection of the right of way U.S. Highway 27 and the northerly right of way of Bremen-Mt Zion Road. The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be one hundred twenty-five (125') feet.

3) Within 100 feet of, adjacent to, and outside of, the right-of-way of Georgia Highway 1/ Business U.S. Highway 27, bounded on the north by the southern edge of the Southern Railway truss bridge spanning said Georgia Highway 1/Business U.S. Highway 27, and on the south by a point Three hundred (300) east of the intersection of Georgia Highway 1/Business U.S. Highway 27 and the easterly right of way of U.S. Highway 27. The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be fifty (50') feet.

4) Within 100 feet of, adjacent to, and outside of, the right-of-way of U.S. Highway 78 (Pacific Avenue) from the intersection of the centerlines of U.S. Highway 78 (Pacific Avenue) and Knollwood Avenue, east to the Bremen City Limits (as may be modified in the future due to annexation or deannexation). The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be fifty (50') feet.

5) Within one hundred (100') feet of, adjacent to, and outside of, the right of way of U.S. Highway 78 (Atlantic Avenue) from the intersection of the centerlines of U.S. Highway 78 (Atlantic Avenue) and Parham Street, west to the a point located three hundred (300') feet west of the intersection of the centerlines of U.S. Highway 27 and U.S. Highway 78 (Atlantic Avenue). The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be fifty (50') feet.

6) Within one hundred (100') feet of, adjacent to, and outside of, the right of way U.S. Highway 27 from the intersection of the centerlines of U.S. Highway 27 and Bremen-Mount Zion Road, north to the Bremen city limits (as may be modified in the future due to annexation or de-annexation). The maximum allowable height for Outdoor Advertising Signs in the area specified by this paragraph shall be fifty (50') feet.

**Section 502. General Provisions Relative to Billboards.**

a) **Compliance.** All signs must be in compliance with the provisions of this Ordinance, as well as, the Standard Building Code, the Zoning Ordinance, and the National Electrical Code.

b) **Permit and Payment Required.** It shall be unlawful for any person to erect, repair, alter, or relocate within the city limits of Bremen any sign, as defined in this article, without first obtaining a sign permit if determined necessary by the building official and making payment scheduled for the same.

c) **Signs Located in Planned Developments.** Such signs may be approved by the mayor and commission following a recommendation from the planning commission.

d) **Abandonments.** An abandoned sign face must be removed within six (6) months from the expiration of a valid business license.

e) **Sign maintenance.** Any signs not meeting the following provisions shall be repaired or removed in accordance with the specifications of this article:

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) Burned-out bulbs or damaged panels must be replaced in an expeditious manner.

3) All sign copy shall be maintained securely to the face.

4) All signs shall be designed, constructed, installed and maintained so that public safety and traffic safety are not compromised.

f) **Owner Responsibility.** It shall be the responsibility of the sign owner to maintain and insure conformance to the provisions of this article. In the event the Sign Owner cannot be located, the owner of the property upon which the sign is located shall be responsible for maintenance or removal of the sign in compliance with this Article.

g) **Sign Lighting Requirements.** Sign lighting shall be shielded and directed as to protect adjoining or nearby residential properties from direct or reflected glare. Sign lighting plans shall be reviewed and approved by the codes enforcement officer charged with the approval of sign permits.

h) **Automatic Changeable Copy Signs.** Automatic changeable copy signs shall not change a message more frequently than once every ten seconds.

i) **Aerial advertising.** Aerial advertising shall be regulated by the airport director at the local airport(s).

### **Section 503. Specific Provisions Relative to Billboards.**

(a) **Specific provisions for billboards.** In addition to the general provisions set forth in this article, billboards shall be subject to the following specific provisions:

**1) *Spacing Between Billboards and Other Structures.*** No Billboard base shall be placed within three hundred (300) feet of a church or school, or within one hundred (100') feet of a residence. No Billboard base shall be located within two thousand (2000) feet of another Billboard base on the same side of the street, highway or interstate highway as measured in linearly along the right-of-way of such street, highway or interstate highway. No billboard base, face or structure shall be located within 100 feet of a residential zoning district, public park, public playground, school ground, cemetery, church, airport clear zone, or scenic area as designated by the mayor and council, as measured from the nearest point of any part of the billboard to the district, area boundary, or property line, measured in a straight line from the nearest point of any portion of the sign structure to the property line of the area from which the sign is required to be set back.

**2) *Size.*** The Face of the Billboard shall not exceed seven hundred (700) square feet inclusive of any trim, but excluding the base, apron, supports and other structural members. Dual, or back to back, signs may have a total of fourteen hundred (1400) square feet, seven hundred (700) square feet on each side.

**3) *Setback.*** All parts of a billboard face, base and structure shall be set back a minimum of ten (10) feet from the side and rear property lines of the lot or tract upon which the billboard is located.

**4) *Height Measurement.*** The height of the Billboard shall be measured from the ground level at the center of the base or, in those instances where the base of the sign is lower in elevation than the adjoining road surface, from, the crown of the road nearest to the sign.

**Section 504. *Prohibited Signs Relative to Billboards.*** The following billboard signs are not permitted in any zoning district:

a) Signs that do not comply with the provisions of Section 401(a)2, and Section 401(b).

b) Signs that project into or over a public right-of-way. No sign shall be allowed to project in or over a public right-of-way unless otherwise expressly permitted. The City of Bremen shall not be financially responsible for any sign erected within the future right-of-way. Any application to erect a sign within the future right-of-way shall forfeit all claims to compensation on the part of the sign owner should the acquisition of the future right-of-way become necessary to the City of Bremen.

c) Signs that require the removal of any trees from the public right-of-way, excluding traffic, directional, warning, or information signs owned by any public or semipublic agency, without the express written consent and approval of said agency.

**Section 505. General Provisions for Nonconforming Billboards.**

**a) Restrictions on nonconforming signs.** Subject to the following conditions, nonconforming permanent signs may be continued in operation and maintenance. Such signs shall not be:

- 1) Changed or replaced with another nonconforming sign.
- 2) Enlarged, extended, constructed, reconstructed, moved, or structurally altered except to bring the sign into conformance with all provisions of this article.
- 3) Re-established after damage or destruction of more than 50 percent of the replacement cost of the same type sign at the time of such damage or destruction as determined by the department of building inspection. If less than or equal to 50 percent of the replacement cost of the same type sign at the time of such damage or destruction, the sign may be re-established. This shall not prevent repairing or restoring to a safe condition any part of a sign or sign structure or normal maintenance operations.

**b) Copy or Sign Face Changes.** The copy or sign face may be changed on nonconforming billboards. Any change to the sign face or copy of nonconforming off-site directional signs shall require that the sign be brought into conformance.

**c) Removal of Illegal or Prohibited Signs.** Nonconforming signs made of paper, cloth, or other nondurable material and all prohibited signs shall be removed within three months of the effective date of this article. All signs identified as illegal by the adoption of this article shall be removed within 60 days of the effective date of this article.

**d) Marking and Recording of Nonconforming Signs.** A decal indicating nonconformity shall be affixed to all nonconforming signs and a record kept of such signs in the department of building inspection.  
(Ord. No. 2005 \_\_\_\_\_, 12/12/05)

**ARTICLE VI: Permits, Administration, Enforcement and Penalties.**

**Section 601. Sign Permits Required, Expiration of Permit.**

a) Except as specifically excluded under §604 of this Ordinance, it shall be unlawful for any person to post, display, or erect a sign without a permit.

b) A sign permit is required before a sign may be erected or attached to, suspended from or supported on a building or structure or before an existing sign may be enlarged, relocated or materially improved upon except as is herein provided by this ordinance.

c) A new sign permit is required when the cost of changes to the sign structure are more than 50 percent of the reconstruction cost of the entire sign.

d) If the plans, specifications and intended use of the sign or part thereof for which application is made conform in all respects to the applicable provisions of this ordinance and the City building and electrical codes, a sign permit shall be issued.

e) A sign permit shall become null and void if the sign for which the permit was issued has not been completed and inspection requested within six months after the date of issuance.

1) The holder of the sign permit shall be responsible for contacting the community development department to arrange inspection of the sign within the six months after the date of issuance of the sign permit.

2) The inspection shall be conducted by a representative of the community development department pursuant to the provisions of the Standard Building Code or its amendments and other applicable ordinances.

### **Section 602. *Application for Permit***

(a) The sign owner or the sign owner's agent shall file applications for sign permits with the community development department or its designee upon forms furnished by the governing authority. Such application shall describe and set forth the following:

1) The type of sign structure to be constructed showing that it satisfies the requirements of the Standard Building Code or its amendments unless specifically exempted by this article. Any reference in the Standard Building Code or its amendments that refers to outdoor advertising displays shall be read as being applicable to all sign structures to be permitted.

2) For all signs in excess of ten feet (10') in height, the applicant shall submit engineering drawings of the sign structure signed and sealed by a professional engineer licensed and registered in the State of Georgia.

3) The street address of the property upon which the sign is to be located, a diagram of the proposed location of the sign on the property, and the size of the tract of property on which the sign structure is to be located.

4) The square footage of each sign face.

5) The number of sign faces.

6) The names and addresses of the owners of the real property upon which the subject sign is to be located.

7) Written consent of the owner of the real property, or the owner's agent, granting permission for the placement and maintenance of subject sign.

- 8) Name, address, and phone number of the sign contractor.
- 9) Name, address, and phone number of a contact person in case of emergency or for purposes of providing notice to the permit holder concerning the sign..
- 10) The distance from the proposed sign structure to the closest adjacent sign structure.
  - b) Applicant shall furnish proof that insurance, if applicable, and all other required permits for the construction of the sign have been obtained.
  - c) Failure to obtain a sign permit as required shall be grounds for removal of the sign pursuant to this article.
  - d) The governing authority shall process all sign permit applications within 30 business days of the actual receipt of a completed application and sign permit fee. The Community Development Department or its designee shall give notice to the applicant of the decision of the governing authority by hand delivery or by mailing a notice to the address on the sign permit application on or before the 30th business day after receipt of the completed application. If mailed, notice shall be deemed to have been given upon the date of mailing in conformity with this section. If the governing authority fails to act within 30 days after receipt of the completed application, the sign permit shall be deemed to have been denied.
  - e) Any sign permit application that is incomplete, fails to comply with the provisions of this article, or contains false statements shall be denied.

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

**Section 603. *Permit Fees***

The fee schedule for sign permits shall be as follows except that the fee shall be waived for bona fide charitable organizations upon the filing of notice of such charitable status with the Building Official. The City Manager is vested with the authority to promulgate reasonable Review Fees and Re-Inspection Fees. Further, where, upon inspection, a Sign, not exempted from this Sign Ordinance, is found to be in violation of said Sign Ordinance, the Building Official may charge a Re-Inspection Fee. Once assessed, any such Re-Inspection Fees shall be paid prior to any further inspection by any employee of the City of Bremen.

Permit fees are set as follows:

<u>TYPE OF SIGN</u>	<u>FEE</u>
Free-Standing	\$ 0.50 per square foot
Wall	\$ 0.50 per square foot
Canopy	\$ 0.50 per square foot
Instructional	\$ 0.50 per square foot
Outdoor Advertising	\$ 0.50 per square foot
Mobile/Temporary	\$ 1.00 per day
Special Event	\$ 1.00 per day
Political	No permit fee required
Construction	No permit fee required
Real Estate	No permit fee required
Real Estate/Directional	No permit fee required

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

**Section 604. Signs Not Requiring Permits.** The following types of signs do not require sign permits, provided however, that these signs must comply with all applicable regulations of this article unless specifically exempted:

a) One non-illuminated real estate sign, per public street frontage, not exceeding four (4) square feet, nor four (4) feet in height for all residential districts and one (1) temporary real estate sign per street frontage not exceeding 32 square feet in area nor eight (8) feet in height in all other districts, including agricultural districts, which advertise the sale, rental, or lease of the premises or lot upon which the signs are located. Such signs shall be removed within ten days after the subject lot or building is leased or sold.

b) Signs erected on behalf of a governmental authority in the exercise of its proper jurisdiction. Such signs are exempt from the regulations of this article. Such signs include but are not limited to Public Sign Trees, safety signs, traffic signs, street signs, signs advertising a city-sponsored community event, and official warning and regulatory message signs.

c) Historic markers or signs containing a non-commercial message describing the historic nature of that property, where such property has been designated to be a historic property with the total area of each sign face not exceeding nine (9) square feet.

d) Signs on private property directing traffic movement, with the total area of each sign face not exceeding two square feet, and not advertising any business, service or product. Such signs shall not be allowed on any public right-of-way.

e) Political campaign signs. Signs announcing candidates seeking public office or relating to any election or public referendum shall be permitted in all districts subject to the following provisions:

1. Such signs shall not exceed four square feet in size nor four feet in height, in residential districts, or thirty-two square feet in all other districts;

2. Such signs are confined wholly to placement on private property and are prohibited from the public right-of-way;

3. Such signs shall not be attached to trees, rocks, or other natural features.

f) Security identification signs with the total area of each sign face not exceeding two square feet.

g) Seasonal displays and decorations located within the city, including but not limited to Christmas, Halloween, July 4th, Hanukkah, Kwanzaa, Memorial Day, and Easter, so long as the seasonal displays and decorations do not contain commercial messages. Such seasonal displays and decorations are exempt from the limitations of the Sign Ordinance.

h) Noncommercial announcements located within the city, including but not limited to birthday announcements, new births, and anniversaries, so long as the announcements do not contain commercial messages.

i) Interior Window signs provided the total sign area does not exceed fifty percent of the individual window.

j) "A-Frame" sandwich signs within the Central Downtown Development District, provided the total area of both sign faces does not exceed twenty square feet total and the sign is not permanently affixed.

k) Professional nameplates not exceeding two (2) square feet in area where allowed in the zoning ordinance.

l) Residential nameplates not exceeding one (1) square foot in area and bearing only property numbers, post office box numbers, names of occupants of premises or owners.

m) Flags and insignia of any government.

n) Signs which appear on vending machines or similar devices, as long as the sign refers to the product contained within or on the device.

o) Signs located on the inside of windows intended for the purpose of disseminating information about special sales or promotional campaigns, provided that such signs are of a temporary nature and are constructed of such materials and are of such a nature that clearly indicates that they are temporary.

p) Gasoline pump signs. Signs shall be allowed on gasoline pumps so as to provide required information to the public, such as gallons, price, octane rating, and type of fuel. As the trade name of the business is often incorporated into the name of the different types of fuel, such trade name and any associated symbols shall be permitted on the pumps as flat signs not to exceed three (3) square feet in area per sign face or a total of six (6) square feet per pump.

q) Signs on public transportation vehicles.

r) Signs attached to or part of automatic teller machines (ATM).

s) Temporary subdivision signs. Temporary signs announcing a land subdivision only may be erected on the premises of the land subdivision, provided that such signs do not exceed 50 square feet in area, are set back at least 10 feet from the future right-of-way and 25 feet from adjacent property lines, and are spaced at least 500 feet apart. When temporary subdivision, contractor, or real estate signs are erected on a common support, the sign shall not exceed 75 square feet.

t) Internal signs erected upon a building or private drive that are generally not visible from the public right-of-way (i.e., signs within a mall; small signs on shopping carts; internal directories within a group office development, etc.).

#### **Section 605. *Signs on Right-of-Way***

All signs, not otherwise exempted from the provisions of this Ordinance, located on public right-of-ways are hereby declared litter and may be removed and disposed of by any City employee.

#### **Section 606. *Insurance Requirements.***

It shall be unlawful for any person to engage in the business of erecting or maintaining signs within the city unless and until such entity shall have obtained a certificate of insurance from an insurance company authorized to do business in the state evidencing that the entity has in effect liability and property damage insurance in the sum of \$25,000.00 for property damage for any one claim and liability insurance in an amount not less than \$100,000.00 for injuries, for injuries to any one person. The certificate of insurance shall state that the insurance carrier will notify the not less than city 30 days in advance of any termination and/or restriction of the coverage.

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

#### **Section 607. *Revocation.***

The community development department, its designee, or a codes enforcement officer are authorized and empowered to revoke any permit issued under this ordinance upon failure of the holder thereof to comply with any provision of this article.

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

**Section 608. Removal of signs.**

a) Any sign, except as otherwise exempted, that violates the requirements of this article shall be subject to removal and all other penalties as provided by this article.

b) For signs with a permanent foundation in violation of this article:

1) The community development department, its designee, or a code enforcement officer shall send written notice of the violation by regular mail to the contact person listed on the sign permit application or to the property owner on which the sign structure is located if no sign permit application has been completed for the sign in violation.

2) The notice shall indicate that the contact person or property owner shall have ten days to appeal the decision of the community development department, its designee, or a code enforcement officer to remove the sign from the date of mailing of the written notice.

3) Pursuant to **Section 608** the contact person or property owner may appeal the decision to the mayor and council for a hearing regarding the violation. At the hearing the person contesting the sign violation and the city shall be allowed to present evidence as determined by the rules for hearing (adopted by the mayor and council).

4) Failure to appeal the notice of violation within ten days of mailing of the notice of violation shall be deemed a violation of the Sign Ordinance and the sign shall be subject to removal.

c) All signs without a permanent foundation unless otherwise exempt under the sign ordinance shall be subject to removal and any other enforcement allowed under this article by the community development department, its designee, any code enforcement officer or any other enforcement officer as determined by the governing authority.

d) Any commercial sign not currently in compliance with this article as of its effective date must be brought into compliance within one hundred twenty (120) days after a change of ownership, discontinuance of the sign's use, or discontinuance of operation of the commercial entity on the lot on which the commercial sign is located. For planned shopping centers, free-standing signage advertising more than one tenant must be brought into compliance within one hundred twenty (120) days after either a change in ownership for the entire center or if more than fifty percent of tenants as of the effective date of this ordinance are discontinued or changed.

e) Any fascia sign that is attached to any building listed on the National Registry of Historic Places shall be removed within 30 days after a change of ownership of the building or discontinuance of operation of the commercial operation shown on the sign. The governing authority recognizes that fascia signs violate the standards applicable to historic places and detract from the historic and aesthetic nature of such property.

f) Lawful removal of any sign in violation of this chapter, as provided in this article, shall be without liability to the governing authority, its officers, agents, servants, and employees. The permit holder shall be responsible for the costs of removal. If there is no permit holder, then the sign owner shall be responsible. If there is no permit holder and the sign owner cannot be found, then costs of removal shall be the responsibility of the property owner where the sign structure was located.

g) The city clerk or his/her designee shall certify the amount for the cost of removal to the city attorney if the cost of removal is not paid by one of the responsible parties.

h) The city is authorized to take such action as allowed under law to collect the cost of removal.

(Ord. No. 2005-\_\_\_\_\_, 12/12/05)

**Section 609. *Enforcement, Administration, Penalties, Appeals.***

a) ***Enforcement and administration.*** This article shall be administered and enforced by the Codes Enforcement Department of the City of Bremen, its designee, any code enforcement officer, or any other personnel authorized by the governing authority.

b) ***Notice of Violation.*** In the event the Building Official is of the opinion that a sign is not in compliance with the above referenced codes or this ordinance, it shall be the responsibility of the Building Official or his designee to notify the sign contractor, if known, and the sign owner or the property owner of any perceived violation. Such notice shall be in writing and provide the particulars as to the violation. All violations must be corrected, or bona fide attempts to correct said violation must be underway, within fourteen (14) days following service of notice of the violation. Said notice may be served by certified mail or personal delivery, and shall be deemed delivered three days after the date of deposit into the United States mail, postage prepaid. The Building Official or his authorized representative is empowered to issue a citation for violation requiring the presence of the violator to appear at a time certain at the office of the Building Official in the City of Bremen, or the Municipal Court for the City of Bremen.

**c) Access Granted.** In consideration of the grant of the permit to erect a sign, the owner/applicant grants to the Building Official or his duly authorized representative, authorization to enter the private property of the owner/applicant for the purpose of making inspections of signs, regulated by this ordinance, to insure compliance with all provisions of this ordinance.

**d) Penalties and Remedies.** A code enforcement officer, or other personnel authorized by the governing authority, are authorized to issue a citation for violation of this article, institute an action for an injunction, remove the sign pursuant to provisions of this ordinance, or proceed with other appropriate action or proceeding to prevent the violation of this article.

1. Any citation issued for violation of this ordinance shall be taken to the municipal court of the City of Bremen and shall be prosecuted as any other criminal citation within the municipal court, the defendant being made subject to the fines, penalties, and forfeitures as may be imposed by the court for the violation of a misdemeanor offense under the laws of the State of Georgia.

2. Any suit for injunction filed on behalf of the governing authority as authorized above shall be filed in a court of competent jurisdiction and prosecuted as any other suit for injunction within that court as allowed by law.

3) Any citation, injunction, or other appropriate action or proceeding to prevent the violation of this article may be taken against the Sign Owner or erector of the sign, the owner of the property on which the sign is located, or any other person or entity that has an ownership interest in the sign or property.

4) Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such.

5) All remedies and penalties specified in this article are cumulative.

**e) Appeals.**

1) An individual whose sign has been removed pursuant to this ordinance, or whose permit application has been denied, or a permittee whose permit has been revoked may appeal the decision of the community development department, its designee, a code enforcement officer or other appropriate enforcement officer to the mayor and council for a hearing on the removal of the sign, the denial of the sign permit application, or the revocation of the sign permit, provided that such individual files a written notice of appeal with the city clerk within ten business days of the mailing of the community development department, its designee, or code enforcement officer's decision.

2) Such appeal shall be considered by the mayor and council at its next regularly scheduled meeting provided that such notice of appeal is received a minimum of five business days prior to the meeting. In the event the notice of appeal is received less than five business days prior to the next meeting of the mayor and council, the appeal shall be considered within 45 days after receipt by the city clerk of the written notice of appeal.

3) The code enforcement officer or other appropriate officer shall present evidence before the mayor and council supporting the decision of removal of the sign, denial of the permit application, or revocation of the sign permit at the hearing. The person disputing the decision of the community development department, its designee or code enforcement officer or other appropriate officer may present evidence before the mayor and council at the hearing. If no hearing concerning the appeal is held within 45 days of receipt by the city clerk of written notice of appeal, the appeal shall be deemed denied.

4) The appeal hearing shall be conducted according to rules and procedures adopted by the mayor and council for public hearings. The mayor and council shall determine a ruling on the appeal within ten business days of the appeal hearing and send written notice to the appellant of the mayor and council's decision. If no decision is reached within ten business days of the hearing, the appeal shall be deemed denied.

5) In the event an individual whose sign has been removed, or whose permit has been denied, or whose sign permit has been revoked is dissatisfied with the decision of the mayor and council, that individual may petition for writ of certiorari to the superior court as provided by law.

**Section 610. *Variances to Sign Requirements.***

a) The Development Appeals Board is hereby empowered to vary or adapt the strict application of some of the requirements of this ordinance. A variance may be appropriate where, by reason of exceptional narrowness, shallowness, or shape or by reason of other exceptional topographic conditions or other extraordinary and exceptional situations or conditions on a piece of property, the strict application of the regulations enacted under this ordinance would result in peculiar, exceptional, and undue hardship on the owner of such property. The sections of the ordinance subject to consideration for variance would include, but not necessarily be limited to issues involving sign setback, sign height, sign placement and/or sign type. The following regulations enacted in this article are not subject to variance: maximum allowable square footage of sign area, total number of signs allowed per lot, maximum allowable total sign square footage allowed per site and regulations that protect public safety.

(b) After denial of a sign permit by the building official, the sign contractor, billboard company, or property owner may apply to the hearings board for a variance by filing a form to be obtained from the codes enforcement department. No variance in the strict application of the provisions of this article shall be granted by the hearings board unless it finds that an undue and unreasonable hardship will be caused to the property

owner or sign company owner by the strict enforcement and interpretation of the requirements and standards detailed in this ordinance. In general, the power to authorize a variance from the terms of this article shall be sparingly exercised. It is the intent of this article that the variance be used only to overcome some unusual physical condition of a parcel of land which poses practical difficulty and prevents the owner from obtaining the full use and purpose of the sign as intended by this sign ordinance. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the sign.

c) The applicant must show that the variance will not cause harm to adjoining property owners or the general populace, will not be contrary to the public interest, and that practical difficulty and unnecessary hardship will result if it is not granted. The hearings board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

## **ARTICLE VII: Legal Status Provisions**

### **Section 701. Conflict with Other Laws**

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

### **Section 702. Separability**

a) It is hereby declared to be the intention of the governing authority that the sections, paragraphs, sentences, clauses and phrases of the Sign Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by judgment or decree of any court of competent jurisdiction, the unconstitutional or invalid phrase, clause, sentence, paragraph shall be struck and the remaining, phrases, clauses, sentences, paragraphs, and sections shall be effective as if the unconstitutional or invalid portion had not existed.

b) If any provision of this article conflicts with any other provision of this article, any provision of the Standard Building Code or its amendments as adopted by the governing authority, any other applicable ordinance, statute, or law, the provision that contains the more stringent regulation shall be enforced

### **Section 703. Repeal of Conflicting Ordinances**

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 704. Effective Date**

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

ADOPTED, THIS THE 12<sup>th</sup> DAY OF December, 2005;

BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF BREMEN, GEORGIA .

COUNCILMEN:

J. Christopher Coats  
J. CHRISTOPHER COATS

W. O. Parrish  
W. O. PARRISH

Sharon Sewell  
SHARON SEWELL, Mayor

William Stephen McIntosh  
W. STEPHEN McINTOSH

Danny L. Robinson  
DANNY L. ROBINSON

Attested: Beverly Cash  
BEVERLY CASH, City Clerk

COPY  
ORIGINAL

## **Amendment To The Sign Ordinance Of The City Of Bremen**

Be it resolved by the Mayor and City Council of the City of Bremen that the Sign Ordinance adopted on 12-12-2005, as from time to time amended, and specifically:

**Article III, Definitions, Section 301, Said Section as amended shall read as follows:**

Section 301. Definitions

**Wall Sign** means a sign attached to or painted on the exterior of the wall of a building which extends not more than four (4) feet above the parapet, eaves, or building facade and does not project more than ~~six (6")~~ **twelve (12)** inches from the wall. Wall or projecting signs shall be securely fastened to the building surface. Such signs shall maintain a clear height of eight (8) feet above the ground level when erected over pedestrian walkways or driveways, but fourteen (14) feet over areas of truck service access. All wall and projecting signs shall not exceed more than four (4) feet above the parapet wall. A maximum of four (4) Wall Signs shall be allowed, each of which is limited to seventy-five (75) square feet or two (2) square feet per linear foot of the wall on which sign is erected, whichever is greater. Not more than one (1) sign per wall shall be permitted.

**Article VI, Permits, Administration, Enforcement, and Penalties, Section 609, Said Section as amended shall read as follows:**

**d) Penalties and Remedies.** A code enforcement officer, or other personnel authorized by the governing authority, are authorized to issue a citation for violation of this article, institute an action for an injunction, remove the sign pursuant to provisions of this ordinance, or proceed with other appropriate action or proceeding to prevent the violation of this article.

**Any permanent sign (ie. All signs other than special event signs) erected prior to receiving a sign permit shall first receive a written notice of the violation. If the sign owner does not properly obtain a permit within ten business (10) days of the notice of the violation, the sign owner shall be subject to a fine of \$50 to be paid before a sign permit will be released and said sign will be inspected. If the same property owner or sign contractor is found to have erected any further permanent signs within twelve (12) months of the previous violation, the property owner or sign contractor shall be subject to a fine of \$500 without receiving any initial warning.**

**For any temporary or special event signs placed improperly or without receiving the required permit, the sign owner shall receive a written warning on the first offense. Within twelve (12) months of the initial warning, a second violation shall constitute a \$50 fine for the sign owner. A third violation shall constitute a \$500 fine and proceedings filed in municipal court.**

1. Any citation issued for violation of this ordinance shall be taken to the municipal court of the City of Bremen and shall be prosecuted as any other criminal citation within the municipal court, the defendant being made subject to the fines, penalties, and forfeitures as may be imposed by the court for the violation of a misdemeanor offense under the laws of the State of Georgia.
2. Any suit for injunction filed on behalf of the governing authority as authorized above shall be filed in a court of competent jurisdiction and prosecuted as any other suit for injunction within that court as allowed by law.
3. Any citation, injunction, or other appropriate action or proceeding to prevent the violation of this article may be taken against the Sign Owner or erector of the sign, the owner of the property on which the sign is located, or any other person or entity that has an ownership interest in the sign or property.
4. Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such.
5. All remedies and penalties specified in this article are cumulative.

Amended this 12/11/2006

BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF BREMEN, GEORGIA .

COUNCILMEN:

\_\_\_\_\_  
SHARON SEWELL, Mayor

\_\_\_\_\_  
J. CHRISTOPHER COATS

\_\_\_\_\_  
W. STEPHEN McINTOSH

\_\_\_\_\_  
W. O. PARRISH

\_\_\_\_\_  
DANNY L. ROBINSON

Attested: \_\_\_\_\_  
BEVERLY CASH, City Clerk

## Amendment To The Sign Ordinance Of The City Of Bremen

Be it resolved by the Mayor and City Council of the City of Bremen that the Sign Ordinance adopted on 12-12-2005, as from time to time amended, and specifically:

**Article IV, Definitions, Section 403, Said Section as amended shall read as follows:**

**Section 403. Regulations & Restrictions Applying to Signs in Non Residential Districts.** The following signs are permitted in all non-residential zoning districts, subject to size and display restrictions, as follows:

**a) On-Premise Free Standing Sign.** With the exception of a fifty (50') foot wide corridor adjacent to the north and south rights-of-way of Interstate-20, wherein a Rear Lot Sign may be permitted, no more than one (1) On-Premise Free-Standing Sign shall be allowed per Lot. This type of sign will generally be for the purpose of directing the attention of the viewer to an activity or service that takes place on the property upon which the sign is located, or to a product being produced, manufactured, or for sale on said property. This sign shall be mounted perpendicular to the street adjacent to the property upon which the sign is located, and shall contain the street identification number. Engineering plans for said signs shall be submitted to the community development department for approval prior to erection.

**1) Property In Non-Residential Zoning Districts, Not Adjacent to 1-20;** Front Sign Lot Only. On a Lot which is: a) located in a Non-Residential Zoning District, and b) does not have frontage on the limited access rights-of-way of Interstate 20, only one (1) Free-Standing Sign shall be permitted. The Sign height of the permitted Sign shall not exceed thirty-five (35') feet. ~~and the face of the sign shall not exceed eighty (80) square feet (one hundred sixty square feet for a two-sided sign).~~ The sign shall be set back a minimum of ten feet (10') from the right of way of the public street or road adjacent to the Lot on which said sign is located, or five feet (from the outer edge of the sidewalk, where applicable). **The maximum size of a free standing sign shall be determined by the location of the sign, as described below.**

Location of Sign	Maximum Size
For signs located within one hundred (100) feet of, adjacent to, and outside of the right of way of U.S. Highway 27, bounded on the south by the intersection of the city limit boundary with the right of way of said Highway 27 (as may be changed or modified due to annexation or deannexation of properties) and on the north by the point of the intersection of the right of way of US Highway 78.	120 square feet (240 square feet for a two sided sign)
For signs located within one hundred (100) feet of, adjacent to, and outside of the right of way of Georgia Highway 1/Business U.S. Highway 27, bounded on the south by the intersection of U.S. Highway 27 and on the north by the southern edge of the Southern Railway truss bridge spanning said Georgia Highway 1/Business U.S. Highway 27	120 square feet (240 square feet for a two sided sign)
All other non-residential areas where a free standing sign is allowed.	80 square feet (160 square feet for a two sided sign)

**2) Property In Non Residential Zoning Districts, Adjacent to 1-20;** Rear Lot Sign Permissible. On a Lot which is: a) located in a Non-Residential Zoning District, and b) has a minimum of one hundred (100') linear feet of frontage on either side of the limited access rights-of-way of Interstate 20, a maximum of two (2) Free-Standing Signs may be permitted. The first, or "Front Sign", shall be placed adjacent to the public road that provides vehicular access to the Lot. This Front Sign shall comply with the provisions of Section 403(a)(1) set out above. The second, or "Rear Lot Sign", if permitted, shall be erected at the rear, or back of the Lot, away from the public road access to the Lot, and adjacent to, and within fifty feet of, the limited access right of way of Interstate 20. The sign structure shall be set back a minimum of ten feet (10') from the limited access right of way of Interstate-20. The base of the sign shall not be more than fifty (50') from said right of way and shall be setback a minimum of twenty feet from any adjoining property line.

**3) Specific Provisions Applicable to Rear Lot Signs in the Interstate 20 Corridor.** In addition to the general provisions set forth in this article, Rear Lot Signs shall be subject to the following specific provisions:

- A) Spacing Between Rear Signs and Other Structures. No Rear Sign base shall be permitted to be placed within three hundred (300') feet of another Rear Lot Sign base on the same side of Interstate-20 as measured linearly along the right-of-way of said interstate highway, nor within three hundred (300') feet of a church or school, or within one hundred (100') feet of a residence.

B) Size of Face. The Face of the Rear Lot Sign shall not exceed three hundred (300) square feet (six hundred feet for sign having two sides).

C) Height. The Rear Lot Sign height shall not exceed one hundred-ten (110') feet measured from ground level at the foot of the base of the sign.

D) Setback. The sign structure shall be set back a minimum of ten feet (10') from the right of way of the right of way of Interstate-20. The base of the sign shall not be more than fifty (50') from said right of way and shall be setback a minimum of twenty feet from any adjoining property line.

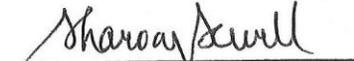
E) Sign Owner. The Sign Owner of a Rear Lot Sign shall be the same as the holder of the fee simple title to the Lot upon which the Sign is located, generally said Sign shall be owned, operated and maintained by the Lot Owner, in conjunction with a business or industry operated upon the Lot.

**b) Wall Sign.** ~~Two (2)~~ **Three (3)** wall signs are permitted to be placed ~~on opposing walls of a single structure on the building.~~ The face of each sign shall not exceed the greater of either 1) seventy-five (75) square feet, or 2) two (2) square feet per linear foot of the wall upon which the sign is placed. No more than one (1) sign per wall shall be permitted.

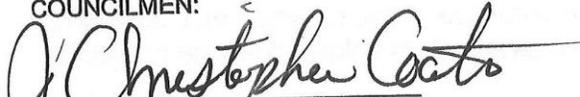
**c) Canopy Sign.** Canopy signs may be substituted for wall signs following the same sizing criteria as wall signs. The lowest extremity of the sign shall not be erected less than eight (8) feet above an adjacent pedestrian walkway and fourteen (14) feet above areas of vehicle service. Canopy signs shall not extend to a height above the front wall of the supporting building or, in the case of a multi-storied building, the top of the second floor of the building upon which the sign is attached.

Amended this 4/9/2007

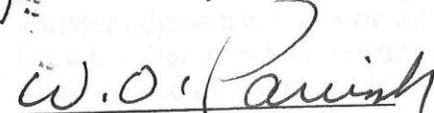
BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF BREMEN, GEORGIA.

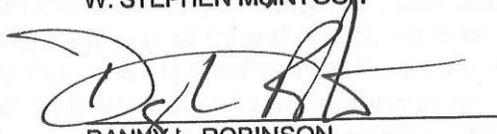
  
SHARON SEWELL, Mayor

COUNCILMEN:

  
J. CHRISTOPHER COATS

  
W. STEPHEN McINTOSH

  
W. O. PARRISH

  
DANNY L. ROBINSON

Attested: BEVERLY CASH, City Clerk