

CITY COUNCIL
ATLANTA, GEORGIA

24-O-1447

AN ORDINANCE BY COUNCILMEMBER DUSTIN HILLIS TO AMEND CERTAIN PROVISIONS OF CHAPTER 28A (SIGN ORDINANCE) OF PART 16 (ZONING) OF THE CITY OF ATLANTA CODE OF ORDINANCES FOR THE PURPOSE OF CLARIFYING RESTRICTIONS ON THE ERECTION OF FREESTANDING SIGNS; TO AMEND CERTAIN PROVISIONS OF CHAPTER 28A (SIGN ORDINANCE) OF PART 16 (ZONING) FOR THE PURPOSE OF MODIFYING SIGN PERMIT APPLICATION PROCEDURES; AND FOR OTHER PURPOSES.

WHEREAS, among the express purposes of City of Atlanta Sign Ordinance codified at City Code Sec. 16-28A.001 et. seq. (the “Sign Ordinance”) is to establish comprehensive sign regulations which effectively balance legitimate business and development needs with a safe and aesthetically attractive environment for residents, and to allow specific types of signs in zoning districts consistent with the uses, intent, and aesthetic characteristics of those districts; and

WHEREAS, signs are allowed in the City of Atlanta (“City”) in order to provide fair and reasonable opportunities for the identification of businesses which are located within the City, and to provide for the identification of the availability of products, goods, or services to promote the economic vitality of businesses located within the City; and

WHEREAS, the City Charter, at Section 1-102(b), provides that the City shall have all powers necessary and proper to promote the safety, health, peace, and general welfare of the City and its inhabitants; and

WHEREAS, it is the intent of the City to prohibit freestanding signs on vacant property; and

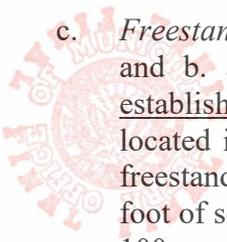
WHEREAS, in order to properly enforce the prohibition of freestanding signs on vacant property, it is necessary to amend certain provisions of the Sign Ordinance to clearly articulate the prohibition; and

WHEREAS, it is also the intent of the City to ensure that the sign permit application process is efficient and fair; and

WHEREAS, amending certain provisions of the Sign Ordinance as they relate to the permit application process will streamline the process and help avoid unnecessary delay or errors.

THE CITY COUNCIL OF THE CITY ATLANTA GEORGIA HEREBY ORDAINS as follows:

SECTION 1: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(5)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.



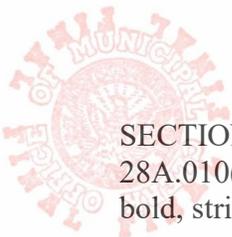
c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 2: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(6)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 3: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(7)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.



SECTION 4: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(8)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

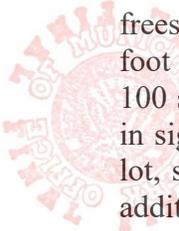
- c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 5: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(9)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

- c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 6: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(10)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

- c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior



freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

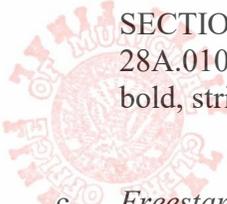
SECTION 7: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(11)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

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- c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 8: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(22)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

- c. *Freestanding Signs:* Notwithstanding the ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.



SECTION 9: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.010(23)(c) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

- c. Freestanding Signs: ~~In addition to the~~ building signs permitted in subsections a. and b. above, one freestanding sign shall be permitted for each developed lot with a business establishment. On interior lots, said freestanding sign shall not exceed 60 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said interior freestanding sign may be enlarged from said 60 square foot maximum at a rate of one additional square foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 100 square feet in total sign area. On corner lots, said freestanding sign shall not exceed 90 square feet in sign area when located in the required front yard setback. If located within the buildable area of the lot, said corner freestanding sign may be enlarged from said 90 square foot maximum at a rate of one additional square foot of sign area per additional linear foot of setback from the required front yard setback line, measured perpendicularly, up to a maximum of 130 square feet in total sign area. Freestanding signs may not be constructed before the principal building is on a lot.

SECTION 10: That Part III, Land Development Code, Part 16- Zoning Ordinance, Section 16-28A.013(b)(2) is hereby amended with new language in bold, underline font and deleted language in bold, strikethrough font.

- (2) The City shall process all complete and accurate sign permit applications for sign permits shall be either issued or denied within 30 ~~45~~ days of their submission. ~~If the sign permit is neither issued nor denied within this time period, the applicant may at their own risk erect a sign meeting the requirements of this part as if the application had been granted. The Director shall give notice to the applicant of his or her decision on or before the 45th day. is authorized, however, upon determination that a sign, erected for any reason, is not in compliance with these regulations, to take the appropriate action necessary to cause it to come into compliance or to be removed if illegal. After examination of an application, including an application which has been filed for more than 30 days, the director shall either:~~ If the decision of the Director is to deny the application, the decision shall state the grounds upon which the denial is based. Failure of the City to act within the 45-day period shall be deemed an approval of the sign permit.

- ~~(a) Issue the sign permit if the sign(s) conform(s) in all respects to the requirements of this chapter and all other applicable City Code provisions; or~~
- ~~(b) Deny the sign permit if the sign(s) fail(s) in any way to conform to the requirements of this chapter or any other applicable City Code provision. In case of a denial, the director shall notify the applicant in writing at the address set forth in the application.~~

SECTION 11: That all ordinances and parts of ordinances in conflict herewith are hereby waived for purposes of this ordinance only, and only to the extent of the conflict.

A true copy,

 Corrine A. Lindo
 Municipal Clerk

ADOPTED by the Atlanta City Council
 APPROVED per City Charter Section 2-403

DEC 02, 2024
 DEC 11, 2024