

STATE OF GEORGIA  
COUNTY OF DEKALB  
CITY OF BROOKHAVEN

ORDINANCE ORD 2021-10-02

AN ORDINANCE TO AMEND CHAPTER 21, SIGNS, SECTION 21-72, NONRESIDENTIAL USE REGULATIONS,  
SECTION 21-76, ILLUMINATION, SECTION 21-82, WAYFINDING SIGNS, EXEMPTIONS OF THE CODE OF  
THE CITY OF BROOKHAVEN

WHEREAS, Section 1.03(b)(25) of the Charter of the City of Brookhaven grants the City of Brookhaven the power to provide comprehensive planning and regulation through zoning and subdivision requirements to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, The Mayor and City Council find that amendments to certain sections of the sign ordinance are necessary to regulate the erection and placement of signs within the City.

**BE IT ORDAINED** by the Mayor and Council of the City of Brookhaven, Georgia and it is hereby ordained by the authority of same:

**SECTION I:**

Chapter 21, Signs, Section 21-72, Nonresidential Use Regulations, Section 21-76, Illumination, and Section 21-82, Wayfinding Signage, is amended to read as shown in the attached mark-up.

**SECTION II:**

**Severability:** Should any section of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

**SECTION III:**

**Repeal of Conflicting Provisions:** All ordinances, part of ordinances, maps, or regulations in conflict herewith are repealed.

**SECTION IV:**

**Effective Date:** This ordinance shall be effective immediately upon adoption.

**SO ORDAINED**, this 12<sup>TH</sup> day of October 2021.

Approved by:

DocuSigned by:  
John Arthur Ernst, Jr.  
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John Arthur Ernst Jr., Mayor

Attest:  
DocuSigned by:  
Susan Hiott  
53708F824FDA429...  
Susan Hiott, City Clerk

Approved as to Form and Content

DocuSigned by:  
Christopher Balch  
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Christopher Balch, City Attorney

SEAL





ORD 2021-10-02

**TA21-11 MARK-UP An Ord to Amend Sections 21.72, 76 & 82 -Signs for Nonresidential Uses with Internal Illumination Requirements for Emergency Rooms**

CHAPTER 21 - SIGNS

ARTICLE III. - REGULATIONS AND RESTRICTIONS

Sec. 21-72. - Nonresidential use regulations.

- (a) In addition to all other applicable regulations in this chapter, all nonresidential uses not developed as a planned commercial center are limited to the following signs:

TABLE 21-72(a)

	Monument Sign	Wall Sign	Projecting Sign	Directional Sign	Window Sign
Max. height	10'	N/A	20' or height of building	3'	N/A
Max. width	15'	80% of the wall width	N/A	3'	N/A
Max. sq. ft.	80	4 sq. ft. per linear foot of the wall, up to a maximum of 150 sq. ft. for buildings 3 stories or less and up to a maximum of 300 square feet for buildings between 4 and 7 stories. Buildings 8 stories or more shall be permitted a maximum sign area of 5% of the total wall area not to exceed 800 square feet. (See section 21-69(b))	40'	6'	10% of the window space
Max. number allowed	1/street frontage	<del>1/facade</del> <b>1/facade on buildings less than eight stories; 2/facade on buildings eight stories or more."</b>	1/facade	2/authorized curb cut	N/A
Max. projection from structure	N/A	6'	2'	N/A	N/A
Required setback from	10'	N/A	0'	10'	



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**TA21-11 MARK-UP An Ord to Amend Sections 21.72, 76 & 82 -Signs for Nonresidential Uses with  
Internal Illumination Requirements for Emergency Rooms**

electrical transmission lines					
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- (b) In lieu of the sign regulations of Table 21-72(a) above, a lot developed as a planned commercial center shall be allowed the following:

TABLE 21-72(b)

	Monument Sign	Wall Sign	Projecting Sign	Directional Sign	Window Sign
Max. height	10'; <b>for properties over 40 acres, 12'</b>	N/A	20' or height of building	3'	N/A
Max. width	20'	80% of the wall or canopy width	N/A	3'	N/A
Max. sq. ft.	80	4 sq. ft. per linear foot of the wall, up to a maximum of 150 sq. ft. for buildings 3 stories or less and up to a maximum of 300 square feet for buildings between 4 and 7 stories. Buildings 8 stories or more shall be permitted a maximum sign area of 5% of the total wall area not to exceed 800 square feet. (See section 21-69(b))	40'	6	30% of the window space for buildings under 50,000 sq. ft. 10% of the window area for buildings 50,000 sq. ft. or over
Max. number allowed	1/street frontage	<del>1/facade</del> <b>1/facade on buildings less than eight stories; 2/facade on buildings eight stories or more</b>	1/facade	2/authorized curb cut	N/A



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Max. projection from structure	N/A	6'	2'	N/A	N/A
Required setback from electrical transmission lines	10'	N/A	0'	0'	N/A

(c) No property zoned for nonresidential use may have more than one ground sign that is oriented towards travelers along the same street.

**Sec. 21-76. - Illumination.**

No sign shall give off light that glares, blinds or has any other such adverse effect on traffic or adjacent properties. The light from an illuminated sign shall be established in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties and roadways. Illuminated signs constructed or maintained within 75 feet of any single-family lot property line shall be externally illuminated; **provided that emergency rooms operated by hospitals licensed and regulated by the State of Georgia may internally illuminate signage identifying and directing ambulance traffic and traffic to emergency rooms.**

**Sec. 21-82. - Wayfinding signage.**

- (a) *Location.* Wayfinding signs shall not be affixed or otherwise attached to trees, traffic signals, benches, street signs, or fencing, and shall be subject to the following regulations:
- (1) Signs must allow for a minimum five-foot-wide clear pedestrian pathway to and from all building entrances and exits.
  - (2) Signs for courtyard entries shall be limited to one sign for all businesses located within the courtyard, utilizing the same common entry. Signs shall be located within ten feet of the courtyard entrance.
- (b) *Size.* Wayfinding signs shall be a maximum of 16 square feet in area and ten feet in height.
- (c) *Design.* Wayfinding signs shall have a compatible design, be constructed of durable materials with a substantial base and landscape plantings, and colors that complement the existing allowable signage for the center subject to the approval of the director or his designee.
- (d) *Miscellaneous.*
- (1) Signs shall not be internally illuminated; **provided that way finding signage directing ambulances and/or persons or traffic to emergency rooms operated by hospitals licensed and regulated by the State of Georgia may utilize internal illumination.**