

SIGN ORDINANCE

CITY OF FLOWOOD

SIGN ORDINANCE

As amended through

March 16, 2004

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF FLOWOOD, MISSISSIPPI REGULATING THE SIZE, LOCATION AND HEIGHT OF ALL SIGNS WITHIN THE CORPORATE LIMITS OF THE CITY AND ADOPTING PROVISIONS FOR THE PURPOSE AND APPLICATION, NONCONFORMING SIGNS, REPEAL AND SEVERABILITY, VIOLATIONS AND PENALTIES, VARIANCES, SPECIAL USE PERMITS, INTERPRETATIONS, DEFINITIONS, PERMITTED SIGNS BY ZONING DISTRICT, TEMPORARY SIGNS, GENERAL PROVISIONS, PROHIBITED SIGNS, PERMIT REQUIREMENTS AND OTHER PROVISIONS OF SAID ORDINANCE

TABLE OF CONTENTS

Chapter 1.0	Introductory Statement	1
	1.1 Adoption	
	1.2 Amendment	
	1.3 Variances	
Chapter 2.0	Title	1
Chapter 3.0	Purpose and Application	1
	(A) Purpose	
	(B) Intent	
	(C) Procedures Established	
	(D) Repeal Intent	
	(E) All Land Uses	
Chapter 4.0	Nonconforming and Discontinued Signs	3
	(A) Signs For a Legal Non-Conforming Use	
	(B) Signs Rendered Non-conforming	
	(C) Signs Rendered Discontinued	
	(D) Alteration or Removal of Non-Conforming Signs	
Chapter 5.0	Repeal and Severability	5
	(A) Repeal of Prior Ordinances	
	(B) Severability	
Chapter 6.0	Violations and Penalties	5
	(A) Declaration and Unlawful Acts	
	(B) Unlawful Acts	
	(C) Enforcement	
	(D) Defendants and Responsible Parties	
	(E) Each Day a Separate Violation	
	(F) Failure to Provide Evidence of Identity	

Chapter 7.0	Variances, Special Use Permits and Interpretations	6
	(A) Application	
	(B) Hearing	
	(C) Granting Conditions	
	(D) Special Use Permits	
	(E) Interpretation	
Chapter 8.0	Definitions of Terms	7
Chapter 9.0	Permitted Signs by Zoning District	9
	9.1 Purpose and Intent	
	9.2 C-1 Districts	
	9.3 C-2 Districts	
	9.4 I-1 and I-2 Districts	
	9.5 Comprehensive Plan	
	9.6 Residential Districts	
Chapter 10.0	Temporary Signs	13
	10.1 Purpose and Intent	
	10.2 Real Estate Signs	
	10.3 Contractor Signs	
	10.4 Development signs	
	10.5 Subdivision Signs	
	10.6 Banners and Non-Rigid Signs	
	10.7 Political and Campaign Signs	
Chapter 11.0	General Provisions	15
	11.1 Purpose and Intent	
	11.2 Exceptions and Signs not Requiring a Permit	
	11.3 Prohibited Signs	
	11.4 Supplemental Provisions	
	11.5 Sign Permits	
	11.6 Design and Construction Specifications	
	11.7 Removal of Dangerous, Discontinued or Illegal Signs	
	11.8 Sign Maintenance	

CHAPTER 1.0 INTRODUCTORY STATEMENT

1.0 Adoption: This ordinance is adopted in accordance with the public health, safety and welfare of the Citizens of the City of Flowood, Mississippi. Although the City finds and believes that it has authority to adopt this ordinance without public hearing, pursuant to it's police powers, the Mayor and Board have nevertheless determined to provide notice of public hearing and specifically finds that this ordinance was adopted only after public hearing in accordance with the provisions of Miss. Code. Ann Section 17-1-1 et. seq. (1972), as amended.

1.1 Amendments: Amendments to this Ordinance may only be adopted after Notice of Public hearing.

1.2 Variances: Variances as to depart from the literal requirements of this Ordinance generally involving dimensional and locational provisions and Use or Special Use Permits, but excluding land use may be granted without public hearing.

CHAPTER 2.0 TITLE

2.0 Title: This Ordinance shall be known as the Sign Ordinance of the City of Flowood, Mississippi.

CHAPTER 3.0 PURPOSE AND APPLICATION

3.0 Purpose and Application:

(A) Purpose: The purpose of this Sign Ordinance regulating signs of all types is to:

1. Preserve and protect the public health, safety and welfare within the City of Flowood.
2. Encourage development of private property in harmony with the desired character of the City while providing due regard for the public and private interests involved.
3. Promote the effectiveness of signs by preventing their over concentration, improper placement and excessive size and number.
4. Enhance the flow of traffic and the convenience, ease an enjoyment of travel within the City of Flowood.
5. To protect travelers in the City of Flowood from injury or damage as a result of distraction or obstruction of vision attributable to faulty construction or improper situation of signs.

(B) Intent: i) The intent of the application of this Ordinance is to:

1. Reduce advertising distractions which may contribute to traffic accidents.
2. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces shall be protected by exercising reasonable controls over the character and design of sign structures.

3. Provide an improved visual environment for the citizens of and visitors to the City of Flowood, Mississippi.

ii) The Mayor and Board further find that:

1. The people of the City have a primary interest in controlling the erection, location, and maintenance of signs in a manner which will protect the public health and safety, and promote the general public welfare;

2. The increased number and size of such signs, coupled with the increased use of motor vehicles, makes it imperative that the public streets and highways be kept free from signs which distract from traffic safety by diverting driver's attention away from the flow of traffic.

3. The number, size, height of signs, both off premises and on premises, is excessive, is unduly distracting and confusing to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct the public;

4. The asthetic appearance of the City is harmed by the excessive number of signs;

5. The aforementioned effects detract from the pleasure, safety and economic well being of the community, and the number of distracting signs should be reduced in order lessen the detrimental effects;

6. The construction, erection and maintenance of large signs suspended from or placed on top of buildings, walls and other structures constitute a direct danger to pedestrian traffic below such signs, especially during winds of high velocity;

7. The size and location of signs may, if uncontrolled, constitute an obstacle to effective fire fighting techniques;

8. Portable signs, whether located on or off premises, generally create a higher degree of distraction and danger to the public, are less attractive aesthetically, are more difficult to monitor and regulate, and are more susceptible to abuse, are more likely to be placed in areas which create a traffic hazard, are more likely to be blown and moved during periods of high winds and, therefore, should be prohibited or only allowed in strict conformance with the provisions of this ordinance;

9. For promotion and preservation of the public health, safety and welfare of the people of the City it is deemed necessary that the erection, construction, location and maintenance of signs be regulated and controlled;

10. The regulations contained in this order are the minimum amount of regulations necessary to achieve it's purpose.

(C) Procedures Established: This Sign Ordinance establishes procedures for the enforcement, interpretation and processing of variances, Use Permits, Special Use Permits, and appeals, and for violations and penalties for infractions of the sign regulations.

(D) Repeal Intent: It is not the intention of this Sign Ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance.

(E) All Uses: All buildings, structures and uses of land shall be subject to the provisions of this Ordinance.

CHAPTER 4.0 NON-CONFORMING AND DISCONTINUED SIGNS

4.0 Non-conforming and Discontinued Signs:

(A) Signs for a Legal Non-conforming Use:

1. New or additional signs for a non-conforming use shall be permitted in accordance with permitted signage for the zoning district in which the non-conforming use is located after the effective date of this Ordinance.

2. A nonconforming sign for a non-conforming use which is discontinued for a period exceeding six (6) months, or is superseded by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use. A non-conforming use shall be deemed discontinued when such use is suspended as evidenced by the cessation of activities or conditions which constitute the non-conforming status of the use.

(B) Signs Rendered Non-conforming:

1. If at the time of the adoption of this Sign Ordinance, or amendments thereto, or of any extension resulting from annexation, or of any amendment to the Flowood Regulations, any sign which is being used in a manner or for a purpose which was otherwise lawful, but does not conform to the provisions of this Ordinance, shall be deemed non-conforming. Such sign may continue only in the manner and to the extent that it existed at the time of such adoption, amendment or extension.

2. Any sign which becomes non-conforming subsequent to the effective date of this Ordinance, either by reason of annexation to the City, or amendment of this Ordinance or the Zoning Ordinance, so as to render such sign non-conforming, shall be subject to the provisions of this Ordinance.

3. Notwithstanding any other provision of this Chapter, legal non-conforming signs that are located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal non-conforming status of that sign provided that the non-conforming sign:

(a) is not increased in area or height;

(b) remains structurally unchanged except for reasonable repairs or alterations;

(c) is placed in the same relative position on the remaining property that it occupied prior to the relocation; and

(d) is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal non-conforming sign shall be subject to all provisions of this Ordinance in its new location.

(C) Signs Rendered Discontinued:

1. The use of any sign which is located on property which becomes vacant and unoccupied for a period exceeding six (6) months shall be deemed to have been discontinued. Any sign which use has been discontinued is prohibited and shall be removed by the owner of the sign or owner of the premises. Sign structures shall be deemed discontinued if left vacant and unoccupied for a period exceeding six (6) months; provided, that signs related to existing on-site businesses which become unused because the building is temporarily vacant may remain so long as the building is on the market for sale.

2. Sign structures which remain vacant, unoccupied devoid of any message, or display a message pertaining to a time, event or propose that no longer applies shall be deemed to be discontinued.

3. A sign whose use has been discontinued is prohibited and shall be removed by the owner of the sign or owner of the premises.

(D) Alteration or Removal of Non-conforming Signs:

1. A non-conforming sign structure shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this Ordinance, except as provided in subsection (B) 3. of this Section.

2. Any construction permit which invokes Certificate of Occupancy requirements shall specify and require that any non-conforming sign located within the boundaries of the development site authorized by said permit shall be brought into conformance with the provisions of this Ordinance, provided that if the non-conforming sign is a type of sign that is prohibited under Section 11.3 of this Ordinance, it shall be removed.

3. Any non-conforming sign shall be removed or rebuilt in full conformity to the terms of this ordinance if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is 50% or more of the cost of reconstruction of such sign.

4. Detached signs existing within the future width line of any future street as specified in Section 11.4 (E) shall not be subject to the conditions specified in paragraphs one (1) through three (3) above provided such signs are in compliance with all other applicable provisions of this Ordinance.

CHAPTER 5 REPEAL AND SEVERABILITY

5.0 Repeal and Severability:

(A) The sign ordinance adopted by the Mayor and Board of Aldermen on the 8th day of May, 1999, is hereby repealed; provided, that signs unlawfully constructed under said ordinance or under previous sign ordinances of the City are prohibited hereunder and shall not be considered as non-conforming signs.

(B) Should any portion or provision of this Ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. It is the express intent of the Mayor and Board that this ordinance operate separately as to each provision continued herein and the invalidity of one provision shall not effect the enforceability of the any other provision hereof.

CHAPTER 6 VIOLATIONS AND ENFORCEMENT

6.0 Violations and Enforcement:

(A) Declaration and Unlawful Acts: It is hereby declared unlawful for any person, firm or corporation to construct, place, install, alter, change, maintain, use or to permit the construction, placement, installation, alteration, change, maintenance, or use of any sign contrary to or in violation of any provisions of this Ordinance, or of any provision designated as a condition of approval by the Mayor and Board of Aldermen made in compliance with the provisions of this Ordinance, Zoning Ordinance or other regulations of the City.

(B) Unlawful Acts: The installation, construction or display of any illegal or prohibited sign is hereby declared unlawful and a violation of this Ordinance.

(C) Enforcement: This ordinance shall be enforced pursuant to the provisions of the City Zoning Ordinance and the penalties proscribed therein shall likewise apply to the violation of this ordinance. This Ordinance may further be enforced by injunction or declaratory judgement proceedings in the Chancery Court of Rankin County, Mississippi. Nothing in this section shall preclude the City from seeking voluntary compliance with the provisions of this Ordinance, or from enforcing this Ordinance through notices of violation, warnings or through other informal devices designed to achieve compliance in the most efficient and effective manner under the circumstances. Violations of this Ordinance are in addition to any other violation established by law, and this Ordinance shall not be interpreted as limiting the penalties, actions or abatement procedures which may be taken by the City or other persons under other laws, ordinances or rules.

(D) Defendants and Responsible Parties:

Any owner or occupant who causes, permits, facilitates, aids or abets any violation of this Ordinance, or who fails to perform any act or duty required pursuant to this Ordinance, is subject to the enforcement provisions of this Ordinance. The owner and occupant are individually and jointly responsible for the violations, the prescribed civil or criminal sanctions, and for abating the violations.

(E) Each Day Separate Violation:

Each day in which a violation of this Ordinance continues, or the failure to perform any act or duty required by this Ordinance shall constitute a separate civil offense.

(F) Failure to Provide Evidence of Identity:

A person who fails or refuses to provide evidence of his or her identity to a duly authorized agent of the City upon request, when such agent has reasonable cause to believe the person has committed a violation of this Ordinance, is guilty of a misdemeanor. Evidence of identity under this Section shall consist of a person's full name, residence address, and date of birth.

CHAPTER 7.0 VARIANCES, SPECIAL USE PERMITS AND INTERPRETATIONS

7.0 Variances, Special Use Permits and Interpretations:

(A) Application: An application for a request for variance from the provisions of this Ordinance shall be submitted to the City Clerk.

(B) Hearing: All applicants for a variance shall be heard by the Mayor and Board of Aldermen without a public hearing. However, although the Mayor and Board may grant variances from the literal requirements of this Ordinance generally involving dimensional and locational provisions it may not grant variances from the land use requirements.

(C) Granting Conditions: A variance may only be granted upon a finding by the Mayor and Board that:

1. There are special circumstances or conditions applying to the land, building, or use application; and
2. That such special circumstances or conditions are pre-existing and not created by the property owner or appellant; and
3. The authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights; and
4. The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity of the property, to the neighborhood, or the public welfare in general.

(D) Special Use Permits: Applications for Special Use Permits required by this Ordinance, shall be filed with the City Clerk. A Special Use Permit may only be granted upon a finding by the Mayor and Board of Aldermen that the sign covered by the permit and any related use or building will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.

(E) Interpretations: Requests for interpretations of the provisions of this Ordinance shall be filed with the City Clerk on a form prescribed by the City Zoning Administrator. The terms and provisions of this Ordinance cannot be changed through an interpretation.

CHAPTER 8.0 DEFINITIONS OF TERMS

8.0 Definitions of Terms:

Banner: A temporary sign of fabric, plastic, paper, or other light pliable material.

Billboard: Same as Sign, Off-Site

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Embellishment: Structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development. Embellishment shall not include letters, numerals, figures, emblems, logos, colored bands or other features conveying a commercial advertising message.

Fixed Balloon: Any lighter than air or gas filled inflatable object attached by a tether to a fixed place.

Front Foot: The maximum lineal dimension of a lot, measured on a straight line parallel to a fronting street. This definition also applies to lot front feet.

Internal Illumination: A source of illumination entirely within the sign which makes the sign content visible at night by means of the light being transmitted through a translucent material, but wherein the source of the illumination is not visible.

Maintenance: The repair or replacement in kind of individual sign components including paper, fabric or plastic copy panels; electrical wiring and bulbs; or paint, stucco or other exterior finishes. This definition shall not include the replacement of metal or wood cabinets, structural faces, supporting structural members, primary uprights, posts and poles, or the sign in its entirety.

Marquee Sign: A sign affixed to a projecting structure which is attached to the exterior façade of a building above the building's entrance.

Parapet Wall: The vertical extension of the exterior building wall above the plate line.

Parcel: A unit of land shown on a subdivision map, record of survey map, parcel map, or a lot described by metes and bounds, which constitutes a development site whether composed of a single unit of land or contiguous units under common ownership or development.

Plate Line: The point at which any part of the roof structure first touches or bears upon an external wall.

Projecting Sign: A sign placed above the ground, permanently affixed at more or less a right angle to the exterior façade of the building to which it is attached.

Public Message Changer: Same as "Time and Temperature Unit".

Sign: Any device conveying either commercial or non-commercial messages or both commercial or noncommercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public; but not including any lawful display of merchandise.

The term “sign” shall also mean and include any display of one or more of the following:

(A) Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, logo; or

(B) Multiple colored bands, stripes, patterns, outlines or delineations displayed for the purpose of commercial identification; or

(C) Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known.

Sign, Animated: The movement of any light used in conjunction with a sign such as blinking, traveling, flashing or changing degree of intensity of any light movement other than burning continuously.

Sign Area: The area of a sign is the entire area within a single continuous perimeter composed of parallelograms, circles, ellipses, trapezoids and triangles, or a combination of two (2) of the above or regular portions thereof per sign panel which encloses the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space of similar nature, together with any frame or other material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed: excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) faces, the area of both faces shall be included in determining the area of the sign, except that only one face of a double faced sign shall be considered in determining the sign area, provided both faces are parallel and the distance between faces does not exceed two feet (2’). Where a sign has three (3) or four (4) faces the area of the sign shall be calculated as 50% of the total area of all faces, provided the interior angle between adjacent faces is 90 or less.

Where statuary, either genuine or simulated, is used as a sign, the area of said sign shall be the three (3) vertical sides of the smallest right rectangle enclosing the figure that are most visible from the public right-of-way.

Embellishment, as defined in this Section, does not constitute sign area.

Sign, Attached: Any sign which is fastened, attached, connected or supported in whole or in part by a building.

Sign, Detached: Any sign supported wholly by the ground or by a fence.

Sign Height: The vertical distance to the top of a sign, excluding embellishment, measured from the nearest curb, sidewalk or street grade.

Sign, Off-site: A sign which directs attention for a commercial purpose to a business, commodity, a service, entertainment or product not related to the other commercial uses existing on the premises upon which the sign is located. Nothing continued in this definition shall be construed to apply to non-commercial messages or information placed on any sign.

Sign, Portable: A temporary sign having no structural means of attachment to secure the sign in place.

Sign, Roof: An attached sign extending above the plate line of a building or structure.

Sign, Structure: The supports, uprights, braces and framework of a sign.

Sign, Subdivision Directional: A temporary sign intended to convey the location of an approved subdivision.

Sign, Temporary: A sign either portable or stationary used to display information relating to a land use or event of limited duration and specified in Section 18 of this Chapter, which is intended to be removed upon termination of said land use or event.

Standard Building Code (U.B.C.): The current edition of the Standard Building Codes adopted by the City of Flowood.

Structure: Anything which is built or constructed or any piece of work artificially built up or composed of parts, including, but not limited to, buildings, fences, towers overhead transmission lines and mechanical equipment.

Time and Temperature Unit: A sign or portion of a sign displaying only current time and temperature in an electronic, digital fashion.

Use Permit AND Special Use Permit: A discretionary authorization issued by the City Mayor and Board upon a finding that the proposed activity permitted by such Use Permit is in conformance with the intent of this Ordinance and the City Zoning Ordinance; and will be compatible with, and not detrimental to, adjacent properties or the neighborhood in general. Such Use Permit may be limited by specific conditions, restrictions, terms or time periods.

Variance: Authorization to depart from the literal requirements of this Ordinance generally involving dimensional and locational provisions, but excluding land use.

Vehicle Sign: A sign mounted, painted or otherwise placed on a trailer, truck, automobile or other vehicle so parked or placed so that the sign thereon is visible from a public street or right-of-way and is so parked primarily for the purpose of displaying advertising signage.

CHAPTER 9.0 SIGNS PERMITTED BY ZONING DISTRICT

9.0 SIGNS PERMITTED BY ZONING DISTRICT

9.0 Purpose and Intent:

The purpose of this Chapter is to provide for reasonable signage for purposes of identification of buildings, developments and individual occupancies that is compatible with the associated land use and neighboring developments. It is the intent of this Chapter that attached

and detached signs are permitted in scale with the intensity of the land use and the size of the development:

9.1 Neighborhood Commercial District (C-1):

A. Permitted Signs: In C-1 districts the following signs shall be permitted:

- i) Wall Signs
- ii) Canopy Signs
- iii) Freestanding Signs
- iv) Signs allowed in this district by Chapter 10.0 and 11.0
- v) Marquee signs
- vi) Projecting signs

B. Number of Signs: No limit except only one freestanding sign shall be allowed for each lot regardless of whether the lot has frontage on two streets.

C. Surface Area: The total surface area of all signs on a zoned lot shall not exceed ½ square foot per lineal foot or street frontage. No one sign may exceed 200 square feet total. Freestanding signs shall not exceed 32 square feet in area on 2 lane roadway or 40 square feet in area on 3 lane or more roadway.

D. Location: Freestanding signs may be located within the required yard adjacent to a street but not less than 15 feet from the lot line measured from the lot line to the leading edge of the sign. Said sign shall also have a 5 foot side yard setback and a 15 foot rear yard setback.

E. Height: Freestanding signs shall not exceed 8 feet in height on 2 lane roadway or 10 feet in height on 3 lane or more roadway.

F. Limitation: Except for non-commercial signs of any nature, content of signs shall be limited to the business, product, service, or activity available or conducted on the zoned lot.

G. Multi-Tenant: For multi-tenant building, 1 identification sign is permitted not to exceed 40 square feet in area for each multi-tenant commercial building or complex occupant. This is in addition to freestanding signs allowed hereunder.

H. All permitted signs may be internally or externally illuminated except as provided in chapter 10.0 and 11.0.

9.2 Restricted Commercial District (C-2):

A. Permitted Signs: In C-2 districts the following signs shall be permitted.:

- i) Wall Signs
- ii) Canopy Signs
- iii) Freestanding Signs
- iv) Signs allowed in this district by Chapter 10.0 and 11.0
- v) Marquee signs
- vi) Projecting signs

B. Number of Signs: No limit except only one freestanding sign shall be allowed for each lot regardless of whether the lot has frontage on two streets.

C. Surface Area: The total surface area of all signs on a zoned lot shall not exceed 1 square foot per lineal foot of street frontage. No one sign may exceed 300 square feet total. Freestanding signs shall not exceed 32 square feet in area on 2 lane roadway, or 40 square feet in area on 3 lane or more roadway.

D. Location: Freestanding signs may be located within the required yard adjacent to a street but not less than 15 feet from the lot line measured from the lot line to the leading edge of the sign. Said sign shall also have a 5 foot side yard setback and a 15 foot rear yard setback.

E. Height: Freestanding signs shall not exceed 8 feet in height on 2 lane roadway or 10 feet in height on 3 lane or more roadway.

F. Limitation: Except for non-commercial signs of any nature, content of signs shall be limited to the business, product, service, or activity available or conducted on the zoned lot.

G. Multi-Tenant: For multi-tenant buildings, 1 identification sign is permitted not to exceed 40 square feet in area for each multi-tenant commercial building or complex occupant. This is in addition to freestanding signs allowed hereunder.

H. All permitted signs may be internally or externally illuminated except as provided in Chapter 10.0 and 11.0.

9.3 General Commercial District (C-3):

A. Permitted Signs: In C-3 districts the following signs shall be permitted:

- i. Wall Signs
- ii. Canopy Signs
- iii. Freestanding Signs
- iv. Signs allowed in this district by Chapter 10.0 and 11.0
- v. Marquee signs
- vi. Projecting signs

B. Number of Signs: No limit except only one freestanding sign shall be allowed for each lot regardless of whether the lot has frontage on two streets.

C. Surface Area: The total surface area of all signs on a zoned lot shall not exceed 2 square feet per lineal foot of street frontage. No one sign may exceed 300 square feet total. Freestanding signs shall not exceed 32 square feet in area on 2 lane roadway, or 400 square feet in area on 3 lane or more roadway.

D. Location: Freestanding signs may be located within the required yard adjacent to a street but not less than 15 feet from the lot line measured from the lot line to the leading edge of the sign. Said sign shall also have a 5 foot side yard setback and a 15 foot rear yard setback.

E. Height: Freestanding signs shall not exceed 8 feet in height on 2 lane roadway or 10 feet in height on 3 lane or more roadway.

F. Limitation: Except for non-commercial signs of any nature, content of signs shall be limited to the business, product, service, or activity available or conducted on the zoned lot.

G. Multi-Tenant: For multi-tenant buildings, malls and power centers, wall signs, canopy signs, marquee signs and projecting signs are allowed. Each tenant in a multi-tenant building is allowed 40 square feet of signage regardless of the lineal foot frontage of the tenant space. Each lineal foot of tenant space frontage in excess of 25 feet will be allowed 1.6 square feet of additional sign area.

H. All permitted signs may be internally or externally illuminated except as provided in Chapter 10.0 and 11.0.

9.4 Light Industrial District (I-1) or the Heavy Industrial District (I-2):

A. Permitted Signs: In I-1 and I-2 districts the following signs shall be permitted:

- i) Wall signs
- ii) Canopy Signs
- iii) Freestanding Signs
- iv) Signs allowed in this district by Chapter 10.0 and 11.0.

B. In an industrial district all signs allowed in a C-3 district shall be allowed.

9.5 Comprehensive Sign Plan:

1. Approval of a Comprehensive Sign Plan as specified in Section 11.4 (N) of this Ordinance is required for buildings which exceed two (2) stories in height.

2. A Comprehensive Sign Plan continuing elements which exceed the area and number of signs specified in this Section may be approved in accordance with the provisions of Section 11.4 (N) provided such signs do not exceed 500 square feet.

9.6 All Residential Districts:

A. Signs permitted in any residential districts are provided for in Chapter 10.0 and 11.0 of this Ordinance. For any church, school, or office or other commercial use see Section 11.4 (A).

CHAPTER 10.0 TEMPORARY SIGNS

10.0 TEMPORARY SIGNS

10.1 Purpose and Intent:

The purpose of this Chapter is to allow temporary signage for specified land uses and events of a limited duration. It is intended that these provisions shall provide for increased flexibility of the ordinance by recognizing the distinction between permanent and temporary signage.

10.2 Real Estate Signs:

(A) Signs pertaining only to the lease, sale or rental of the land or buildings upon which such signs are displayed are permitted in all zoning districts.

1. One (1) non-illuminated sign per street frontage not to exceed 100 square feet nor 15 feet in height.

2. Real estate signs shall be removed within ten (10) days after the lease, sale or rental of the property or building has been accomplished.

10.3 Contractor Signs:

(A) Signs designating the contractors and sub-contractors and other construction-related service professions engaged in the construction or repair of the development upon which such signs are displayed are permitted in all zoning district. However, contractor signs in residential zoning districts are not to exceed 32 square feet in size nor 15 feet in height. Contractor signs in all other zoning districts are not to exceed 100 square feet nor 15 feet in height. Only one contractor sign (including subcontractors and other construction-related service professions) per construction site shall be allowed.

(B) Contractor signs shall not be placed closer than fifteen feet (15') to the public right-of-way.

10.4 Development Signs:

(A) Signs pertaining only to the proposed development of the property on which such signs are located, and the architects, and other development-related professions engaged in the development of sites upon which such signs are displayed are permitted in all zoning districts. However, development signs in residential zoning districts are not to exceed 100 square feet in size nor 15 feet in height. Development signs in all other zoning districts are not to exceed 100 square feet nor 15 feet in height. Only one development sign (including architects, and other development-related service professions) per development site shall be allowed, except that in regard to subdivision developments, one development sign will be allowed at each entrance to the subdivision.

(B) Signs shall be placed at least fifteen feet (15') from any public right-of-way, and shall be promptly removed upon completion of the development.

(C) No such sign shall remain on the lot for more than 6 months and must be removed 30 days after construction.

10.5 Subdivision Signs:

(A) Signs pertaining to the sale of lots, tracts or homes within a recorded subdivision are permitted on the site of such subdivision in all zoning districts in conformance with the following.

1. One (1) sign per recorded subdivision per perimeter abutting street up to a maximum of three (3) signs per subdivision. Such signs shall not be transferable from one street frontage to another.

2. A Use Permit shall be required for the placement of a subdivision sign. Such Use Permit shall be valid for two (2) years or until all lots in the subdivision have been sold, whichever occurs first.

3. Signs shall be placed at least fifteen feet (15') from any public right-of-way and shall be promptly removed upon completion of the sale of the lots or the expiration date specified by the Use Permit, whichever is sooner.

4. Signs shall not exceed sixty-four (64) square feet in area or fifteen feet (15') in height.

10.6 Banners and Non-Rigid Signs:

Canvas signs, banners, advertising flags, pennants, streamers, garlands, whirly-gigs and similar devices are permitted only for the first thirty (30) days after the initial opening of a new business, new occupancy or new proprietor or management. These signs may also be allowed for a maximum of thirty (30) days prior to non-profit events.

10.41 Financing Signs:

(A) Signs pertaining to financial institution, or other entity or person providing financing for a construction project or repair of a development upon which such signs are displayed are permitted in all zoning district. However, financing signs in residential zoning districts are not to exceed 32 square feet in size nor 15 feet in height. Financing signs in all other zoning districts are not to exceed 100 square feet nor 15 feet in height. Only one financing sign per construction or development site shall be allowed, except that in regard to subdivision development, one financing sign will be allowed at each entrance to the subdivision.

(B) Financing signs may not be placed on a permitted site until the foundation for the building or development is begun, or in the case of a subdivision until the construction of the streets in said subdivision is begun, or in the case of a repair of a development until said repair is begun.

(C) Financing signs shall be promptly removed after the construction project or repair of a development has been completed, or in the case of a subdivision when the first course of street surface has been poured, or 120 days from the date said signs are erected whichever period is shorter.

(D) Financing signs shall be placed at least fifteen feet (15') from any public right-of-way.

10.7 Political and Campaign Signs:

(A) Signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots are permitted in all zoning districts.

(B) In Single Residence Districts on lots smaller than one (1) acre, one (1) sign per street frontage for each candidate or measure not exceeding eight (8) square feet in area and six feet (6') in height.

(C) In Single Residence Districts on lots larger than one (1) acre and in all other zoning districts, one sign per street frontage per lot or parcel for each candidate or measure not exceeding thirty-two (32) square feet in area or eight feet (8') in height.

(D) Signs shall not be displayed earlier than sixty (60) days prior to an election and shall be removed within five (5) days following said election. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election.

(E) Signs shall be setback at least fifteen feet (15') from the existing curb or from the edge of pavement where no curb or sidewalk exists.

(F) Signs shall not be placed in any portion of the public right-of-way located between a street or sidewalk and a property line fence (i.e. residential lot backup to an arterial street).

(G) The person, party or parties responsible for the distribution and display of such signs shall be individually and jointly responsible for their removal.

CHAPTER 11.0 GENERAL PROVISIONS – EXCEPTIONS – SUPPLEMENTAL PROVISIONS – SIGN PERMITS – DESIGN AND CONSTRUCTION SPECIFICATIONS – REMOVAL OF ILLEGAL SIGNS – SIGN MAINTENANCE

11.0 GENERAL PROVISIONS

11.1 Purpose and Intent:

The purpose of this Chapter is to allow for consideration of unusual or special situations that may require additional provisions and regulations. It is also the intent to provide procedures for the administration of this Ordinance, to identify prohibited signs, to establish procedures for obtaining permits, and to provide for the removal of dangerous and discontinued signs.

11.2 Exceptions and Signs Not Requiring a Permit:

(A) Exceptions: The provisions of this Ordinance shall not apply to the following, and are therefore excepted.

1. Flags, pennants or insignia of any nation, state, county, city or other political unit, or any church or religious organization.

2. Tablets, grave markers, headstones, statuary or remembrances of persons or events non-commercial in nature.
3. Works of fine art when not displayed in conjunction with a commercial enterprise which may derive direct commercial gain from such display.
4. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events.
5. Temporary signs for events of a general City wide civic or public benefit.
6. Signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
7. The placement and maintenance of official traffic, fire and police signs, signals and devices and markings of the State of Mississippi and the City of Flowood or other authorized public agency, and the posting of notices as required by law.
8. Non-illuminated directional or informational signs of a non-commercial public or quasi-public nature, including street, building or suite numbers which do not exceed six (6) square feet.
9. Signs displayed during recognized holidays as identification of temporary sales areas for trees and similar holiday items. Such signs shall be excepted only when displayed within thirty (30) days of the recognized holiday.
10. Signs displayed within the interior, or on the inside of the windows, of a building.
11. Messages painted directly on, or adhesive vinyl film affixed to, the exterior surface of existing mineral glass windows.
12. On-site directional and similar informational signs provided such signs are utilized only when necessary for traffic directional or similar informational purposes. Such signs shall be wall mounted or, if detached, shall not exceed a height of three feet (3').
13. Temporary signs or banners to advertise a need for employees. Sign or banner must not exceed 12 square feet, and must either be attached to the building, or placed within 10 feet of the building. Said signs shall not have any logos, trade names, or advertising on them.

(B) Permits Not Required: Sign permits are not required for the following signs provided that such signs are subject to all other provisions of this Ordinance.

1. Standard sign maintenance.
2. Relocation as required by the City.

11.3 Prohibited Signs:

(A) The following signs and conditions are prohibited by this Ordinance:

1. "A" frame and all portable signs.
2. Vehicle signs on vehicles primarily or consistently parked for display as advertising signs.
3. The use of a fixed balloon as a sign.
4. Off-site signs (billboards), except as permitted in Section 10.5
5. Signs that are animated, audible or rotate or have intermittent, or flashing illumination, or emit audible sound, or visible matter, except LED (Light Emitting Diode). Readerboard signs of a maximum size of sixteen (16) square feet if located on a forty (40) square feet sign, or thirteen (13) square feet if located on a thirty two (32) square feet sign. LED readerboards are only allowed on off building signs that are in compliance with the sign ordinance.
6. Signs located within a public right-of-way.
7. Signs displayed in a location prohibited by this Ordinance.
8. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Uniform Building Code, or by Fire Department Regulations.
9. Signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench or other location on public property.
10. Sign placed in any location, which by reason of their location will obstruct the view of any authorized traffic sign, signal or other traffic control device. Nor may any sign by reason of shape, color or position interfere with or be confused with any authorized traffic signal or device. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting or traveling upon the public right-of-way.
11. Signs that employ any stereopticon or motion picture projection or have visible moving parts, or any portion of which moves or given the illusion of motion.
12. Discontinued signs under Chapter 4.0 of this Chapter.
13. Omitted
14. The maximum area of any sign located within the City shall not exceed 400 square feet.
15. Signs erected in violation of any prior Sign Ordinance or regulations of the City, or County, if said area is annexed.
16. Signs advertising the sale of beer including signs located outside a building or any type of sign located within a building, which is visible from the outside.

11.4 Supplemental Provisions:

(A) Schools and places of worship located in any zoning district, and office and other commercial non-conforming uses located in any residential district are permitted signage as follows:

(A) Two (2) signs per parcel or development not exceeding a combined area of one (1) square foot per each five (5) lineal feet of street frontage of the lot or development site. Parcels having frontage on more than one street shall be permitted signage based on each longest street frontage.

(B) No sign shall exceed 200 square feet in area and, if detached, shall not exceed fifteen feet (15') in height.

(B) If a sign is externally illuminated the source of illumination shall not be visible from any adjacent residential zone district.

(C) Buildings exceeding three (3) stories shall only be identified by the building, building complex or development name.

(D) No detached sign shall be located within fifty feet (50') of any other detached sign on the same parcel or development site.

(E) When a sign is placed at the street intersection of a corner parcel, and is situated at an angle so as to be visible from both streets or both frontages, said sign shall not exceed the maximum area allowed for the longest street frontage. The area of such sign shall be deducted from the total area and number of signs permissible on said corner parcel.

(F) A detached sign may consist of more than one sign panel provided all such sign panels are attached to one common integrated sign structure.

(G) Detached sign structures may extend above the allowable height for purposes of embellishment, up to a maximum extension of twenty percent (20%) of the permitted height of the sign.

(H) Roof signs are permitted in all Commercial and Industrial Districts provided:

1. Signs shall not exceed a height of thirty percent (30%) of the height of the building on which said sign is located.

2. Signs shall be installed in such a manner that there are no visible angle iron supports, guy wires, braces or secondary supports. Signs shall appear to be an architectural or integral part of said roof.

3. No portion of such sign shall extend above the highest portion of the building or roof where such sign is attached.

(I) Statues, either genuine or simulated, used for commercial identification purposes are permitted in all Multiple Residence, Commercial and Industrial Districts subject to approval of a Special Use Permit. The area of said statue shall be deducted from the total allowable sign area.

(J) Residential subdivisions may display permanent entry identification signs as follows:

1. A maximum of two such subdivision entries may be identified by one sign on each side of said entry, to be wall-mounted only.
2. Each such sign shall not exceed thirty two (32) square feet in area, and the letters comprising the sign shall not exceed a height of 12 feet.
3. Such signs shall consist of low maintenance materials such as metal or ceramic tile.
4. Such signs shall be located on private property, not within the public right-of-way.

(K) On-site directional or similar informational signs are permitted in conjunction with any multiple residence, commercial, office or industrial development provided such signs:

1. Do not exceed three (3) square feet in area and three feet (3') in height; and;
2. Are utilized only when necessary for traffic directional or other informational purposes; and

(L) A Comprehensive Sign Plan for a proposed or existing development may be approved by the Mayor and Board in conjunction with the granting of a Special Use Permit. The purpose of a Comprehensive Sign Plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Ordinance provision. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs.

A Comprehensive Sign plan shall include the location, size, height, construction material, color, type of illumination and orientation of all proposed sign either permanent or temporary.

A Comprehensive Sign Plan containing elements which exceed the permitted height, area and number of signs specified in this Ordinance may be approved by the Mayor and Board of Aldermen only upon a finding that:

1. The development site contains unique or unusual physical conditions, such as topography, proportion, size or relation to a public street that would limit or restrict normal sign visibility; or
2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; or
3. The proposed signage incorporates special design features such as logos, emblems, murals or statuary that are integrated with the building architecture.

The construction and placement of individual signs contained in the approved Comprehensive Sign Plan shall be subject to the issuance of sign permits in accordance with this Ordinance.

A Comprehensive sign plan shall first be submitted to the Architectural Review Board for approval.

(M) Notwithstanding any other provision of this Sign Ordinance to the contrary, any noncommercial message may be substituted for the message on any commercial sign permitted by this ordinance, and any other noncommercial message may be substituted for any noncommercial message on any sign permitted by this ordinance.

(N) Special event signs intended to support, promote, identify, or advertise a licensed special event as authorized by the City Building Inspector are permitted in all zoning districts, in accordance with the following:

1. Such signs are located entirely upon the private property authorized by the special event license.
2. Such signs shall not occupy any portion of a public right-of-way.
3. Such signs are not displayed prior to nor after the dates of the special event as specified in the Special Event license.
4. Such signs are permitted in addition to signage otherwise permitted in Chapter 9.0 of this Ordinance.
5. Signs otherwise prohibited under Section 11.3 (A), 1, 2 & 3, and Section 10.6 of this Ordinance are permitted only when displayed in full conformance with the provisions of this Section.

(O) Multiple colored bands, stripes, patterns, outlines or delineations displayed for the purpose of commercial identification which constitute a sign as defined in Chapter 8.0 of this Ordinance, and which exceed the maximum permitted signage as specified in Chapter 9 of this Ordinance shall only be permitted upon a finding by the Mayor and Board of Aldermen, that such signs:

1. Clearly serve as an architectural embellishment to the building or development;
2. Are compatible and harmonious with the primary color (s), style, and architecture of the building or development;
3. Are integrated into the primary physical elements of the building or development; and
4. Are constructed or composed of architectural-grade materials such as ceramic tile, metal, glass, or masonry.

Such signs shall first be submitted to the Architectural Review Board for approval.

11.5 Sign Permits:

(A) Except as provided in Section 11.2 of this Chapter, it shall be unlawful for any person to place, display, alter or relocate a sign without first obtaining a permit or permits from the City Building Inspector.

(B) No person shall construct, place, display or maintain any sign upon any property without the consent of the owner, owner's agent or other authorized representative.

(C) The City Building Inspector shall withhold permits for the use, construction, reconstruction, or alteration of any sign structure, unless adequate information is submitted to determine the proposed action is in conformance with the provisions of this Ordinance.

1. Application for a permit shall be on the official form provided therefore and accompanied by the following information:

scale drawings; the sign legend or commercial message; sign location; dimensions, construction specifications; electrical components and wiring; method of attachment and design of structured members to which attachment is to be made; and location of the foundation or post hole location in relation to the property line, and public right-of-way. A color rendering shall also be provided with the application.

2. The City Building Inspector shall not be compelled to issue a permit for the use, construction, reconstruction or alteration of any sign structure; if such use, construction, reconstruction or alteration is found to be in conflict with the provisions of this Ordinance.

(D) Every permit issued by the City Building Inspector under the provisions of this Ordinance shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned for a period of one hundred twenty (120) days or more at any time after the work is commenced. Before such work can be commenced or resumed thereafter a new permit shall first be obtained and the fee shall be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made in the original plans and specifications for such work and provided further that such suspension or abandonment has not exceeded one year.

(E) The city Building Inspector may, in writing, suspend or revoke a permit issued under provisions of this Section whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of this Ordinance or any other regulation of the City.

(F) No permit for a sign issued by the City shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.

(G) Sign permits for new or additional signs shall not be used for a specific occupancy if such occupancy displays unlawful or nonconforming signs except as provided in Chapter 4.0. A sign permit may be issued for a specific occupancy provided the terms thereof specify modification or removal of nonconforming signs resulting in conformity with the provisions of this Ordinance.

(H) Signs for which a permit has been issued shall not be constructed, installed, maintained, or displayed except in complete conformance with all terms, requirements, and stipulations specified by approved plans and permit.

(I) When the City Building Inspector refuses to issue a permit on the grounds of violation of this Ordinance or other regulations of the City, appeal from such decision may be made to the Mayor and Board of Aldermen in accordance with the zoning ordinance of the City.

(J) Before issuing any sign permit required by this Chapter, the City shall collect a fee in accordance with the following schedule:

Two percent (2%) of the sign valuation plus thirty cents (\$0.30) per square foot of sign area and a filing fee of \$11.00.

(K) Whenever any sign for which a permit is required by this Chapter has been placed or displayed without first obtaining a permit, a special investigation shall be made before a permit may be issued. An investigation fee equal to, and in addition to, the permit fee shall be collected.

(L) All signs for which a permit is required shall be subject to the following inspections by the Building Inspector of the City, unless waived by the Building Inspector:

1. Footing inspections on all detached signs, including situations where square footage or panels are added to existing detached signs.

2. Electric inspections on all signs prior to placement.

3. Final inspection which shall cover the sign location, structural members and placement of the insignia.

(M) Sign permits may be issued for individual signs authorized by an approved Comprehensive Sign Plan in accordance with Section 11.4 of this Chapter, provided:

1. Such signs conform to all applicable conditions of the Special Use Permit; and

2. Such sign permits are applied for within one (1) year of the date of approval of the Special Use Permit or within a time period specified by the Zoning Administrator or Board of Adjustment; or

3. Such sign permits are applied for prior to any subsequent amendment to the Sign Ordinance that is more restrictive than provisions existing when the Special Use Permit was approved where the proposed detached signs do not exceed the provisions of such amendment in terms of sign height, area or number.

When sign permits may not be issued due to non-compliance with the terms specified above, a modification to the comprehensive Sign Plan may be requested pursuant to the procedures set forth in Section 30 of this Chapter.

(N) Permits for signs to be placed within the future width line of City Streets,

shall be issued only upon receipt of a Sign Agreement, specifying that the sign owner shall be responsible for the cost of relocation of such sign when required by the City in conjunction with public improvements.

(O) No application for a sign permit shall be accepted by the City Clerk for filing if approval of the location of the sign is required by the Mississippi Department of Transportation (MDOT) or the Jackson International Airport (JIA). However, approval of a sign location by either MDOT or MIA shall not preempt that any provisions of this Ordinance, including permitting.

11.6 Design and Construction Specifications:

(A) Design Specifications:

1. All signs shall comply with the appropriate detailed provisions of the Standard Building Code relating to the design, structural members and connections. Signs shall also comply with the applicable provisions of the National Electrical Code.

2. No sign shall be suspended by chains or other devices that will allow the sign to swing due to wind action. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting member or connections.

(B) Construction Specifications:

1. No combustible materials other than approved plastics shall be used in the construction of electric signs.

2. Nonstructural trim may be of wood, metal, approved plastics, or any combination thereof.

3. Signs attached to masonry, concrete, or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied.

No anchor or support of any sign shall be connected to, or supported by, a parapet wall, unless such wall is designed in accordance with the requirements for parapet walls specified in Section 3108 of the current edition of the Standard Building Code.

There shall be no visible angle iron supports, guy wires, braces or secondary supports. All sign supports shall be an integral part of the sign design.

4. a. All electric signs shall conform in design and construction to the appropriate sections of the then current National Electrical Code and other requirements as may be deemed necessary by the Building Inspector in accordance with Standard Codes adopted by the City.

b. Electric discharge tubing (neon, argon, etc.) not terminated in an exterior metal sign raceway shall be terminated in receptacles designed and approved for the purpose.

11.7 Removal of Dangerous, Discontinued or Illegal Signs:

(A) Removal of Signs:

1. The Building Inspector may remove or cause to be removed any discontinued, dangerous, defective, illegal, prohibited or non-conforming sign subject to removal under the provisions of this Ordinance, or any other sign maintained in violation of the provisions of this Ordinance.

2. Notwithstanding the above, in case of emergency, the Building Inspector may institute the immediate removal of a dangerous or defective sign without notice.

3. The Building Inspector may cause the removal of unauthorized advertising signs from the public right-of-way. Such signs may be impounded as evidence, or disposed of as abandoned property unless claimed by the owner within thirty (30) days. Such signs shall be deemed a nuisance and subject to removal without notice.

(B) Disposal of Signs:

Any sign removed by the Building Inspector pursuant with the provisions of this Ordinance shall become the property of the City and may be disposed of in any manner deemed appropriate by the City. Cost of removal of the sign by the City shall be considered a debt owed to the City by the owner of the sign and the owner of the property, and may be recovered in an appropriate court action. The cost of abatement or removal shall include any and all incidental expenses incurred by the City in connection with the sign abatement or removal.

11.8 Sign Maintenance:

It shall be unlawful for any person to maintain or permit to be maintained on any premises owned or controlled by said person any sign which is in a dangerous or defective or damaged condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.

11.9 Building Permits and Privilege License

No building plans will be approved nor building permits issued unless all proposed signs comply with this Ordinance. All existing and future signs must be approved by the City prior to issuance of a certificate of occupancy.