

**CITY OF LITHONIA
STATE OF GEORGIA**

ORDINANCE NO. ZO-19-02-04

1 AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF LITHONIA,
2 GEORGIA TO AMEND CHAPTER 21 (CITY OF LITHONIA SIGN ORDINANCE) TO
3 INCREASE THE SIZE OF PROJECTING SIGNS; TO PROVIDE FOR SEVERABILITY; TO
4 PROVIDE FOR CODIFICATION; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL
5 CONFLICTING ORDINANCES; AND FOR OTHER LAWFUL PURPOSES.

6 **WHEREAS**, the duly elected governing authority of the City of Lithonia, Georgia (“City”)
7 are the Mayor and Council thereof; and

8 **WHEREAS**, the Mayor and Council, upon review of the provisions of the Sign Ordinance
9 have determined it necessary to revise said provisions to allow larger projecting signage in the
10 Core and Downtown Districts; and

11 **WHEREAS**, the revisions to these regulations will protect the public health, safety and
12 general welfare of the City of Lithonia and all its citizens.

13 **NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE COUNCIL**
14 **OF THE CITY OF LITHONIA, GEORGIA**, and by the authority thereof:

15 **Section 1.** The Code of Ordinances of the City of Lithonia, Georgia, is hereby amended by
16 revising Chapter 21 (Sign Ordinance), Article 3 (General Rules), Section 10 (Sign standards by
17 zoning district) to read as follows:

18
19 (c) *CD (Form-Based Core) and DT (Form-Based Downtown)*. The following signs shall be
20 permitted in these zoning districts and the following regulations shall apply:

- 21 (1) Permitted signs.
22 (A) Any sign required by law.
23 (B) Suspended signs.
24 (C) Projecting signs. Provided that signs have 20 ft. separation and only 1 sign
25 per building.

- 26 (D) Wall signs.
 27 (E) Sandwich board signs.
 28 (F) Window signs. Additionally, one internal neon sign less than six square
 29 feet in signable area lot shall be allowed per lot, or, if a lot with multiple tenants,
 30 per tenant.
 31 (G) Awning signs.
 32 (H) Flag signs, which shall be placed in front of the primary façade.
 33 (I) Street number signs.
 34 (J) Incidental signs.
 35 (K) Directional signs.
 36 (L) Warning signs.
 37 (M) Temporary signs.
 38 (2) Additional regulations.
 39 (A) Signs may be internally illuminated or externally illuminated.
 40 (B) Each lot shall be limited to a maximum of two total signs from the following
 41 categories per primary façade: ~~projecting signs~~, wall signs, window signs, awning
 42 signs, and suspended signs. Each lot shall be limited to a maximum of one sign
 43 from the same enumerated sign types per secondary façade. However, if a lot has
 44 multiple tenants, then an additional sign from the same enumerated sign types shall
 45 be allowed per tenant primary façade and per tenant secondary façade so long as
 46 these additionally allowed signs are placed on the tenant's property.
 47 (C) All signs on lots zoned CD or DT shall be set back a minimum of six feet
 48 from electrical transmission lines. On the front and sides of buildings, as deemed
 49 by the Lithonia zoning ordinance form-based code, there shall be no setback with
 50 respect to right of way lines. On the rear of buildings, signs shall be set back at
 51 least five feet from right of way lines.
 52 (D) The aggregate signable area for any lot within this district shall not exceed
 53 100 square feet.
 54 (3) Signs in these zoning districts shall adhere to the information in this chart:
 55

	Projecting Sign	Wall Sign	Window Sign	Awning Sign	Temporary Sign	Street Number Sign
Maximum height (ft.)	See Art. 3, Section 8(e)(2)	n/a	n/a	See Art. 3, Section 8(f)	6	2
Maximum width (ft.)	±4	80% of the wall's width	n/a	See Art. 3, Section 8(f)	8	2
Maximum signable area (primary façade) (sq. ft.)	±16	1 s.f. per 1 linear ft of primary façade frontage	One tenth of the façade window area or 12 s.f, whichever is less	See Art. 3, Section 8(f)	32 s.f., but if sign is significantly three dimensional, 50 cubic feet	2

Maximum signable area (secondary façade) (sq. ft.)	n/a	.75 s.f. per 1 linear ft of secondary façade frontage	One tenth of the façade window area or 12 s.f., whichever is less	See Art. 3, Section 8(f)	32 s.f., but if sign is significantly three dimensional, 50 cubic feet	2
Maximum number of signs per lot	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant 1 Sign per building	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant if tenant has different address

56

	Sandwich Board Sign	Flag Sign	Incidental Sign	Directional Sign	Warning Sign	Suspended Sign
Maximum height (ft.)	4	n/a to flag sign itself, but flagpole shall not exceed 25 ft in length	3	3	3	See Art. 3, Section 8(e)(2)
Maximum width (ft.)	3	n/a	3	3	3	2
Maximum signable area (primary façade) (sq. ft.)	6	10	3	3	3	12

Maximum signable area (secondary façade) (sq. ft.)	6	n/a	3	3	3	12
Maximum number of signs per lot	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant	1 per primary façade	2	4	2	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*

57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88

**Subject to the limitations set forth in (c)(2)(B). Additionally, projecting sign may extend a maximum of five (5) feet from the building face in the Core and Downtown Districts.*

(d) EG (Form-Based Edge), C-1 (Local Commercial), NS (Neighborhood Shopping), OCR (Office Commercial Residential), O-I (Office Institutional). The following signs shall be permitted in these zoning districts and the following regulations shall apply:

- (4) Permitted signs.
 - (A) Any sign required by law.
 - (B) Suspended signs.
 - (C) Changeable copy signs.
 - (D) Monument signs.
 - (E) Projecting signs.
 - (F) Wall signs.
 - (G) Temporary signs.
 - (H) Window signs. Additionally, one internal neon sign less than six square feet in signable area lot shall be allowed per lot, or, if a lot with multiple tenants, per tenant.
 - (I) Awning signs.
 - (J) Flag signs.
 - (K) Incidental signs.
 - (L) Directional signs.
 - (M) Entrance signs.
 - (N) Warning signs.
- (5) Additional regulations.
 - (A) Signs may be internally or externally illuminated.
 - (B) Each lot shall be limited to a maximum of two total signs from the following categories per primary façade: projecting signs, wall signs, window signs, awning signs, and suspended signs. Each lot shall be limited to a maximum of one sign from the same enumerated sign types per secondary façade. However, if a lot has multiple tenants, then an additional sign from the same enumerated sign types shall

89
 90
 91
 92
 93
 94
 95
 96

be allowed per tenant primary façade and per tenant secondary façade so long as these additionally allowed signs are placed on the tenant's property.

(C) All signs on lots zoned EG, C-1, NS, OCR, and O-I shall be set back a minimum of six feet from the right of way and electrical transmission lines.

(D) The aggregate signable area for any lot within this district shall not exceed 150 square feet, regardless of the construction, placement or type of sign or signs

(6) Signs in these zoning districts shall adhere to the information in this chart:

	Pole Sign	Monument Sign	Wall Sign	Temporary Sign	Window Sign	Awning Sign	Entrance Sign
Maximum height (ft.)	15	15	n/a	6	n/a	See Art. 3, Section 8(f)	8
Maximum width (ft.)	10	10	80% of the wall's width	8	n/a	See Art. 3, Section 8(f)	8
Maximum signable area (primary façade) (sq. ft.)	150	150	1 s.f. per 1 linear ft of primary façade frontage	32 s.f., but if sign is significantly three dimensional, 50 cubic feet	One tenth of the façade window area or 12 s.f, whichever is less	See Art. 3, Section 8(f)	32
Maximum signable area (secondary façade) (sq. ft.)	n/a	n/a	.75 s.f. per 1 linear ft of secondary façade frontage	32 s.f., but if sign is significantly three dimensional, 50 cubic feet	One tenth of the façade window area or 12 s.f., whichever is less	See Art. 3, Section 8(f)	32
Maximum number of signs per lot	1	1	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade, 1 per secondary façade, and, if applicable , 1 per tenant*	1 per entrance onto lot from public street

	Change able Copy Sign	Projecting Sign	Flag Sign	Incidental Sign	Directional Sign	Warning Sign	Suspended Sign
Maximum height (ft.)	n/a	See Art. 3, Section 8(e)(2)	n/a to flag sign itself, but flagpole shall not exceed 25	3	3	3	See Art. 3, Section 8(e)(2)
Maximum width (ft.)	n/a	2	n/a	3	3	3	2
Maximum signable area (prim ary façade) (sq. ft.)	40% of the erected sign area	12	10	3	3	3	12
Maximum signable area (seco ndary façade) (sq. ft.)	n/a	12	n/a	3	3	3	12
Maximum number of signs per lot	1 per primary façade	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*	1 per primary façade	2	4	2	1 per primary façade, 1 per secondary façade, and, if applicable, 1 per tenant*

*Subject to the limitations set forth in (d)(2)(B).

97
98
99
100 **Section 2.** (a) It is hereby declared to be the intention of the Mayor and Council that all
101 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
102 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

103 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
104 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
105 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
106 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
107 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
108 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
109 Ordinance.

110 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
111 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
112 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
113 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
114 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
115 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
116 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
117 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
118 effect.


119 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
120 repealed.

121 **Section 5.** Penalties in effect for violations of the Code of Ordinances, City of Lithonia,
122 Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable
123 to this Ordinance and shall remain in full force and effect.

124 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
125 otherwise specified herein.


ORDAINED this 18th day of March, 2019.

CITY OF LITHONIA, GEORGIA



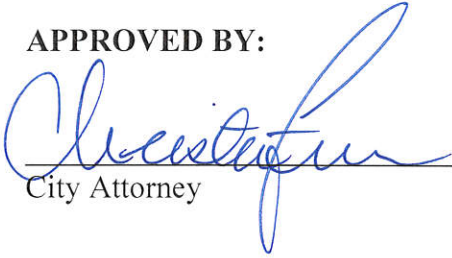
Deborah A. Jackson, Mayor

ATTEST:



Robin Blount, Interim City Clerk

APPROVED BY:



City Attorney