

ZONING ORDINANCE
CITY OF WOODBINE, GEORGIA

Prepared by the
Woodbine Planning Commission

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ARTICLE ONE

Title of Ordinance

Section 1.1 This ordinance shall be known and may be cited as “The Zoning Ordinance of the City of Woodbine, Georgia.”

ARTICLE TWO

Enactment, Purpose and Scope of Ordinance

Section 2.1 Enactment and Purpose

In accordance with the Authority granted by the Constitution of the State of Georgia as enacted by the Georgia General Assembly and ratified by General Election, and for the purposes of promoting the health, safety, morals, convenience, order, prosperity or the general welfare of the City of Woodbine, Georgia; lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewerage, schools parks, and other public requirements; conserving the value of buildings and encouraging the most appropriate use of land and buildings throughout the City, all in accordance with a comprehensive plan, the City Government of Woodbine, Georgia, does ordain and enact into law the following articles and sections.

Section 2.2 Scope

An ordinance of the City of Woodbine, Georgia, regulating the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and the size of yards; creating districts for said purposes and establishing the boundaries thereof; defining certain terms used herein; providing for the imposition of penalties for the violation of the provisions of this ordinance.

ARTICLE THREE

Interpretation of Terms and Definitions

Section 3.1

Interpretation of Terms

Except as specifically defined herein, all words used in this ordinance have their customary dictionary definitions. For the purposes of this ordinance, certain words or terms used herein are defined as follows:

- (1) Words used in the present tense include the future tense. Words used in the singular include the plural, and words in the plural include the singular.
- (2) The word “shall” is always mandatory.
- (3) The word “person” includes a firm, association, organization, trust company or corporation as well as an individual.
- (4) The word “lot” includes the words “plot” or “parcel”.
- (5) The word “building” includes the word “structure”.
- (6) The word “used” or “occupied”, as applied to any land or building, shall be construed to include the words “intended”, “arranged” or “designed to be used or occupied”.
- (7) The words “map” or “zoning map” means the official zoning map of the City of Woodbine.

Section 3.2

Definitions

- (1) “Accessory Use or Building”: A use or building customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.
- (2) “Buffer Strip”: Any institutional, commercial or industrial use, off-street loading areas, or off-street parking areas for five or more automobiles shall be separated from adjoining residential property by a continuous planted buffer strip or a solid brick , concrete block or stone wall or a uniformly painted board fence. Such buffer strip, if planted, shall be composed of healthy plants which possess growth characteristic of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.

- (3) “Building”: Any structure intended for shelter, housing or enclosure of persons, animals or chattels.

Section 3.2 (Continued)

- (4) “Center Line of Streets”: A line surveyed and monumented as such, or, if a center line has not been surveyed and monumented, it shall be that line running midway between the outside curbs or ditches of the street.
- (5) “Condominium”: A building containing three (3) or more individually owned dwelling units and related, jointly-owned common areas as defined by the laws of the State of Georgia.
- (6) “Dwelling”: A building, other than a mobile home or house trailer, designed, arranged or used for living and/or sleeping quarters, including single-family, two-family and apartment dwellings, but not including hotels, motels or boarding houses and meeting requirements of the Southern Standard Building Code.
 - (a) “Dwelling, Single-Family”: A detached building designed exclusively for occupancy by one (1) family.
 - (b) “Dwelling, Duplex”: A building designed exclusively for occupancy by two (2) families living independently of each other.
 - (c) “Dwelling, Apartment”: A building designed for or occupied by three (3) or more families in individual dwelling units.
- (7) “Dwelling Unit”: One or more rooms with kitchen facilities designed as a unit for occupancy by one family for cooking, living and sleeping purposes.
- (8) “Home Occupation”: See Article Seven, Section 7.8, Home Occupation.
- (9) “Lot”: A parcel of land occupied or capable of being occupied by one or more buildings, including accessory buildings or uses incidental to them, and including such open spaces as are required by this ordinance.
- (10) “Mobile Home”: A detached single-family dwelling unit with all of the following characteristics:
 - (a) Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a bath, and kitchen facilities with plumbing and electrical

connections which are adaptable to outside electrical disconnection or for direct connection to the mobile home electrical panel.

Section 3.2 (Continued)

- (b) Designed to be transported after fabrication on its own wheels or on a separate chassis.
 - (c) Arriving at the site complete and ready for occupancy and requiring only minor work before occupancy.
 - (d) The term “mobile home” includes the term “house trailers” but does not include travel trailers or other recreational vehicles not used for year round occupancy.
 - (e) Constructed in accordance with the Federal Manufactured Construction and Safety Standards and bearing an insignia by the U. S. Department of Housing and Urban Development.
- (11) “Mobile Home Park”: A parcel of land which is used or intended to be used for the rental or lease of spaces, lots or mobile home and the provision of services for two (2) or more mobile homes.
- (12) “Modular Home”: A factory-fabricated single-family dwelling which is constructed in one or more sections and complies with the definition of “industrialized building”. An industrialized building is defined as a closed construction building assembly, or system of subassemblies, or components thereof which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection with or without other specified components, as a finished building or as a part of a finished building, and shall include but not be limited to, residential, commercial, institutional, storage and industrial structures. The unit must have attached an insignia of approval from the State Building Administrative Board (SBAB).
- (13) “Special Use”: A special use is a use that would not be appropriate generally or without certain restrictions or conditions throughout a zoning district but, if controlled as to number, area, location and relation to neighborhood, would promote the general welfare of the City. Such uses may be permitted as specific provision for such special uses are made in this ordinance.
- (14) “Townhouse”: A building containing two (2) or more attached dwelling units or groups of dwelling units, each dwelling unit

being intended for individual ownership and without jointly owned common areas.

Section 3.2 (Continued)

- (15) “Yard”: An open space on the same lot with a principal building unoccupied except as permitted by this ordinance.
 - (a) “Front Yard”: An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and located between the street line and the front line of the building projected to the side lines of the lot.
 - (b) “Rear Yard”: An open space on the same lot with a principal building, unoccupied except by a permitted accessory building or use, extending in the full width of the lot and located between the rear line of the lot and the rear line of the building projected to the side lines of the lot.
 - (c) “Side Yard”: An open, unoccupied space on the same lot with a principal building located between the building and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.
- (16) “Variance”: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary any undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure, for size of yards and open spaces, and for any rule or regulation herein involving distance, area, height, or any other dimensions. Establishment or expansion of a use otherwise prohibited shall not be allowed by a variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

ARTICLE FOUR

Establishment of Districts

and

Interpretation of District Boundaries

Section 4.1 Establishment of Districts

For purposes of this ordinance, the City of Woodbine, Georgia, is divided into eight (8) districts designated as follows:

- “R-1” Low-Density Residential District
- “R-2” Single-Family Residential – Mobile Home District
- “R-3” Medium-High Density Residential District
- “B-1” Central Business District
- “B-2” Roadside Business District
- “I-1” Light Industrial District
- “I-2” General Industrial District
- “M-H” Mobile Home Park District

The boundaries of these districts are hereby established as shown on the Zoning Map. Said map is entitled “Zoning Map of Woodbine, Georgia” and dated August 1, 1972, and is hereby made a part of this ordinance.

Section 4.2 Interpretation of District Boundaries

Unless otherwise indicated, the district boundary lines are property or lot lines, land lot lines, the center lines of streets or such lines extended, the corporate limit lines, a line midway between the main tracks of a railroad, or the center line of streams or drainage ways.

ARTICLE FIVE

District Use Provisions

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly, and to each class or kind of structure or land, except when modifications are provided.

Section 5.1 R-1, Low-Density Residential District

The R-1 low-Density Residential District is composed chiefly of low-density residential areas of the City plus certain open areas where similar residential development is designated by the Land Use Plan. The regulations for this district are designed to encourage similar and complimentary type residential development together with the recreation, religious and educational facilities desirable in a neighborhood.

A. Uses Permitted

In the R-1 Low-Density Residential District the following uses are permitted:

- (1) Single-family dwellings, except mobile homes.
- (2) Churches, fraternal organizations and clubs not operating for profit.
- (3) Customary accessory buildings related to uses permitted in the district.
- (4) Home occupations.
- (5) Public buildings, structures and grounds.
- (6) Schools, including private schools.
- (7) Nursery schools and kindergartens, provided that at least one hundred fifty square feet of outdoor play area is provided for each child and that such play area is enclosed by a fence of no less than three feet, six inches (3'6") in height.
- (8) Railroad lines.
- (9) Public utility substations.
- (10) Agricultural purposes, including field crop farming, forestry and truck gardening, but not including the care and handling of animals.

Section 5.2 R-2 Single-Family Residential – Mobile Home District

The R-2 Single-Family Residential – Mobile Home District is to provide distinct areas in the city for both conventional single-family homes and mobile homes. Such areas currently exist within the city and it is hereby a policy of the city to provide for the continuance of these areas and to protect them from encroachment of incompatible uses.

Section 5.2 (Continued)

A. Uses Permitted

Property and buildings in R-2, Single-Family Residential – Mobile Home Districts shall be used for the following purposes:

- (1) Single-family dwellings.
- (2) Single-family mobile homes on individual lots subject to the placement provisions of Section 7.9.
- (3) Parks and playgrounds.
- (4) Country clubs, golf courses.
- (5) General purpose farm or garden, but not the keeping of poultry or non-domestic animals.
- (6) Accessory uses and structures.

Section 5.3 R-3 Medium-High Density Residential District

The R-3 Medium-High Density Residential District provides areas for duplexes, apartments, townhouses and condominium dwellings of medium to high density. This district's regulations are designed to encourage the formation and continuance of a stable and healthy residential environment while discouraging the encroachment of uses capable of adversely affecting the district's character.

A. Uses Permitted

Property and buildings in R-3 Medium-High Density Residential District shall be used for the following purposes:

- (1) Motel or hotel.
- (2) Retail or wholesale trade establishment.
- (3) Repair and maintenance services but not including the storage of junk vehicles or otherwise inoperable vehicles.
- (4) Office buildings for business, governmental, professional or other general purposes.
- (5) Personal or business service establishment.
- (6) Eating establishment.
- (7) Financial institution.

- (8) Parks.

Section 5.4 B-1 Central Business District

The B-1 Central Business District is intended to promote and protect the commercial core of the city; to provide areas where businesses are oriented to the pedestrian, not the automobile; to provide for the intense use of property by not requiring building setbacks and to provide an area for businesses which benefit from proximity to one another.

A. Uses Permitted

- (1) Motel or hotel.
- (2) Retail or wholesale trade establishment.
- (3) Repair and maintenance services but not including the storage of junk vehicles or otherwise inoperable vehicles.
- (4) Office buildings for business, governmental, professional or other general purposes.
- (5) Personal or business service establishment.
- (6) Eating establishment.
- (7) Financial institution.
- (8) Parks.

Section 5.5 B-2 Roadside Business District

The B-2 Roadside Business District is intended primarily for the development of those business activities which mainly cater to the traveling public and which should be located on a major street.

A. Uses Permitted

Property and buildings in the B-2 Roadside Business District shall be used for the following purposes:

- (1) Uses permitted in the B-1 District.
- (2) Dwellings, including mobile homes and mobile home parks. All mobile homes shall conform to the standards required by Section 6.2 B.
- (3) Theaters or similar places of assembly when conducted completely within enclosed buildings.

Section 5.6 I-1 Light Industrial District

The I-1 Light Industrial District is intended for the development of light manufacturing, wholesale and service establishments which do not create a nuisance but are appropriate for location on a major street or highway. Light manufacturing operations are those

which utilize processed materials for assembly or fabrication in their operations as opposes to the processing of raw materials.

A. Uses Permitted

Property and buildings in the I-1 Light Industrial District shall be used for following purposes:

- (1) Building material sales yard and lumber yard, including the sale of rock, sand, gravel and the like.
- (2) Food and kindred processing plants.
- (3) Contractor's equipment storage yard or plant, and with equipment commonly used by contractors.
- (4) Freight, truck yard or terminal.
- (5) Warehouse and wholesale establishments.
- (6) Public utilities, including buildings, necessary structures, storage yards and other related uses.
- (7) Research or experimental stations and laboratories.
- (8) Radio and/or television station with transmission towers.
- (9) Office buildings for business, governmental, professional, or other general purpose.

Section 5.7 I-2 General Industrial District

The I-2 General Industrial District is intended for the development of those heavy commercial and industrial establishments which may create some nuisance and which are not properly associated with or compatible with any of the development proposed for the other land use districts. This district is intended to accommodate the manufacturing or processing of raw materials.

A. Uses Permitted

Property and buildings in the I-2 General Industrial District shall be used for the following purposes:

- (1) All uses permitted in the I-1 General Industrial District.
- (2) Any industrial use which involves manufacturing, processing or assembly operations, or the storage and sale of raw or heavy materials, products or equipment.

Section 5.8 M-H Mobile Home Park District

It is the purpose of the M-H Mobile Home Park District to provide sites for mobile homes in mobile home parks. This district establishes standards of performance and promotes the desirable benefits which planned mobile home developments may have upon the community and residents within them. It is further the intent of this district to ensure the

interdependency and compatibility of proposed mobile home developments with essential utilities and surrounding land uses in the city.

A. Uses Permitted

In the M-H Mobile Home Park District the following uses are permitted:

- (1) Mobile home parks (See article Three, Definitions).
- (2) Parks and Playgrounds.
- (3) Laundromats.

B. Special Permit Uses

The following uses may be permitted in accordance with provisions contained in Article Eight, Section 8.5, and if additional conditions which may be required are met:

- (1) Uses which are in keeping with the intent of this district and which will serve exclusively the residents of that particular M-H district.

Section 5.9 A-F, General Agriculture-Forestry District

District Intent

To provide land for the production of agricultural products such as field crops, livestock, poultry and other conventional agricultural and forestry pursuits. This district is also created to assist in the conservation of natural resources by encouraging practices which will conserve soil and water resources. Utilities other than electricity and telephone should be provided by the land user in order to discourage the costly extension of public water supply and sewage disposal facilities.

A. Uses Permitted

Property and buildings in an A-f, General Agriculture-Forestry District shall be used for the following purposes:

- (1) Dwelling structure for farm owner, family or employee (including mobile homes).
- (2) All agricultural-forestry land uses, buildings and activities.
- (3) Churches.
- (4) Cemeteries.
- (5) Tree farms.
- (6) Riding stables.
- (7) Home occupations.
- (8) Parks, playgrounds.

- (9) Country clubs, golf courses.
- (10) Hunting, fishing clubs or lodges.

Section 5.9 (Continued)

- (11) Kennels, commercial.
- (12) Accessory buildings and structures (must conform to area regulations – see Article Six).

B. Special Permit Uses

The following uses may be permitted in accordance with provisions contained in Article Eight, Section 8.5 and if additional conditions which may be required are met.

- (1) Public buildings and utilities.
- (2) Stadiums or race tracks.
- (3) Radio or television stations.
- (4) Airfields,
- (5) Mineral Extraction industries (mining operations).

Section 5.10 C-I, Interchange Commercial District

District Intent

This district is created to serve predominantly the needs of inter-regional traffic at interchanges on limited access thoroughfares. The uses allowed in this district should be limited to the needs of truckers and travelers, which are food, service, fuel and lodging.

A. Uses Permitted

Property and buildings in a C-I, Interchange Commercial District shall be used for the following purposes:

- (1) Filling Stations.
- (2) Auto or truck repair shops.
- (3) Restaurants and lounges.
- (4) Hotels and motels.
- (5) Gift shops.
- (6) Tent and trailer campgrounds.
- (7) Accessory uses and structures incidental to the above uses.

B. Special Permit Uses

The following uses may be permitted in accordance with the provisions contained in Article Eight, Section 8.5 and if additional conditions which may be required are met.

Section 5.10 (Continued)

- (1) Churches.
- (2) Banks.
- (3) Professional and business offices.
- (4) Plant nurseries.

Section 5.11 PD, Planned Development District

District Intent

This district is reserved for establishment of shopping centers, planned residential areas, planned industrial developments and similar types of large-scale compatible use developments. The regulations are designed to permit the greatest latitude possible with respect to internal site planning considerations and location of these developments within the City in the interest of long-range development. This district encourages innovations in residential and non-residential development so that growing demands for housing and commercial areas may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space as well as other natural amenities. Land for PD Districts must be obtained by the rezoning process (see Article Nine, Amendments).

A. Specific Requirements

In order to qualify for a Planned Development zoning classification, a proposed planned development must first meet the following requirements:

- (1) The site utilized for Planned Developments must contain an area of not less than four acres.
- (2) The site must have a minimum width between any two opposite boundary lines of 300 feet and must adjoin or have direct access to at least one improved public street.
- (3) The application for amendment to the Zoning Ordinance shall be filed jointly by all of the owners of the properties included in the Planned Development.
- (4) A suitable plot plan shall be submitted by the developers for review and approval by the Planning Commission and the City Council.
- (5) A written report shall be submitted by the developers for review and approval by the Planning Commission and the city Council.

B. Application for Amendment

- (1) Any request pertaining to establishing a PD District shall be considered an amendment to the Zoning Ordinance and shall be processed in accordance with the regulations set forth in Article Nine, Amendments.

Section 5.11 (Continued)

- (2) All information required in sub-sections 5.11D and 5.11F shall be submitted to the Planning Commission and subsequently forwarded to the City Council with the recommendations of the Planning Commission.
- (3) If approved by the City Council, all information pertaining to the proposal shall be adopted as an amendment to the Zoning Ordinance, to be the standards of development for that particular Planned Development District.
- (4) Before approval of a Planned Development District, the City Council may require a contract with safeguards satisfactory to the City Attorney guaranteeing completion of the development according to the criteria listed herein. Such guarantee may include the submission of a performance bond in an amount set by the City Council.

C. Sketch Plan for Planned Development

Prior to the filing of a plot plan for planned development, a sketch plan may be submitted to the City Building Inspector for review and recommendation and to the Planning Commission, if requested. The sketch plan may be a free-hand pencil sketch. When submitted, the sketch plan shall include the following information.

- (1) General information items:
 - (a) Name of the proposed development and developers.
 - (b) A north arrow.
 - (c) The boundary lines of the proposed development.
 - (d) The locations, name and right-of-way width of any existing streets within or adjacent to the proposed development.
- (2) Proposed building sites and sizes, and the proposed layout of roads, parking areas and other features in relation to existing conditions.
- (3) Types of uses proposed for buildings and structures.
- (4) Proposed means of water and sewage disposal.

D. Plot Plan for Planned Development

The plot plan drawn to scale (1" equals 100' or 1" equals 50') by a registered civil engineer, registered land surveyor or registered architect shall show the

exact dimensions of the parcel or parcels of land under consideration. The plan shall include the following elements:

(1) General information items:

Section 5.11 (Continued)

(a) Name of development and developers.

(b) A north arrow.

(c) Date of field survey.

(d) Tract boundary lines, dimensions, bearings and angles.

(e) Reference points to at least two permanent monuments.

(2) Proposed building sites and sizes.

(3) Types of uses proposed for buildings and structures.

(4) All property dimensions.

(5) Platting and street systems:

(a) Proposed reservations or dedications for streets.

(b) Means of ingress and egress.

(c) Access and circulation arrangements.

(d) Off-street parking and loading facilities.

(6) Means of protecting or screening abutting properties, including proposed landscaping.

(7) Location of proposed reservations, easements or dedications.

(8) If requested, two foot vertical contour intervals.

E. Written Report for Planned Development

A written report shall explain the type, nature, intent and characteristics of the proposed development and shall include, where applicable:

(1) A general description of the proposal.

(2) A legal description of the site.

(3) Proposed standards for development including:

(a) Restrictions on the use of property.

- (b) Density, yard and height requirements.
- (c) Restrictive covenants.

Section 5.11 (Continued)

- (4) Proposed dedication or reservation of land for public use, including streets, easements, parks and school sites.
- (5) Exceptions or variations from the requirements of the Zoning Ordinance, if any are being requested.
- (6) Plans for the provision of utilities, including water, sewer, and storm drainage facilities.
- (7) Descriptions of percentage of land within the development to be provided for various uses:
 - (a) Residential.
 - (b) Commercial.
 - (c) Industrial.
 - (d) Open Space.
 - (e) Utilities.
 - (f) Parking and Storage.
 - (g) Others.

F. Permitted Uses

Any use proposed by the developer and considered by the planning Commission and City Council as being compatible with surrounding districts and the intent of the proposed PD District may be permitted. Thereafter, the uses permitted in the district shall be restricted to those proposed, approved and adopted according to procedures set forth herein.

G. General Design Criteria and Development Standards

- (1) Overall site design should be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes and street patterns and use relationships.
- (2) Variety in building types, heights, placement on lots and size of open spaces are encouraged if they are conducive to a safe, healthy and aesthetically pleasing living environment.

- (3) The average density for residential dwelling units in a PD District should not exceed those set forth in the R-# District, although it may be clustered within the PD District.
- (4) A 50 foot buffer strip with plant cover, trees and/or an attractive fence should be provided by the PD District, unless adjoining use is

Section 5.11(Continued)

compatible. For instance, when one family and multi-family dwellings within a PD District are on property adjoining an R-3 District, then no buffer shall be required.

- (5) Within a PD District, the design should include buffers suitable for screening residential areas from commercial or industrial uses when dangers of incompatibility exist.
- (6) The sign and parking regulations of this ordinance should be accepted as minimum standards, and therefore creative improvements are encouraged.
- (7) Shopping centers and other types of planned developments shall not have more than two access points to any one public street, unless unusual circumstances dictate the need for additional access points.
- (8) All access points from a PD District should be located at least 100 feet from the intersection of any street.

ARTICLE SIX

Area, Yard and Height Requirements

Section 6.1 Area, Yard and Height Requirements

Unless otherwise specified in this ordinance, uses permitted in the R-1, R-2, R-3, B-1, B-2, I-1 and I-2 districts shall conform to the requirements listed on Schedule 1 (see next page).

Section 6.2 Area regulations for M-H Mobile Home Park District

Unless otherwise specified in this ordinance, uses permitted in M-H Mobile Home Park District shall conform to the following requirements:

A. Mobile Home Parks

- (1) Minimum Lot Area. One (1) acre.
- (2) Maximum Density. Seven (7) mobile homes per acre.
- (3) Minimum Space Area. Each mobile home shall be located on a lot or space having an area of at least 4,000 square feet.
- (4) Grading and Drainage. Each mobile home park shall be graded and drained to provide for the movement of stormwater to properly designed and approved drainage structures in accordance with applicable city standards and accepted design criteria.
- (5) Mobile Home Placement and Separation. The minimum distance required or the separation of a mobile home shall be 20 feet from side to side, 20 feet from side to rear and 15 feet from rear to rear; setback from interior driveways shall be at least 15 feet.
- (6) Street Right-of-Way Clearance. No mobile home shall be located closer than 30 feet from street right-of-way lines and no closer than 20 feet from the property lines.
- (7) Common Open Space. At least ten percent (10%) of the gross site area shall be set aside as common open space and recreational facilities (as described in Section A (2) Accessory Uses and Structures). Common open spaces shall be provided according to the following standards:

- (a) Common open space shall not include streets, parking lots, public rights-of-way or sites for water and sewage treatment plants.
- (b) Pedestrian and bicycle paths forming part of the common open space shall be paved and at least five (5) feet in width.
- (c) Common open spaces shall be linked together or otherwise made available to all park residents.

Section 6.2 (Continued)

- (8) Buffer. There shall be a continuous planted buffer strip or solid brick, concrete block or stone wall or a uniformly painted board fence around all mobile home parks. Such buffer strips, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.
- (9) Traffic Circulation. All mobile home parks shall be provided with an on-site paved street system providing safe, convenient and direct vehicular access to each mobile home space. All paving must meet City specifications as provided in the Woodbine Subdivision Regulations. Paved drives shall be a minimum of twenty (20) feet in width, and parking space of gravel, limerock, shell or similar all-weather surface sufficient to accommodate at least two (2) automobiles shall be located on each mobile home space.
- (10) Landscaping. A minimum of three (3) trees shall be retained or planted at each mobile home stand. In the case of new plantings, no more than two (2) of the trees shall be of pine tree variety.

B. Additional Requirements

- (1) Mobile Home Placement. Mobile home supports or pillars shall be provided not more than 10 feet on center or less beginning from the front of the mobile home. Supports or pillars shall be placed upon concrete pads having minimum dimensions of 16"x16"x4".
- (2) Anchoring. All mobile homes shall be anchored prior to the unit being occupied or used in any other way. The anchoring system shall be designed to resist a minimum wind velocity of ninety (90) miles per hour.
- (3) Stability. All mobile homes shall, prior to occupancy or other use, be stabilized in such a way so as to prevent tilting of the unit. No mobile home shall permanently rest on wheels used to transport it.
- (4) Skirts. All mobile homes shall prior to occupancy or other use, have skirts installed that are designed to compliment the appearance of the

mobile home and are coordinated throughout the park.. Skirting shall be of solid material such as aluminum, galvanized metal, Fiberglas or rigid plastic.

ARTICLE SEVEN

Additional Regulations, Exceptions and Modifications

Section 7.1 Non-conforming Uses and Structures

The lawful use of any building or structure or land existing at the time of the enactment of this ordinance may be continued, even though such use does not conform with the provisions of this ordinance, except that the non-conforming structure or use shall not be changed to another non-conforming use; or reestablished after discontinuance of more than one year; or extended except in conformity with this ordinance; or rebuilt, altered, or repaired after damage exceeding fifty percent of its replacement cost at the time of destruction, except in conformity with this ordinance.

Section 7.2 Off-Street Parking and Loading

At least one off-street parking space for automobiles shall hereafter be provided on every lot for each dwelling unit, each 200 square feet of commercial floor area in the B-2 roadside Business District, and each 600 square feet of industrial or wholesale floor area in an I-1 or I-2 Industrial district. Each space shall be at least nine (9) feet in width and twenty (20) feet in length, and shall have vehicular access to a public street. On every lot in a B-2, I-1 or I-2 district in which a business, trade or industry is hereafter established at least one (1) space for truck loading and unloading shall be provided for each 10,000 square feet of floor area; such space shall be at least ten (10) feet wide and twenty-five (25) feet in length.

The lot area included in the setback and yard requirements for both Business and Industrial Districts shall be separate from the lot area required for off-street parking and loading in this ordinance.

Section 7.3 Public Street Frontage

No building shall be erected without direct access to a public street, and no lot shall be created which does not abut on a public street.

Section 7.4 Lots of Record

- A. No permit for the use of any lot which is smaller in total area than the minimum size permitted for the district within which it is located shall be issued unless said lot was legally and properly recorded prior to the passage of this ordinance.

- B. Yards or lots recorded after the effective date of this ordinance shall comply with the requirements established by this ordinance.

Section 7.5 Yard Setbacks, Exceptions

A. Yard Setbacks in Residential Districts

The front yard setback requirements of this ordinance shall not apply to any lot where the average setback on developed lots located wholly or in part within one

Section 7.5 (Continued)

hundred (100) feet on each side of such lot and within the same block and zoning district and fronting on the same street as such lot, is less than minimum setback required. In such cases, the front yard setback on such lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots.

The rear yard setback requirements of the residential districts shall not apply to accessory buildings or uses; except that garages and other accessory buildings or structures shall be no closer at any point than three (3) feet to the lot line.

B. Yard Setbacks in Business Districts

Front yard setback requirements in the business districts shall not apply on any lot where the average setback of existing buildings located wholly or in part within seventy-five (75) feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is less than the minimum required setback.

In such cases the setback on such lot may be less than the required setback but not less than the average of setbacks of the aforementioned existing buildings.

Where applications of the setback and side yard requirements in business districts would prohibit reasonable use of an existing lot, such requirements may be modified by variance to permit a principal building to extend beyond said setback and/or side yard requirements. In no case shall an extension of more than fifty percent (50%) of said requirements be permitted.

Section 7.6 Regulations for Group Developments

A group project (housing, commercial, industrial, educational, medical, religious, civic) of two or more buildings to be constructed on a parcel of at least two (2) acres in area which will not be subdivided into customary lots and streets may be constructed, provided that:

- (1) Uses shall be limited to those permitted within the district in which it is located.
- (2) Density and building coverage requirements of the district are met.

- (3) The distance of every building from the nearest property line shall be adequate to meet all setback and yard requirements of the district in which it is located.
- (4) There shall be a continuous planted buffer strip or solid brick, concrete block or stone wall or a uniformly painted board fence where such group developments abut a residential district. Such buffer strips, if planted, shall be composed of healthy plants which possess growth characteristics of such a nature as to produce a dense, compact planting screen not less than six feet in height, or if wood, stone, block or brick shall not be less than six feet high.

Section 7.7 One Principal Use Allowed Per Lot

Every building hereafter erected or structurally altered to provide dwelling units shall be located on a lot as herein defined and in no case shall there be more than one such building on one lot unless otherwise provided in this ordinance.

Section 7.8 Home Occupations

A home occupation, if it is permitted in a land use district must comply with the following requirements. It shall be allowed provided that it:

- (1) Is conducted by no other persons than members of the family residing on the premises.
- (2) Is conducted entirely within the principal building or completely enclosed accessory buildings.
- (3) Utilizes not more than twenty-five (25) percent of the total floor area of the principal building, or fifty (50) percent of an accessory building.
- (4) Produces no alteration or change in the character or exterior or change in the principal building from that of a dwelling.
- (5) Involves no sale or offering for sale of any article not produced or assembled by members of the family, or any service not entirely performed by members of the family residing on the premises.
- (6) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition.
- (7) Is not visibly evident from the outside of the dwelling except by one non-illuminated sign two square feet or smaller in size.

Section 7.9 Mobile Home Placement Standards

All mobile homes located on individual lots in accordance with the provisions of this ordinance shall be subject to and conform with Section 6.2B, Additional Requirements.

Section 7.10 Development within Areas of Environmental Constraint

The Land Use Plan Map designates certain areas in the city as having “severe environmental constraints”. Such areas shall not be approved for rezoning nor shall any building permits be issued within such designated areas unless the developer sufficiently demonstrates the following:

- (1) The development property in question is wrongly classified on the Land Use Plan. This shall be demonstrated by having the Soil Conservation Service (SCS) attest to the fact that said property is not on any of the following soils:

Section 7.10 (Continued)

- Rains
Pelham
Bladen
Rutledge
Kingsland
Brookman
Meggett
Satilla

- (2) The development parcel does not frequently flood. This shall be attested to by the Solid Conservation Service.
(3) The development parcel is not a wetland. It should be noted that work in streams or their wetlands downstream of the headwaters (5 cfs annual average flow; approximately 5-7 square miles of drainage area for this part of Georgia) in natural ponds or lakes of 10 or more acres including their wetlands, or in any tidal area may require a U.S. Army Corps of Engineers permit. Work upstream of the headwaters or in natural ponds or lakes of 10 acres or less may also need to be authorized by a COE permit. See 19 July 1977 Federal Register, Section 323.4.

Additionally, saltwater wetlands are protected by the Coastal Marshlands Protection Act (Ga. Law 1970, p. 939, section 1) and modification of these wetlands requires a permit from the Marshlands Protection Division of the Georgia Department of Natural Resources.

That soil, flooding, and poor drainage conditions will be overcome satisfactorily by (1) site modification; and/or (2) the engineering design of structures, including foundation, buildings, roads and drainage structures. Plans showing these modifications shall bear the stamp of a Registered Professional Engineer.

Section 7-11 Private and Public Swimming Pools

Any constructed or fabricated pool used for swimming or bathing, eighteen (18”) or more in depth must be enclosed with a minimum four foot (4’) high fence of chainlink or solid wood material and secured with a locked gate.

ARTICLE EIGHT

Enforcement and Administration

Section 8.1 Zoning Enforcement Officer

The provisions of this ordinance shall be administered and enforced by the City Administrator or other official designated by the Woodbine City Council. The Planning Commission may, at its discretion, provide for other enforcement mechanisms that may be advantageous to the city.

Section 8.2 Certificate of Zoning Compliance and Building Permit

A. Certificate of Zoning Compliance and Building Permit Required

It shall be unlawful to begin the excavation or filling of any lot for the construction of any building, including accessory buildings, until the City Administrator or other official designated by the City Council has issued a Certificate of Zoning Compliance and the Camden County Building Inspector has issued a Building Permit for such work.

B. Issuance of Certificate of Zoning Compliance

- (1) The applicant shall submit to the City Administrator or other official designated by the City Council a dimensioned sketch or scale plan indicating the shape, size and location of all buildings to be erected, and of any buildings already on the lot.
- (2) Applicant shall also state the existing and intended use of all such buildings and structures.
- (3) If the proposed work, as set forth in the application, conforms to the provisions of this ordinance, the City Administrator or other official designated by the City Council shall issue a Certificate of Zoning Compliance upon payment of the required fee.

- (4) If the Certificate of Zoning Compliance is refused, the City Administrator or other official designated by the City Council shall give the applicant a written explanation of the reasons for the refusal.
- (5) Certificate of Zoning Compliance must be renewed if construction has not begun within six (6) months of the initial date of issue.

C. Issuance of Building Permit

- (1) The applicant shall submit to the Camden County Building Inspector a Certificate of Zoning Compliance for the proposal. The applicant shall also submit copies of the information required by Sections 8.2B (1) and (2).

Section 8.2 (Continued)

- (2) If the proposed work, as set forth in the application, conforms to the provisions of all applicable building codes and regulations as may be required in addition to the provisions of this ordinance, the Camden County Building Inspector shall issue the Building Permit upon payment of the required fee.
- (3) If the Building Permit is refused, the Camden County Building Inspector shall give the applicant a written explanation of the reasons for the refusal.
- (4) Building Permits must be renewed if construction has not begun within six (6) months of the initial date of issue.

Section 8.3 Certificate of Occupancy

A. Certificate of Occupancy Required

No land or building hereafter erected or altered in its use shall be used until a Certificate of Occupancy has been granted.

B. Issuance of Certificate of Occupancy

- (1) Upon completion of any work for which a Building Permit and a Certificate of Zoning Compliance have been granted, application shall be made to the Camden County Building Inspector for a Certificate of Occupancy.
- (2) Within three (3) days of application, the Camden County Building Inspector shall make a final inspection of the property and shall issue the Certificate of Occupancy if the work conforms to the necessary regulations.

- (3) If the certificate is refused, the Camden County Building Inspector must state such refusal in writing, with the cause.

Section 8.4 Temporary Permit

The Woodbine Planning Commission is authorized to issue temporary permits for the following uses, subject to the applicable conditions for each individual temporary use and provided it is determined such uses will cause no traffic congestion, and will not adversely affect surrounding areas. Any temporary use not allowed for in this ordinance shall be requested from the City Council.

- (1) Carnival or circus, in approved open areas, for a period not to exceed three (3) weeks, and subject to approval by the City Council.
- (2) Religious meeting in a tent or other temporary structure, in an approved open area, for a period not to exceed forty (40) days.

Section 8.4 (Continued)

- (3) Open lot sale of Christmas trees, in an approved area, for a period not to exceed forty-five (45) days.
- (4) Contractor's office and equipment sheds, for a period of twelve (12) months, provided that such an office is placed on the property to which it is appurtenant.

Section 8.5 Special Use Permits

A. The uses listed under the various land use districts (Article Five) as "Special Permit Uses" are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district. However, the nature of such uses makes it desirable that they be permitted to locate therein. The following procedure is established to integrate properly the special permit uses with other land uses located in the district.

B. Application and Review Process

- (1) When applying for a Certificate of Zoning Compliance. The applicant will be informed by the City that the proposed use is a Special Permit Use. The matter will then be referred to the Woodbine Planning Commission.
- (2) An application shall be filed with the Woodbine Planning Commission no later than two weeks prior to its next regularly scheduled meeting. Said application shall show the location or intended use of the site, the names of all the property owners and existing land uses within three hundred (300) feet and any other material or information pertinent to the request which the Woodbine Planning Commission may require.
- (3) The Planning Commission shall hold one or more public hearings thereon.

- (4) The Planning Commission shall, within forty-five (45) days of the date of application, prepare its report as to the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utilities, and other matters related to the general welfare. It will then authorize or deny the issuance of a permit for the use of land or buildings as requested.

C. Application Review Criteria

Special permit uses shall be permitted only upon authorization by the Woodbine Planning Commission, provided that such uses shall be found to comply with the following requirements and other applicable requirements as set forth in this ordinance.

- (1) The use shall be so designed, located and proposed to be operated so that the public health, safety, welfare and convenience will be protected.

Section 8.5 (Continued)

- (2) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (3) The use will be compatible with adjoining development and the proposed character of the land use district where it is to be located.
- (4) Adequate landscaping and screening shall be provided as required.
- (5) Adequate off-street parking and loading shall be provided, and ingress and egress shall be so designed as to cause minimum interference with traffic on abutting streets.
- (6) The use shall conform with all applicable regulations governing the district where located and all supplementary regulations and other requirements of this ordinance.
- (7) All procedures, standards, rules and regulations shall be complied with as established by the Division of Children and Youth of the State Department of Family and Children Services for the licensing of Day Care Centers and Kindergartens.

Section 8.6 Variance

- A. The Woodbine Planning Commission may authorize a variance from the requirements of this ordinance where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of the ordinance would cause an undue or unnecessary hardship. No variance shall be granted to allow the use of property for a purpose not authorized with the one in which the proposed use would be located. In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity and otherwise achieve the purposes of this ordinance.

B. Conditions Governing the Granting of a Variance

A variance may be granted by the Woodbine Planning Commission only in the event that all of the following circumstances exist:

- (1) Exceptional or extraordinary circumstances apply to the property which do not apply to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owners of the property since enactment of this ordinance have had no control.
- (2) The variance is necessary to provide the applicant the same basic property rights that other property owners in the same zone or vicinity possess.

Section 8.6 (Continued)

- (3) The variance would not be materially detrimental to the purposes of this ordinance, or to property in the same zone or vicinity in which the property is located, or otherwise conflict with the objectives of any city plan or policy.
- (4) The variance requested is the minimum variance which would alleviate the hardship.

C. Procedure for Taking Action on a Variance Application

Variations shall be reviewed and authorized or rejected under the following procedure:

- (1) A property owner may initiate a request for a variance by filing an application with the Woodbine Planning Commission. All applications must be filed a minimum of two weeks prior to the Planning Commission meeting where the request will be heard.
- (2) The Planning Commission shall hold one or more public hearings thereon.
- (3) The Planning Commission shall render its decision on the application and forward copy of their decision to the Woodbine City Council for final approval or disapproval at their next meeting.
- (4) Applicant shall be notified within five days of the final decision.

D. Time Limit on Permit for Variance

Authorization of a variance shall be void after one year unless substantial construction has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed one year, upon request.

Section 8.7 Penalties for Violation

In case any building or structure is demolished, erected, constructed, reconstructed, altered, or repaired, converted or maintained, or any structure or land is used in violation of any provision of this ordinance or any amendment hereto hereafter enacted, or in the event of the violation by any person or persons of the provisions of this ordinance or any such amendment, such violation shall be held to be a municipal offense, the charge for such violation hereof to be brought in and determined by the Recorder's Court of Woodbine, Georgia and the offender, upon conviction, shall be punished by a fine of not more than Two Hundred and Fifty Dollars (\$250.00) or imprisoned for not more than ninety (90) days, either or both; and each day that any structure or land is used in violation of this ordinance shall constitute a separate offense.

Section 8.8 Remedies

If any building or structure is erected, constructed, reconstructed, repaired, converted, or maintained or any building, structure, or land is used in violation of this ordinance, the City Government, the Camden County Building Inspector or other City Resident who would be damaged by such violation, in addition to other remedies, may institute injunction, mandamus, or other appropriate action to prevent the use of the building, structures or land.

ARTICLE NINE

Amendments

Section 9.1 Authority

This Ordinance, including the Official Zoning Map of the City of Woodbine, may be amended from time to time by the City Council as herein provided. However, no amendment shall become effective unless it shall have been proposed by or reviewed by the Planning Commission. The Planning Commission shall have sixty (60) days within which to submit its report. The sixty (60) days time limit shall begin at the first public hearing of the Planning Commission, after the amendment is sent to the Planning Commission for review. If the Planning Commission fails to submit a report within the sixty (60) day period, it shall be deemed to have approved the proposed amendment. However, the Planning Commission may consider an amendment beyond the sixty (60) day period provided the applicant consents to such extension in writing.

Section 9.2 Procedure For Amendments

Requests to amend the Zoning Ordinance shall be processed in accordance with the following requirements.

A. Initiation Of Amendments

A proposed amendment to the Zoning Ordinance may be initiated by the Planning Commission, the City Council, or by application filed with the Zoning Administrator by the owner(s) of property.

B. Application For Amendments

1. Application for amendment to the Ordinance, initiated by a party other than the City of Woodbine, shall be on a form approved by the City Council. Completed forms accompanied by a general layout plan and survey, if required, showing existing and proposed structures and uses, access drives, parking and loading areas, easements, utilities, signage, and any other supportive documentation required by the Planning

Commission and/or City Council shall be filed with the Zoning Administrator at least thirty (30) days prior to the Planning Commission's scheduled meeting at which the application is to be heard. Any other communication purporting to be an application for amendment shall be regarded as mere notice of intention to seek an amendment.

2. Complete Application. An application is complete when all of the items required by these regulations and on the application form are prepared and/or answered, and any applicable fee has been submitted to the Zoning Administrator.
 - a. Incomplete applications will be returned to the applicant with a written description of the missing information, defects, or other problems. No further action will be taken to process an incomplete application.

Section 9.2 (Continued)

- b. Appeal of a determination of incompleteness may be made to the Planning Commission.
3. Fees. Application shall be accompanied by a fee as set forth in the Schedule of Fees. The Zoning Administrator shall issue a receipt for all fees received. Zoning fees shall be submitted to the City to cover the cost of advertising and other administrative expenses.

C. Site Development Plan

Applications to rezone property, special use permit or conditional use permit for, Medium – High Density Residential, Central Business, Roadside Business, Light Industrial, General Industrial, Interchange Commercial, Mobile Home Park, Planned Development, shall be accompanied by a site development plan, prepared by an engineer, architect or surveyor at a scale of not less than 1" = 90', containing the following elements:

- a. Dimensions of the property involved in square feet or acres;
- b. Locations and dimensions of existing and/or proposed structures with the type of usage;
- c. Location of existing and proposed access drives with dimensions;
- d. Location of existing and proposed setbacks with dimensions;
- e. Location of existing and proposed easements with dimensions;
- f. Location of existing and proposed rights-of-way with dimensions;
- g. Marshland or wetland boundaries;

- h. Proposed and existing water, sewer and drainage facilities;
- i. Buffers;
- j. Off-street parking and loading areas, including dimensions and identification of the total number of spaces required and the total number of spaces proposed;
- k. Recreational areas with uses and dimensions;
- l. Watercourses and lakes;
- m. Proposed number of dwelling units and net acres available for building, in case of residential development; and
- n. Loading areas, signage, off-street parking and outdoor lighting, in case of commercial; industrial development; and

Section 9.2 (Continued)

- o. If Planned Development, a written zoning text in accordance with Section 5.11E.
- p. Identification of existing and proposed zoning;
- q. Name, address, phone number, cell phone number, and e-mail address of record of landowner and architect/surveyor/engineer/planner/contractor;
- r. A final sequence of development schedule showing the order of construction and approximate completion date.

D. Hearing By The Woodbine Planning Commission

The Woodbine Planning Commission, at a regular or scheduled meeting, shall review and prepare a report, including its recommendation, for transmittal to the Woodbine City Council for its consideration. The Woodbine Planning Commission shall have the right to adopt rules and regulations providing for manner in which it will conduct its business including how notice of its meetings will be given to the public.

Following action by the Woodbine Planning Commission, all papers and data pertinent to the application shall be transmitted to the City Council for final action.

E. Withdrawal

Upon withdrawal of an application after the Woodbine Planning Commission has taken formal action at a public hearing, an application shall not be initiated for an amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of six (6) months.

Section 9.3 Report of City of Woodbine Planning Commission

The Planning Commission shall make a written report of its investigation and recommendations, and this record shall be a public record. The Planning Commission is required to include in its investigation and recommendation, comments on the following:

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- B. Whether the zoning proposal will adversely affect the existing use and or usability of adjacent or nearby property.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Section 9.3 (Continued)

- E. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.
- F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
- G. Such other matters as the Planning Commission deems relevant.

Section 9.4 Public Hearings

The City Council may, from time to time on its own motion or by recommendation of the Planning Commission, amend the regulations and districts herein after a public hearing has been held thereon.

A. Conduct of Public Hearings by the City Council

The policy and procedures for calling and conducting hearings before the City Council is as follows:

- 1. Zoning hearings shall be held during regular or scheduled meetings of the City Council, at a time and place provided in the published notice of the hearing.
- 2. The proposed zoning action and the party initiating said proposal for zoning action shall be stated, and the Mayor shall read the published notice of the proposed zoning action to be considered by the City Council.
- 3. A verbal staff report shall be made by City Staff, stating the recommendation of the Planning Commission and summarizing the

written report submitted for the hearing, which written report shall include the general lines of inquiry of Section 9.3 of the Zoning Ordinance.

4. Both persons favoring and persons opposing a proposed zoning action shall have an opportunity to address the City Council. The party proposing a zoning amendment shall be invited to speak first, followed by persons opposed to the proposed zoning amendment. Each speaker will be asked to identify himself or herself and state his/her current address. When all opposing statements have been heard, the party proposing a zoning amendment may be permitted to rebut those statements.
5. Each speaker shall speak only to the merits of the proposed zoning amendment and shall address remarks only to the City Council. Each speaker shall refrain from personal attacks on any speaker or the discussion of facts or opinions irrelevant to the proposed zoning action. The Mayor may limit or refuse a speaker the right to continue if the speaker, after first being cautioned, continues to violate this requirement.

Section 9.4 (Continued)

6. The proponents and the opposition of any zoning action shall have a total of 30 minutes each to address the City Council regarding the zoning action. Upon request made to and approved by the City Council prior to speaking, any single individual for or against a zoning action may speak for up to 15 minutes. All other speakers shall be limited to no more than 5 minutes unless permitted additional time by the City Council. Any allowance of additional time shall not extend the overall 30 minute time limit for a particular side of the zoning action unless more overall time is granted by the City Council to permit a more complete discussion of the issue. Any rebuttal by proponents shall be allowed only within the overall time constraints set out herein. Nothing in this shall be construed to limit the ability of the Mayor to maintain decorum in the conduct of a hearing in a fair and orderly manner.
7. Because of time constraints in hearings, interested parties shall be encouraged to submit petitions, studies, letters, and other materials. Such materials, if presented orally at the hearing, shall be subject to the time limits provided above.
8. The City Council shall have discretion to call on previous speakers as necessary for clarification of views expressed or the materials submitted. The City Council may call for such additional view, studies, or other information from any source as then considered necessary to making a sound decision on the proposed zoning action.
9. The City Council shall have discretion to continue a hearing to a later date if the materials submitted or views expressed require more time for study and consideration than may reasonably be allocated in one meeting.

B. Conduct of Public Hearings Before the Planning Commission

Before taking action on any proposed amendment, the Planning Commission shall hold a public hearing, conducted as follows and printed copies of the following shall be available for distribution to the general public:

1. Public hearings shall be held in conjunction with regular or scheduled meetings of the Planning Commission, at a time and place provided in the published notice of the hearing.
2. The hearing shall be conducted by the Chairman or other hearing officer designated by the Planning Commission.
3. Upon the convening of the hearing, the Chairman shall read the published notice of the proposed zoning amendments to be considered by the planning Commission. Proposed zoning amendments then shall be considered in the order indicated by the published notice.
4. The proposed zoning amendment and the party initiating said proposal for zoning amendment shall be stated by the Chairman, who shall then call for a staff report on the proposed amendment.

Section 9.4 (Continued)

5. No member of Woodbine Planning Commission shall vote on a matter in which he has any pecuniary or special interest, and no staff member may represent an individual applicant or party.
6. A verbal staff report shall be made, stating the recommendation of the Zoning Staff and summarizing the written report submitted for the hearing, which written report shall include the general lines of inquiry of Section 9.3 of the Zoning Ordinance.
7. Both parties favoring and persons opposing a proposed zoning amendment shall have an opportunity to address the Planning Commission. The party proposing a zoning amendment shall be invited to speak first, followed by person favoring the proposed zoning amendment, and then by persons opposed to the proposed zoning amendment. The applicant may be represented by an agent or an attorney. Each speaker will be asked to identify himself or herself and state his/her address. When all opposing statements have been heard, the party proposing a zoning amendment may be permitted to rebut those statements.
8. The Chairman may place reasonable limits on the number of persons who may speak for or against the proposal, on the time allowed for each speaker, and on the total time allowed for presentation of the proposed zoning amendment.
9. Each speaker shall speak only to the merits of the proposed zoning amendment and shall address remarks only to the Planning Commission. Each speaker shall refrain from personal attacks on any other speaker or the discussion of facts or opinions irrelevant to the proposed zoning

amendment. The Chairman may limit or refuse a speaker the right to continue if the speaker, after first being cautioned, continues to violate this requirement.

10. Because of time constraints in hearings, interested parties shall be encouraged to submit petitions, studies, letters, and other materials requiring prior study in time to have them included in the final agenda for the hearing. The Planning Commission shall have discretion to accept such materials at the hearing if circumstances did not permit earlier submittal. Such materials, if presented orally at the hearing, shall be subject to the time limits provided herein.
11. Upon conclusion of public comments, as determined by the Chairman, conduct of the meeting shall be returned to the presiding official of the Planning Commission. The Planning Commission shall have discretion to call on previous speakers as necessary for clarification of views expressed or the materials submitted.
12. Nothing in this shall be construed to limit the ability of the Chairman to maintain decorum in the conduct of a hearing, in a fair and orderly manner.

Section 9.4 (Continued)

13. The Planning Commission shall have discretion to continue a hearing to a later date if the materials submitted or views expressed require more time for study and consideration than may reasonably be allocated in one meeting.
14. The Planning Commission may call for such additional views, studies, or other information from any source as then considered necessary to making a sound decision on the proposed zoning amendment.

Section 9.5 Notice of Public Hearing

- A. If the rezoning decision is initiated by the City Council or the Planning Commission, interested parties shall be notified at least fifteen (15) days, but not more than forty-five (45) days, prior to the public hearing by placement of notice in the City's legal organ. Said notice shall contain the date, time, and place of the public hearing and a description of the proposed amendments together with a list or map of the properties that may be affected thereby.
- B. If an application is initiated by a party other than the City Council or the Planning Commission, the public shall be notified by posting on the subject property in conspicuous location a sign containing the date, time, and place of public hearing, the present zoning classification of the property, the proposed zoning classification and proposed use of the property. The property shall be posted at least fifteen (15) days prior to the date of the hearing.
- C. In addition, the public shall be notified at least fifteen (15) days, but not more than forty-five (45) days, prior to the public hearing by placement of notice in the City's legal organ. Said notice shall contain general location of the property,

present zoning classification of the property, proposed zoning classification, the proposed use of the property and the date, time and place of public hearing.

- D. The City Clerk shall, in the case of a proposed amendment to the Official Zoning Maps, use his or her best efforts to mail notice of public hearing to all property owners of record within three hundred (300) feet of the property sought to be rezoned, as their names appear on the records of the Camden County Board of Tax Assessors.
- E. The applicant shall be informed in writing at least fifteen (15) days in advance of the date, time and place of the public hearing by the City Council.
- F. Paragraph (b) shall only apply when the application or amendment is initiated by a person or organization other than the City Council or Planning Commission.

Section 9.6 Withdrawal

- A. Once an application for an amendment has been submitted and advertised, the applicant may withdraw the application or request a postponement of the hearing date once by submitting to the City Clerk in writing his request, at least seven (7) days prior to the date set for the public hearing.

Section 9.6 (Continued)

- B. In the absence of request for continuance, the zoning item will be heard on the date scheduled unless the City Council takes action to defer the zoning item. The City may require the applicant to pay an administrative fee to cover the cost of placing one advertisement in the Tribune & Georgian advising the public of the continuance shall be rescheduled to the next succeeding regular or scheduled meeting date of the City Council or the date specified in a motion adopted by the City Council. If the applicant fails to appear on date set for the public hearing, the City Council may proceed to dispose of the zoning request or dismiss the application.

Section 9.7 Notice

Property owners whose property is affected by a zoning decision will receive written notice thereof within seven (7) days after the decision is made by the City Council.

Section 9.8 Final Action By the City Council

Upon action of denial by the City Council, an application shall not be initiated for an amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners for a period of one (1) year.

Section 9.9 Changes to the Zoning Map

Following final action by the City Council, all necessary changes shall be made on the zoning map by the City Official in charge of the Zoning Maps. A written record of the type and date of such change shall be maintained by the City Clerk. Until such change is made, no action by the City Council on amendments to the Zoning Ordinance shall be official.

Section 9.10 Conditional Rezoning

In adopting an amendment to the Zoning Map, the Planning Committee may recommend and the City Council may impose conditions which it deems necessary in order to make the requested rezoning acceptable and consistent with the purposes of the district(s) involved and the City's Comprehensive Plan.

- A. Such conditions may consist of, but are not limited to:
 - 1. Setback requirements from any lot line;
 - 2. Specified or prohibited locations for buildings, parking, loading or storage areas or other land uses;
 - 3. Restrictions as to what land uses or activities shall be permitted;
 - 4. Maximum building heights or other dimensions;
 - 5. Special drainage or erosion materials;
 - 6. Landscaping or planted areas which may include the location, type and maintenance of plan materials;

Section 9.10 (Continued)

- 7. Fences, walls, berms or other buffering provisions or protective measures;
 - 8. Preservation of existing trees or other vegetation;
 - 9. Measures to alleviate undesirable light, glare, noise, dust or odor;
 - 10. The length of time the rezoning shall remain valid or otherwise revert to the original zoning without the issuance of a Building Permit and the initiation of construction in accordance with the Sequence of Development Schedule; or
 - 11. Any other physical requirement the Planning Commission and/or the City Council may deem appropriate and necessary as a condition of rezoning.
- B. Such Conditions:
 - 1. Shall only be valid if they are included in the amendment as adopted.
 - 2. Shall be in effect for the period of time specified in the amendment, or for ten (10) years if no period of time is specified.
 - 3. Shall be required for the property owner as a condition of use of the property as rezoned for so long as the conditions are in effect.

Section 9.11 Construction to be in Accordance with Approved Site Plan

No Building Permit shall be issued for any proposed construction that does not conform to the final, approved site plan submitted in support of the rezoning in accordance with

Section 9.2C Site Development Plan. Revision to a site plan approved as part of a rezoning must be reviewed by the Planning Commission and approved by the City Council prior to issuance of a Building Permit, provided however, the City Administrator may approve minor changes to a site plan approved as part of a rezoning prior to the issuance of a Building permit. Minor changes would constitute slight alterations made necessary by actual field conditions at the time of development that do not alter the impact of the development on nearby properties, nor the intent or integrity of the site plan as approved as part of the rezoning.

ARTICLE TEN

Sign Regulations

Section 10.1 Scope of Article

These regulations shall govern and control the erection, remodeling, enlarging, moving, operation and maintenance of all signs within all land use districts established by this ordinance. Nothing herein shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs.

Section 10.2 Definitions

- (1) “Sign”: Every name, identification, description, announcement, declaration, demonstration, display, flag, illustration or insignia and the structure displaying or supporting any of the same, affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon land, which directs attention to any object, product, place, activity, person, institution, organization or business, except air navigational signs.
- (2) “Business Sign”: A sign which directs attention to a profession or business conducted, or to a commodity, service activity or entertainment sold or offered upon the premises where such sign is located, or on the building to which such sign is affixed.
- (3) “Flashing Sign”: Any illuminated sign on which the artificial light or lights are not maintained in a satisfactory condition or constant in intensity and color at all times when such sign is illuminated. A sign whereon the time and/or temperature is indicated by intermittent lighting shall not be deemed to be a flashing sign if the lighting changes are limited to the numerals indicating the time and/or temperature.

- (4) “Ground Sign”: Any sign or other advertising structure, supported by a pole, pylon or uprights or braces placed upon the ground, and not attached to any building or structure.
- (5) “Identification Sign”: Any sign which contains the name and/or address of the owner or occupant. An identification sign may be either a wall sign or a ground sign.
- (6) “Illuminated Sign”: Any sign which has characters, letters, figures, designs or outline illuminated by electric lights, luminous tubes or any other means of artificial illumination.
- (7) “Instructional Sign”: Any sign which notifies or instructs the public as to limitations or regulations relating to designated uses of certain parcels of property or public or private streets or right-of-ways and which includes warning signs, exit signs, traffic signs and directional signs for parking or parking restrictions. An instructional sign may be either a wall sign or a ground sign.
- (8) “Other Advertising Structure”: Any marquee, fixed canopy, fixed or retractable awning, and which includes, as a part thereof, any sign, as described and set forth in Subsection (1) of the Section, displayed thereon or affixed thereto.

Section 10.2 (Continued)

- (9) “Outdoor Advertising Sign (Billboard)”: A sign which directs attention to a business, service, product, etc. that is not available or conducted upon the premises where such sign is located (off-premise signs).
- (10) “Projecting Sign”: Any sign which is attached to a building or other structure and extends beyond the line of the said building or structure or beyond the surface of that portion of the building or structure to which it is attached by more than 12 inches.
- (11) “Roof Sign”: Any sign erected, constructed and maintained upon or over the roof or top of the wall, wall tower or turret of any building with the principal support on the roof structure.
- (12) “Surface Area of Sign”: Shall be computed as follows:
 - a. “Wall Signs”: For a sign fixed against the surface of a wall of a building, the sign area shall include the background, surrounding bands, moldings or margins comprising all of the display area of the sign and including all of the elements of the matter displayed.

For a sign constructed of either freestanding or individual letters, figures or characters, not attached to a baseboard, but individually attached to the wall of a building or other structure, sign area shall be the product of the height of the letters, figures or characters and the length of the same. The height of the letters, figures or characters shall be determined by the tallest letter.
 - b. “Ground Signs”: For signs mounted on self-supporting structures not attached to a building, the sign area shall be the sum of the area of each

face or the surface upon which the message, device or design is mounted including a double or multiple-face sign. The distance between sign faces on a multiple-face sign, where such distance does not exceed 12 inches, shall not be considered in computing sign area, nor shall the structural elements or supports which do not comprise part of the sign face be included in computing sign area.

- (13) “Temporary Sign”: Any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a short period of time only as regulated by the provisions of this article.
- (14) “Wall Sign”: Any sign attached to and supported by the exterior surface of the wall of a building or structure in a plane substantially parallel to that of the supporting wall.

Section 10.3 General Provisions

The following regulation shall apply to all permitted signs in the City of Woodbine:

- A. A Building Permit shall be required for the erection, alteration, or reconstruction of any sign unless otherwise specified.
- B. No sign shall be erected or maintained unless it is in compliance with the regulations of this ordinance.
- C. Signs must be constructed of durable materials maintained in good condition and not permitted to become dilapidated.
- D. No signs, except as otherwise specified, shall exceed the height limit of the district in which they are located.
- E. Any sign which advertises an activity, business, product, or service which has ceased operation or production shall be removed within six (6) months of the discontinuance of said activity.
- F. All signs shall be designated and constructed to withstand a wind velocity of not less than 25 miles per hour.

Section 10.4 Prohibited Signs

- A. Signs imitating warning signals are prohibited. No sign shall display lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance or rescue vehicles; nor shall any signs use the words, slogans, dimensional shape and size or colors of the governmental traffic signs.
- B. No signs, except traffic signs and signals and informational signs erected by a public agency, are permitted within any street or highway right-of-way.

- C. Signs painted or attached to natural features (such as trees or rocks), telephone poles, utility poles or fence posts are prohibited.
- D. Fluttering ribbons and banners are prohibited.

Section 10.5 Signs Not Requiring a Permit (Exempt Signs)

The following types of signs are generally exempt from the provisions of this article and do not require a permit, excepting those found to be in violation of the provisions of this article.

- (1) Plaques or tablets, denoting names of buildings and date of erection or names of buildings or dates cut into any masonry surface.
- (2) Traffic and other signs erected and maintained by the city or other governmental agency, legal notices and all other similar signs required by law to be posted.
- (3) Decorations displayed in connection with civic, patriotic or religious holidays.
- (4) Flags, emblems and insignia of political, civic, philanthropic, religious or educational organizations temporarily displayed for non-commercial purposes.

Section 10.5 (Continued)

- (5) One non-illuminated “For Sale”, “For Rent” or “For Lease” sign not exceeding six (6) square feet in area in residential districts and twenty (20) square feet in other than residential districts and located not less than two (2) feet back from the street right-of-way line, unless attached to the front wall of a building.
- (6) Permitted home occupation signs subject to the regulations of this article.

Section 10.6 Signs Permitted in Residential Land Use Districts (R-1, R-2 and R-3)

A. Permitted Signs

The following signs shall be permitted in residential land use districts only if necessarily and customarily accessory and incidental to a permitted use of a lawfully established special use.

- (1) Real Estate Signs. Real estate signs pertaining to the lease, rental, management or sale of the premises upon which located, provided that such signs are removed within ten (10) days after the execution of a contract for sale or lease of said premises.
- (2) Construction Signs. Signs identifying individuals or companies involved in design, construction, wrecking, financing or development when placed upon the premises where work is under construction, but only for the duration of construction or wrecking.
- (3) Bulletin Boards. Bulletin boards for public, charitable or religious institutions when the same are located on the premises of said institutions.

- (4) Identification Signs. Identification signs containing only the name and/or address of the dwelling occupant or of the dwelling, or of the dwelling owner or manager.
- (5) Instructional Signs. Instructional signs which notify or instruct the public as to limitations or regulations relating to designated uses of certain parcels of property or public or private streets or right-of-ways, and including warning signs, exit signs, traffic signs and directional signs for parking or parking restrictions.
- (6) Temporary Signs. When approved as provided in this article.

B. Permitted Sign Types

- (1) Non-projecting wall signs.
- (2) Ground signs.

C. Number, Height, Area and Location

- (1) Permitted Number. Only one sign shall be permitted for each principal permitted use on a zoning lot except that one additional identification

Section 10.6 (Continued)

sign shall be permitted where the principal use has more than one principal access or a secondary access to a public way, and except that the number of instructional signs shall be limited to the number reasonably necessary to instruct and inform the public as determined by the Woodbine Planning Commission.

- (2) Maximum Height Above Nearest Street Grade.
 - (a) Wall Signs – 20 feet.
 - (b) Ground Signs – 7 feet.
- (3) Maximum Area.
 - (a) Real Estate Signs – 12 Square Feet.
 - (b) Construction Signs – 18 Square Feet.
 - (c) Bulletin Boards – 18 Square Feet.
 - (d) Identification Signs – 10 Square Feet.
 - (e) Instructional Signs – 6 Square Feet.
 - (f) Temporary Signs – As Authorized.
- (4) Permitted Location. Signs shall be located on the same zoning lot as the principal use to which they are accessory but may not be located (1) nearer than fifteen (15) feet to the front lot line, or (2) nearer than fifteen

(15) feet to a corner side lot line, or (3) nearer than ten (10) feet to the interior side lot line, or (4) nearer than ten (10) feet to the rear lot line of any zoning lot except that temporary signs may be located as authorized pursuant to Section 10.10 hereof, and except that instructional signs may be at such locations as are approved by the Woodbine Planning Commission.

D. Illumination

Permitted signs may be illuminated but only from a concealed light source and may not be flashing signs as herein defined. The intensity of the illumination shall only be such as is reasonable necessary to enable the sign to be viewed from the nearest public right-of-way.

Section 10.7 Signs Permitted in Mobile Home Land Use Districts (M-H)

A. Permitted Signs

The following signs shall be permitted in Mobile Home Land Use Districts only if necessarily and customarily accessory and incidental to a permitted or lawfully established special use.

Section 10.7 (Continued)

- (1) Any sign permitted in a Residential Land Use District and subject to the same regulations as to number, height, location and area unless otherwise provided.
- (2) Laundromats and approved special permit uses may be allowed one business sign for each separate and distinct use.

B. Permitted Sign Types

- (1) Non-projecting wall signs.
- (2) Ground signs.

C. Number, Height, Area and Location

- (1) Permitted Number. Only one sign shall be permitted for each principal permitted use on a zoning lot except that one additional identification sign shall be permitted where the principal use has more than one principal access or a secondary access to a public way, and except that the number of instructional signs shall be limited to the number reasonable necessary to instruct and inform the public as determined by the Woodbine Planning Commission. Additionally in the case of Mobile Home Park, the Woodbine Planning Commission may authorize one sign to be permitted for a principal use on a mobile home space which meets the minimum requirements of this ordinance.
- (2) Maximum Height Above Nearest Street Grade.

- (a) Wall Signs – 20 Feet.
- (b) Ground Signs – 7 Feet.
- (3) Maximum Area.
 - (a) Real Estate Signs – 12 Square Feet.
 - (b) Business Signs – 18 Square Feet.
 - (c) Construction Signs – 18 Square Feet.
 - (d) Bulletin Boards – 18 Square Feet.
 - (e) Identification Signs – 10 Square Feet.
 - (f) Instructional Signs – 6 Square Feet.
 - (g) Temporary Signs – As Authorized.
- (4) Permitted Location. Same as Section 10.6C, (4) of this ordinance.

D. Illumination

Same requirements as Section 10.6D of this ordinance.

Section 10.8 Signs Permitted in the Central Business Land Use District (B-1)

A. Permitted Signs

The following signs only shall be permitted in the B-1, Central Business District and then only if necessarily and customarily accessory and incidental to a permitted or lawfully established special use in said districts.

- (1) Any sign permitted in a residential land use district (Section 10.6) and subject to the same regulations as to number, height, location and area unless otherwise specified.
- (2) Business signs.
- (3) Identification signs containing only the name and/or address of the owner or business establishment.
- (4) Temporary signs when approved as provided by this article.

B. Permitted Sign Types

- (1) Non-projecting wall signs.
- (2) Ground signs.

C. Number, Height, Area and Location

- (1) Permitted Number.

- (a) Wall Signs – No more than one wall sign on each wall fronting on a public street, public right-of-way or easement, except for identification signs as hereinafter provided, and except for multiple tenant buildings where one wall sign for each business or professional use shall be permitted.
 - (b) Ground Signs – No more than one ground sign shall be permitted on a zoning lot except for identification signs as hereinafter provided.
 - (c) Identification Signs – One each for the principal and secondary access to the zoning lot.
 - (d) Temporary Signs – As Authorized.
- (2) Maximum Height Above Nearest Street Grade.
- (a) Wall Signs – Roof line of the building to which sign is attached except for a multiple tenant building where wall signs (except identification signs) shall not be permitted higher than the second floor level.
 - (b) Ground Signs – 20 Feet.

Section 10.8 (Continued)

- (3) Maximum area.
- (a) Wall Signs – Eight percent (8%) of the area of the building wall to which the sign is affixed or 80 square feet, whichever is greater; except that those businesses choosing to erect only one wall sign on the premises and further provided that no other signs are placed on the premises shall be allowed a maximum area of twelve percent (12%) of the building wall to which the wall sign is affixed or 120 square feet whichever is greater.
 - (b) Ground Signs – 32 square feet for each exposed face but not to exceed a total aggregate surface area of 62 square feet.
 - (c) Identification Signs – 10 Square Feet.
- (4) Permitted Location. Signs shall be located on the same zoning lot as the principal use to which they are accessory and except as hereinafter provided shall not be located in any required yard area provided that temporary signs may be located where authorized pursuant to this article.
- (a) Wall Signs - On each wall of the principal building fronting on a public street or public right-of-way or easement.
 - (b) Ground Signs – May be located in a required front, side or rear yard but shall not extend over any lot line.

- (c) Identification Signs – Adjacent to the principal or secondary entrance to the principal building or zoning lot.

D. Illumination

- (1) Permitted signs may be illuminated by fixed light, either internal or external provided that such illumination shall be of such intensity and so concentrated and directed so as to prevent any glare or direct rays upon adjoining streets and property. Flashing signs are expressly prohibited.
- (2) Any illuminated sign located within 120 feet of a residential zone shall be extinguished at the close of business conducted within any building or upon the premises to which such sign is attached or located, or at 11:00 p.m. whichever is later.

Section 10.9 Signs Permitted in the Roadside Business, Light Industrial and General Industrial Districts (B-2, I-1 and I-2)

A. Permitted Signs.

The following signs only shall be permitted in the B-2, I-1 and I-2 land use districts and then only if necessarily and customarily accessory and incidental to a permitted or lawfully established special use in said district.

Section 10.9 (Continued)

- (1) Any sign permitted in a residential land use district (Section 10.6) and subject to the same regulations as to number, height, location and area unless otherwise specified.
- (2) Business signs.
- (3) Identification signs containing only the name and/or address of the owner or business establishment.
- (4) Outdoor advertising.
- (5) Temporary signs when approved as provided by this article.

B. Permitted Sign Types

- (1) Non-projecting wall signs.
- (2) Ground signs.
- (3) Roof signs.

C. Number, Height, Area and Location

- (1) Permitting Number. On any occupied zoning lot in a B-2, I-1 or I-2 land use district not more than three signs of any type shall be permitted except as otherwise provided for herein.

- (a) Wall Signs – No more than one wall sign on each wall fronting on a public street, public right-of-way or easement, except for identification signs as hereinafter provided, and except for multiple tenant buildings where one wall sign for each business or professional use shall be permitted.
 - (b) Ground Signs – No more than one ground sign shall be permitted on a zoning lot except for identification signs as hereinafter provided.
 - (c) Identification Signs – One each for the principal and secondary access to the zoning lot.
- (2) Maximum Height Above Nearest Street Grade.
- (a) Wall Signs – Roof line of the building to which sign is attached except for a multiple tenant building where wall signs (except identification signs) shall not be permitted higher than the second floor level.
 - (b) Ground Signs – 20 Feet.
 - (c) Roof Signs – 12 feet above the roof line of the building to which the sign is attached.

Section 10.9 (Continued)

- (d) Outdoor Advertising Signs – 18 feet above the nearest street grade.
- (3) Maximum Area.
- (a) Wall Signs - Ten percent (10%) of the area of the building wall to which the sign is affixed or 100 square feet, whichever is greater; except that those businesses choosing to erect only one wall sign on the premises and further provided that no other signs are placed on the premises shall be allowed a maximum area of 14% of the building wall to which the wall sign is affixed or 140 square feet whichever is greater.
 - (b) Ground Signs – 40 square feet for each exposed face but not to exceed a total aggregate surface area of 80 square feet.
 - (c) Identification Signs – 10 Square Feet.
 - (d) Roof Signs – 90 square feet total aggregate surface area.
 - (e) Outdoor Advertising Signs – 300 Square Feet.
- (4) Permitted Location. Signs shall be located on the same zoning lot as the principal use to which they are accessory and except as hereinafter

provided shall not be located in any required yard area provided that temporary signs may be located where authorized pursuant to this article.

- (a) Walls Signs – On each wall of the principal building fronting on a public street or public right-of-way or easement.
- (b) Ground Signs – May be located in a required front, side or rear yard but shall not extend over any lot line.
- (c) Identification Signs – Adjacent to the principal or secondary entrance to the principal building or zoning lot.
- (d) Roof signs – Must be located on the roof of the principal use to which they are accessory
- (e) Outdoor Advertising Signs – Shall be located no closer than 500 feet to other outdoor advertising signs on the same side of the road. A planted screen shall be required at the base of all outdoor advertising structures.

D. Illumination

Same requirements as detailed in Section 10.8D.

Section 10.10 Temporary Signs

The Woodbine Planning Commission, in accordance with the provisions and subject to the standards herein, is authorized to issue permits for the erection and maintenance of temporary signs for a period not to exceed 30 days (except as provided for political signs) at the expiration of which period the permittee shall remove such temporary signs.

A. Permitted Temporary Signs

- (1) Business signs calling attention to a special, unique, or limited activity, service, product or sale of limited duration.
- (2) Signs advertising political candidates or parties, provided that such signs may not be erected or maintained more than 30 days prior to the next election to which such signs are applicable and shall be removed within 10 days following such election.
- (3) Signs giving notice of events and activities sponsored by civic, patriotic or religious organizations for non-commercial purposes.

B. Permitted Sign Types

- (1) Non-projecting wall signs.
- (2) Ground signs.

- (3) Streamers, banners, flags, pennants and similar temporary signs as herein defined.

C. Number, Height, Area and Location

- (1) Permitted Number. As determined by the Woodbine Planning Commission to be reasonably necessary and appropriate for the intended purpose, provided that no more than four (4) permits for temporary business signs shall be issued for the same zoning lot in one calendar year.
- (2) Maximum Height. As determined by the Woodbine Planning Commission to be reasonably necessary and appropriate for the intended purpose and in accordance with public safety and considerations related to the material and manner of construction and the size and location thereof.
- (3) Maximum Area. As determined by the Woodbine Planning Commission to be reasonably necessary and appropriate for the intended purpose and in accordance with public safety and considerations related to the material and manner of construction and the size and location thereof.
- (4) Permitted Location.
 - (a) Temporary Business Signs – Subject to the same regulations as business signs.

Section 10.10 (Continued)

- (b) Political Signs – On private property (with consent of the owner) and along and upon public street right-of-ways (but not across, over or extending into or onto the paved portion of any public street) as determined by the Woodbine Planning Commission in accordance with public safety requirements and considerations related to the material and manner of construction and the size and location thereof.
- (c) Other Permitted Temporary Signs – As determined by the Woodbine Planning Commission to be reasonably necessary and appropriate for the intended purpose and in accordance with public safety.

D. Illumination

Temporary signs shall not be illuminated in any manner.

ARTICLE ELEVEN

Schedule of Fees

Section 11.1 The following fees have been set by the Woodbine Planning Commission for services listed below.

Type of Permit	Application Fee	Process Fee	Engineering Review Fee	Legal Review Fee
Wall	30	70	0	0
Ground	30	70	0	0
Pylon (7 to 75 Feet)	30	95	0	0
Pylon (75 to 100 Feet)	30	145	0	0
Pylon (Over 100 Feet)	30	170	0	0

Rezoning Permit

Residential/Commercial/
Industrial/Planned Development

(0 s.f. - 19,999 s.f.)	160	140	140	150
Residential/Commercial Industrial/Planned Development (20,000 s.f. - 74,999 s.f.)	260	190	235	150
Residential/Commercial/ Industrial/Planned Development (75,000 s.f. - 99,999 s.f.)	330	245	235	150
Residential/Commercial/ Industrial/Planned Development (100,000 s.f. - 149,000 s.f.)	335	240	330	300
Residential/Commercial/ Industrial/Planned Development (150,000 s.f. - 299,999 s.f.)	385	290	425	450

Type of Permit	Application Fee	Process Fee	Engineering Review Fee	Legal Review Fee
Rezoning Permits (Cont.)				
Residential/Commercial/ Industrial/Planned Development (Over 299,999 s.f.)	550	225	565	750
Rezoning Permits for Uses not Listed Above	160	140	140	150
Special Use Permit	160	140	140	150
Variance Permit	100	150	0	150
Home Occupation Permit	155	145	140	150
Temporary Use Permit	150	0	140	150

ARTICLE TWELVE

Legal Status Provisions

Section 12.1 Provisions of Ordinance Declared to be Minimum Requirements

Whenever the regulations of this ordinance require a greater width or size of yards, or impose other more restrictive standards than are required in or under any other statute, the requirements of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required in or under any other statute, the requirements of this ordinance shall govern. Whenever the provisions of any other statute require more restrictive standards than are required by this ordinance, the provisions of such statute shall govern.

Section 12.2 Separability

Should any section or provision of this ordinance be declared invalid or unconstitutional by any court or 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 10.3 Repeal of Conflicting Ordinances

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

Section 10.4 Effective Date

Adopted and approved by the Woodbine City Council after public hearing held on the 4th day of March, 1985.