



CHAPTER 5

ACCESSORY AND TEMPORARY USES

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5.00.00 GENERALLY

The provisions of Chapter 5 apply to home occupations, accessory uses and structures, and temporary uses. The standards for home occupations are provided in Section 5.01.00. The standards for accessory uses and structures are provided in Section 5.02.00. The standards for temporary uses and structures are provided in Section 5.03.00. Signs may be either accessory structures, or in some situations may be the principle use on a parcel. The standards for signs are provided in Section 5.04.00. Telecommunication towers and antennas may be located on a lot or parcel with a principal use, or may be the principle use on a parcel. The standards for telecommunication towers and antennas are referenced in Section 5.05.00.

5.01.00 HOME OCCUPATIONS

5.01.01 Generally

- A. A home occupation is permissible in a lawfully established dwelling unit in any zoning district where residential uses are permissible. All home occupations shall meet the standards set forth in Section 5.01.02. Home occupations in the AG zoning districts shall meet the additional standards in Section 5.01.03.
- B. The following and similar uses shall be considered home occupations:
 - 1. Instruction or teaching, such as, but not limited to, academic tutoring, performing arts, or fine arts, provided that no more than two (2) students are instructed at any one (1) time.
 - 2. Professional offices such as, but not limited to, the following: accountant, architect, drafting, insurance agent, manufacturing agent, real estate agent, and tax consultant.
 - 3. Administrative or clerical support services, such as transcription, court reporters, stenographers, notary public, or addressing services.
 - 4. Personal services, such as beauty or barber shop, nail technician, dressmaking or tailoring, provided that the service is limited to one (1) station.
 - 5. Cottage industries, such as cooking, or the creation of intellectual property (books, videos, DVDs, and similar).
 - 6. Studios for artists, photographers (including a darkroom), or artisans, including potters and basket weavers.
 - 7. Light repairs, such as clock repair shop, gunsmith shop, or locksmith.
 - 8. Boarding non-transient guests, limited to four (4) guests at any one time.
 - 9. Day care for six (6) or fewer children.
- C. An interpretation that a use not listed in Section 5.01.01(B) is similar shall be based on the tasks and activities normally associated with the proposed use and the similarity of those tasks and activities with the tasks and activities normally associated with a listed use.

5.01.02 Standards for All Home Occupations

- A. The parcel on which a home occupation is proposed shall conform to all standards of the zoning district in which it is proposed.
- B. Business registrations are required for all home occupations.

- C. Employees of the home occupation shall be limited to the residents of the dwelling.
- D. The home occupation shall be clearly incidental to the residential use of the dwelling.
- E. The use of the dwelling for a home occupation shall not change the residential character of the building.
- F. No internal or external alterations which are inconsistent with the residential use or character of the dwelling shall be permitted.
- G. Products for sale or use in the home occupation shall not be visible from the street.
- H. Only products produced on the premises shall be sold on the premises.
- I. Use of a dwelling for a home occupation shall not exceed twenty-five (25) percent of one (1) floor of the dwelling.
- J. The home occupation shall not constitute a nuisance to the surrounding neighborhood, as evidenced by the use of machinery or equipment that produces noise, smoke, odor, vibration, electrical interference, or other objectionable condition beyond the property line of the lot on which the home occupation is located.
- K. Outside storage of materials used in connection with a home occupation is prohibited.
- L. If the home occupation is proposed to involve the use of an accessory building, such use shall be permissible when it is clearly demonstrated that the accessory building is located, designed, and generally follows the normal and typical patterns of residential accessory buildings. The floor area of accessory building used for a home occupation shall not exceed twenty-five (25) percent of the dwelling.
- M. The total floor area devoted to a home occupation, when combining home occupation use of the dwelling and home occupation use of an accessory building, shall not exceed twenty-five (25) percent of the dwelling.
- N. Vehicles used for the home occupation shall be limited to passenger vehicles.
- O. Only one (1) point of business sign, not exceeding four (4) square feet in size, motionless, non-lighted, and attached to the principal building, shall be permitted, and no advertising signs shall be permitted.

5.01.03 Standards for All Rural Home Occupations

- A. A rural home occupation shall be permissible only on land in the AG zoning district.
- B. Where a rural home occupation is proposed, the following standards shall apply in addition to the standards for all home occupations set forth in Section 5.01.02:
 - 1. Employees of a rural home occupation may be any residents on the parcel and are not limited to the residents in the principal dwelling. Further, there shall be no nonresident employees of a rural home occupation.
 - 2. Permissible home occupations include those identified in Section 5.01.01.B and the following: service-oriented commercial activities associated with

agricultural activities, such as taxidermy, farm equipment service excluding onsite vehicle repair, or tree service.

3. In addition to passenger vehicles, two (2) nonpassenger vehicles directly associated with the rural home occupation are permissible.

5.02.00 ACCESSORY USES AND STRUCTURES

5.02.01 Generally

- A. It is the intent of this section to regulate accessory uses and the installation, configuration, and use of accessory structures. Regulation is necessary in order to ensure that accessory uses and structures are compatible with the surrounding neighborhood and are consistent with the character and intent of the zoning district in which the accessory structures are located.
- B. Permissible accessory uses and structures are identified in Table 2.03.04.
- C. Accessory structures shall be on the same lot and subordinate to the principal use or structure.
- D. Accessory buildings shall comply with the following standards:
 1. Accessory buildings located in front or side yards on lots zoned for residential use shall meet the front and side setbacks set forth in Table 4.01.02(F).
 2. Accessory buildings located in the rear yard on lots zoned for residential use shall be setback at least five (5) feet from the rear property line and eight (8) feet from the side property line.
 3. Accessory buildings located on corner lots zoned for residential use shall be setback a distance equal to or greater than seventy-five (75) percent of the required front yard setback for the zoning district, as set forth in Table 4.01.02(F).
 4. Accessory buildings located on through lots shall be setback a distance equal to or greater than the required front yard setback for the zoning district, as set forth in Table 4.01.02(F).
 5. Accessory buildings on lots with a nonresidential zoning classification shall be located to comply with all front, side, and rear setbacks set forth in Table 4.01.02(F).
 6. An accessory building that exceeds eight (8) feet in height shall be separated from the principal building by at least ten (10) feet.
 7. Accessory structures shall not be located on or within any recorded or required easement.
 8. Accessory structures shall be included in all calculations for impervious surface ratio standards and for stormwater management standards.
 9. Accessory structures, other than fences located in compliance with the requirements of Section 5.02.03, shall not be located within any required buffer or landscaping area, parking lot, protected resource area, or stormwater management area.
- E. An accessory building may be permitted on a separately platted lot provided that the following standards are met:
 1. The lot on which the accessory building is proposed shall abut the lot on which the principal building is located.

2. The lot on which the accessory building is proposed and the lot on which the principal building is located shall have the same ownership.
3. The lot on which the accessory building is located shall comply with the standards for uses within the zoning district.
4. The accessory building shall be located in compliance with the setback standards for the zoning district, as set forth in Section 4.01.02.
5. Except as set forth herein (Section 5.02.01.E) the accessory building shall otherwise comply with all standards set forth in Section 5.02.01.

5.02.02 Accessory Dwellings

- A. Accessory dwellings include, but are not limited to, a separate building, basement apartments, garage apartments, caretaker, or other employee quarters.
- B. Accessory dwellings shall be under the same ownership and the property owner shall reside in the principle dwelling.
- C. On lots zoned for residential use, accessory dwellings are permissible which may be according to 5.02.02A.
- D. Accessory dwellings contained within a principal dwelling shall comply with the following standards:
 1. Principle dwelling shall have one utility service.
 2. The accessory dwelling may have a separate exterior entrance.
 3. One (1) additional off-street parking space shall be provided to serve the accessory dwelling.
 4. The accessory dwelling shall comply with all building and health code standards.
- E. An accessory dwelling may be located above or attached to a garage, and shall comply with the following standards:
 1. There shall be no more than one (1) accessory dwelling unit per lot.
 2. The garage and associated accessory dwelling shall be located only within the side or rear yard.
 3. The lot shall comply with the minimum lot area standards set forth in Table 4.01.01. The lot shall be 50% larger than the minimum lot size required for the respective zoning district.
 4. The total floor area of the accessory dwelling shall be minimum 400 square feet and shall not exceed 50 % of the floor area of the principle dwelling.
 5. One (1) additional off-street parking space shall be provided to serve the accessory dwelling unit.
- F. An accessory dwelling to provide quarters for caretakers or security personnel are permissible on lots zoned CC, WLI, and HI, subject to the following standards, which shall be approved as a Variance by the Tift County Zoning Board of Appeals according to Section 8.03.00, 8.03.01, 8.03.02, 8.03.03 and 8.03.04.
 1. The dwelling shall be occupied only by an employee of the business conducted on the premises.
 2. No more than one (1) dwelling shall be located on the nonresidential parcel.

3. The portion of the total site (called dwelling lot) devoted to the dwelling shall be at least 8,000 square feet. The portion of the total site devoted to the dwelling shall be identified on the site plan, but shall not be platted as a separate lot.
 4. The location of the dwelling on the dwelling lot shall comply with the setbacks required for the R8 and R8M Zoning District.
 5. The dwelling may be a manufactured house or site built.
 6. The dwelling shall have water and sewage disposal in full compliance with the requirements of the Tift County Health Department and/or Tifton Tift County Utilities Department.
- G. Accessory dwellings for agricultural workers is permissible in the AG zoning district, subject to the following standards:
1. The dwellings shall be occupied only by an employee of the agricultural operation conducting business on the premises and the employee's family.
 2. There shall be no more than two (2) such accessory dwellings per twenty-five (25) acres of land.
 3. The dwellings shall meet all applicable rules and regulations regarding agricultural worker housing of the Georgia Department of Labor.
 4. The dwellings shall have water and sewage disposal in full compliance with the requirements of the Tift County Health Department and/or Tifton Tift County Utilities Department.
 5. The dwellings shall be located in compliance with the AG zoning district setbacks and height standards.
 6. Accessory dwellings shall be separated from other dwellings and buildings by at least thirty (30) feet.

5.02.03 Fences and Walls

A. Location of fences and walls

1. Fences and walls may be located on or inside property lines.
2. Setback requirements applicable to buildings shall not prohibit or restrict any necessary retaining wall, below ground foundation, or fence which shall be necessary for the proper development of a site as required by this UDC.
3. Fences and walls shall be located to avoid interference with the required clear visibility area designated in Section 6.01.05.
4. Fences and walls shall not obstruct, hinder, or impede the movement of pedestrian and vehicular traffic, and shall not present a nuisance, danger, or hazard to the general public.
5. Fences shall be constructed with the finished side facing outward.

B. Height standards

1. Heights of fences shall be measured from natural ground level at the base of the fence to the topmost part of the fence.
2. The maximum height of a fence in a side or rear yard is eight 8 feet.
3. The maximum height of a fence in a front yard is 4 ft except within the clear visibility area designated in Sec 6.01.05, where the maximum height is 3 ft

- C. Specific provisions within the AG zoning district
 - 1. Barbed wire may be used on fences.
 - 2. Electric fences are permissible in full compliance with electrical and safety codes.
- D. Specific provisions in WLI and HI zoning districts
 - Fences required for enclosure of permissible outdoor storage as set forth in Section 5.02.04 shall not exceed ten (10) feet in height.

5.02.04 Outside Storage

- A. The standards set forth in this section apply to any storage of equipment, machinery, or materials other than enclosed within a building.
- B. Outside storage involving machinery and equipment, service areas for vehicles in need of major service or repair, materials for construction or distribution is permissible only in the GB, WLI, and HI zoning districts.
- C. The provisions of this section shall not be construed to prohibit the outdoor storage of non-commercial lawn equipment in residential areas.
- D. Outside storage shall be located within a rear yard or side yard.
- E. Outside storage shall be fully concealed with a solid fence, not to exceed ten (10) feet in height.
- F. Outside storage of parts and materials, service areas, refuse, or work activity areas shall be maintained in a neat and orderly manner.
- G. Outdoor storage shall not be located within any required buffer area, stormwater management area, or easement.

5.02.05 Dumpsters

- A. Dumpsters shall be screened with a solid masonry wall, or hardy plank or wood fence. The fence shall be a minimum of six (6) feet and a maximum of eight (8) feet in height. If a fence is used, the finished side shall face outward.
- B. Double-staggered shrubs shall be installed around the perimeter of the wall or fence to form a continuous hedge. Plant materials shall meet the specifications set forth in Section 4.08.04(A), and shall be maintained as required in Section 4.08.03.
- C. A gate shall be provided for access.
- D. Whenever possible, dumpsters shall not be visible from the public right-of-way.
- E. Dumpsters shall be located on a concrete surface of sufficient size to accommodate the dumpster.
 - 1. Dumpsters for food service establishments shall be provided with a drain and a grease trap in compliance with Tift County Health Department and Tifton Tift County Utilities Department regulations.
 - 2. Tempered water supply is required for cleaning.
- F. The dumpster location shall be easily accessible for pick-up.
- G. Dumpsters shall be located to the rear or side of the principal building. A location in the front of the principal building shall be permissible only where side and rear yard locations cannot provide adequate access for pick-up.

- H. Dumpsters shall not be located within any required buffer area, required landscaped area, required parking lot landscaping, or stormwater management area.
- I. All dumpsters shall be properly maintained and shall comply with all requirements for safety, sanitation, and nuisances.

5.02.06 Animals – Noncommercial

- A. Livestock includes horses, cows, goats, sheep, ponies, donkeys, chickens, and other domestic livestock animal.
- B. All livestock shall be contained within a fenced enclosure. The enclosure shall be setback at least 100 feet from all property lines except in AG and where the abutting zoning district is AG.
- C. Feed lots or confined feeding operations (CAFO's) are expressly prohibited.

5.02.07 Swimming Pools

Swimming pools shall be enclosed by a steel mesh security fence, masonry wall, or other building material providing equal or better access control. The fence or wall shall be a minimum of four (4) feet in height. Minimum setbacks for swimming pools shall be eight (8) feet side yard and five (5) feet rear yard in residential zoning districts.

5.03.00 TEMPORARY STRUCTURES AND USES

5.03.01 Temporary Structures and Uses During Construction

A temporary building or use in connection with a construction project shall be permitted during the construction period. The following standards shall be met by temporary uses established during construction:

- A. A building permit shall be required.
- B. Temporary offices may be located on a construction site to be used for administrative functions during construction. Temporary construction offices may have the name of the construction company printed on one (1) permanently affixed sign on the outside of the building. Such sign shall be a maximum of four (4) feet by eight (8) feet. In addition, the proposed construction building shall meet tie-down requirements for mobile structures. Construction buildings, equipment, machinery, and materials shall be removed within thirty (30) days of completion of the construction site for which they are permitted.
- C. On-site outdoor storage of equipment and construction materials shall be allowed during the period of construction.
- D. Portable toilet facilities shall be provided.
- E. Construction and demolition debris dumpsters are allowed and are not required to be screened.
- F. A temporary office shall be allowable, which may be used for sales functions or sales offices, allowing for the sale, resale, or marketing of dwellings, structures, or property within the development in which it is located, or adjacent developments under the same control. Where such office is open to the public, ADA compliance is required.

- G. On-site temporary use of structures and equipment for the building of roads, public utilities, and government projects shall be allowed.

5.03.02 Temporary Dwellings During Construction

A temporary dwelling may be permitted during the construction period for a single-family house on a platted lot. Any such temporary dwelling shall comply with the following standards:

- A. The temporary dwelling may be a manufactured house in the AG, RR1 & R8M Districts
- B. The temporary dwelling shall not be installed more than one (1) month prior to the commencement of construction of the principal permanent dwelling.
- C. A temporary use permit for the temporary dwelling shall not be issued prior to the issuance of a valid building permit for construction of the principal permanent dwelling.
- D. The temporary use permit for the temporary dwelling shall be valid for a period not to exceed of six (6) months. Any renewal of the temporary use permit shall require specific action by the Manager/designee.
- E. The temporary dwelling, if it is a manufactured home, shall be removed from the property no later than thirty (30) days from the issuance of the Certificate of Occupancy for the primary, permanent dwelling.

5.03.03 Special Events and Seasonal Sales

- A. Special events include carnivals, fairs, festivals, parades, large parties, seasonal sales, tent meetings, or other periodic events of a temporary nature. Such events are typically outdoors.
- B. Special events may:
 - 1. Be located in any zoning district, provided the special event is approved by staff,
 - 2. On any property used for civic purposes, or
 - 3. On any property used as a religious facility.
- C. The following standards apply to carnivals, fairs, festivals, tent meetings, parades, large parties and similar events and activities:
 - 1. A Special Event permit is required to be acquired from the County Clerk which shall be approved by staff.
 - 2. The applicant shall ensure the provision of adequate sanitation facilities, sewage disposal, garbage and refuse disposal, potable water supply, and food service during the special event.
 - 3. The area devoted to the special event shall not be located on any required setbacks, buffers, parking spaces, parking lot aisles, driveways, fire lanes, or other traffic circulation areas.
 - 4. The site shall have floodlighting for the special event and parking areas, if any activities are to be offered during darkness. Lighting shall be shielded

and directed to avoid direct illumination of adjacent properties as measured at the property line.

5. The site shall have adequate parking facilities. Parking may be on-site or off-site. Where off-site parking is provided, there shall be adequate plans for transporting or conducting patrons from the off-site parking facilities to the special event area.
6. The applicant shall provide adequate traffic control and security in and around the special event area during hours of operation.
7. All stages, booths, tents, scaffoldings, or structures of any nature on, under, or within which persons may congregate, shall conform to applicable building, health, and other construction codes. A sign-off from the applicable department heads and/or designees is required prior to approval from the County.

D. The following standards apply to seasonal sales:

1. A temporary use permit is required.
2. The area devoted to seasonal sales shall not be located on any required buffers, parking lot aisles, driveways, fire lanes, or other traffic circulation areas.
3. Goods, tents, equipment, or materials used for the seasonal sales activity shall not be located within any right-of-way.
4. Parking spaces shall be provided to support the seasonal sales activity.
5. The applicant shall ensure the provision of adequate garbage and refuse disposal.
6. The applicant shall demonstrate conformance with all applicable building, health, and other federal, State, or local laws.

5.03.04 Model Homes and Sales Offices

- A. Model homes are permissible only in conjunction with a new residential development during the period of construction of site improvements and new homes.
- B. One (1) or more model homes may be established in a residential development, including planned developments, subject to the following standards:
 1. A model home shall be located on a platted lot meeting all standards of this UDC. The number of model home units shall not exceed five (5) percent of the number of homes or lots permissible in the residential development. Fractions shall be rounded to the nearest whole number.
 2. A model home shall be located to meet all site design standards of this UDC, except for the modifications specifically enumerated herein.
 3. A model home may include a sales office. Where a sales office is provided open to the public, ADA compliance is required.
- C. The model home shall be discontinued as a model unit and sales office when ninety (90) percent homes in the residential development have been built. The model home site shall be redesigned to comply with all site design requirements applicable to the residential development. Such redesign includes, at a minimum, removal of parking in excess of that associated with a single-family

home; removal of any signs; and removal of any exterior lighting associated with the model home and sales office.

5.04.00 SIGNS

5.04.01 Purpose

The purpose of this section is to ensure adequate means of communication through signage while maintaining the attractive visual appearance within the County.

These standards are designed to:

- A. Establish a set of standards for the fabrication, placement, and use of signs.
- B. Establish locations and setbacks for signage which are designed to protect motorists from visual distractions, obstructions, and hazards;
- C. Aid and assist in the promotion of business and industry by providing regulations which allow and encourage creativity, effectiveness, and flexibility in the design and use of signs,
- D. Protect and enhance the character of certain areas within the County by conforming the size and location of signs to the scale of a development;
- E. Protect and maintain the visual integrity of roadway corridors within the County by establishing a maximum amount of signage on any one (1) site to reduce visual clutter;
- F. Restrict sign regulation to time, place, and manner, without limitations on content, so long as the material displayed avoids content commonly judged by the community to be immoral, indecent, or obscene;
- G. Enhance the appearance of the physical environment by requiring that signage be designed as an integral architectural feature of the site and structure to which such signage is intended to identify, and sited in a manner which is sensitive to the existing environment.

5.04.02 Construction Standards for all Signs

- A. All signs shall be erected, constructed, and maintained in accordance with the provisions of this section.
- B. It shall be unlawful for any person to erect, construct, alter, or relocate any sign within the County without having first obtained a permit, except as provided for in this section.
 1. Work which may be performed by a property owner or lessee:
 - a. Painting the face of any freestanding or wall sign; and
 - b. Erection of any temporary sign permissible as set forth in this UDC.
- C. Work which shall be performed by a licensed sign contractor, general contractor, building or electrical contractor:
 1. Construction, installation, erection, or electrical connection of any sign that is illuminated;
 2. Construction, installation, or erection of any freestanding sign over twelve (12) feet in height, which may require wind load calculations by a design professional.
 3. Construction, installation, or erection of any projecting sign as set forth in

this UDC.

D. All signs shall meet the standards for visibility at intersections as set forth in Section 6.01.05.

E. Signs shall be designed by and the drawings certified by an engineer licensed in the State of Georgia if deemed necessary by the Manager/designee to protect the safety and welfare of the residents.

F. Inspection of signs

The Manager may inspect at any time each sign or other advertising structure regulated by this UDC for the purposes of ascertaining whether the structure is safe, in need of repair or maintenance, not in conformance with the approved permit, or otherwise in violation of the provisions of this UDC.

G. Unsafe signs and signs violating this UDC

If it is determined that any sign or other advertising structure regulated herein is unsafe or unsecure, or has been constructed or erected or is being maintained in violation of the provisions of this UDC, the Manager/designee shall give written notice to the owner of such structure. If the owner fails to remove or alter the structure to comply with the standards set forth herein within the time prescribed in the notice, such sign or other advertising structure may be removed to comply with the UDC by the governing authority at the expense of the owner of the property upon which it is located. The Manager may cause any sign or other advertising structure that presents an immediate peril to persons or property to be removed without notice.

H. Maintenance of signs

The owner of any sign as defined and regulated by this UDC shall be required to properly maintain such sign. For a sign to be properly maintained, the sign, together with its framework, braces, angles or other supports shall be in a safe condition, properly secured, supported and braced, and shall be able to withstand weather conditions and loads as required by the building codes. Maintenance shall include painting and parts replacement.

5.04.03 Prohibited Signs

A. Any sign, permanent or temporary, located on public right-of-way, except small political campaign signs located on the back slope of a ditch or right of way and except as otherwise authorized in this UDC.

B. Any sign that obstructs the vision between pedestrians and vehicles using the public right-of-way, including, but not restricted to, those not meeting intersection visibility requirements set forth in Section 6.01.05.

C. Abandoned signs, which advertise an activity, business, product or service no longer conducted or available. This does not include a change in business and/or owner that may utilize the same structure.

D. Bench signs.

E. No sign or illumination shall be used, constructed, maintained or located at any location where it may interfere with or obstruct the view of an authorized traffic control device.

- F. Signs used, constructed, maintained, or located where, by reason of position, shape, wording or color, they may be confused with any authorized traffic control device or emergency vehicle device or markings. Signs that contain words and traffic control symbols so as to interfere with, mislead, or confuse motorists, such as "stop," "look," "caution," "danger," or "slow."
- G. Signs, other than changeable copy signs, with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color except for changeable text signs.
- H. No sign that interferes with such utilities as water mains and hydrants, sanitary sewerage, gas, electricity, and communications equipment or lines, nor interfere with natural or manmade stormwater drainage facilities.
- I. Off-premises signs unless otherwise specifically authorized in this UDC.
- J. Signs which produce noise or sounds capable of being heard, even though the sounds produced are not understandable sounds. This provision does not prohibit radio transmissions used in conjunction with any sign.
- K. Signs not in good repair, specifically including any sign which is in a state of disassembly or any sign which has its internal lighting exposed to view.
- L. Snipe signs, which includes signs attached to utility poles, trees, rocks, or other natural object.
- M. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
- N. Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic control signs.
- O. Signs that interfere with safe and free ingress and egress of any door, emergency exit, fire escape, emergency exit, standpipe, driveway, street, or roadway.
- P. Signs which conflict with the maximum height requirements imposed by the Federal Aviation Administration or other applicable federal agency charged with imposing maximum height limits in the interest of aviation safety.
- Q. Signs mounted on any portion of a roof.
- R. Signs erected on public property, with the exception of signs erected by public authority for public purposes.
- S. Portable temporary signs. (Removal of wheels and tires does not constitute a permanent sign).
- T. Any other signs that are not specifically permitted or exempted by this UDC.

5.04.04 Exempt Signs

The following other types of signs are exempted from formal permitting but must be in conformance with all other requirements of this UDC and all other applicable codes and regulations:

- A. Legal notices and official instruments.

- B. Decorative flags, banners, bunting and temporary directional signs for County sanctioned celebrations, events, conventions, and commemorations when specifically authorized by the County for a prescribed period of time.
- C. Holiday lights and decorations displayed at times when such lights and decorations are generally considered appropriate.
- D. Public warning signs to indicate the dangers of swimming, animals, or similar hazards.
- E. Memorial signs or tablets, names of buildings, and dates of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
- F. Signs carried by a person.
- G. Signs incorporated on machinery and equipment at the manufacturer's or distributor's level, and which only identify or advertise the product or service dispensed by the machine or equipment. This includes signs customarily affixed to vending machines, newspaper racks, telephone booths, and gasoline pumps.
- H. Traffic control signs erected on public or private property which meet Georgia Department of Transportation standards and contain no commercial message of any kind. Signs located on private property shall not exceed four (4) square feet.
- I. Regulatory, statutory, traffic control, or directional signs erected on public property by or with permission of State of Georgia, the United States, the City of Tifton or Tift County.
- J. Political campaign signs on Tift County public rights of way which are maximum four (4) square feet and placed on the back slope of the ditch or right of way.

5.04.05 Provisionally Exempt Signs

Signs identified in this section may be placed without a permit, provided that such signs comply with the standards in Table 5.04.05.

Table 5.04.05. Standards for Provisionally Exempt Signs. S.F. = Square Feet

Type of Sign	Standards
Directional signs or symbols including entrance, exit, caution, slow, or no trespassing	<ul style="list-style-type: none"> • Three (3) s.f. or less in area, and • Located on a parcel of private property, and • Pertains to directions within or regarding the parcel
Establishment identification signs, including address information	<ul style="list-style-type: none"> • Ten (10) s.f. or less in area, and • Sign must be attached to building wall or window
Directory signs	<ul style="list-style-type: none"> • Twenty-four (24) s.f. or less in area, and • Limited to one (1) directory sign per building, and • Contains no commercial messages, and • Attached to the building wall
Occupant or owner identification signs at the entrance drive of residences, estates and farms	<ul style="list-style-type: none"> • Three (3) s.f. or less in area
Informational bulletin boards for public, charitable, educational or	<ul style="list-style-type: none"> • Thirty-two (32) s.f. or less in area, and • Located on the premises of said institution,

religious institutions	<ul style="list-style-type: none"> and • Located at least ten (10) feet from any property line when said institution is located in or adjacent to a residential zoning district
Menu boards or price lists for drive-through facilities	<ul style="list-style-type: none"> • Maximum of two (2) such boards, and • Maximum area of twenty four (24) s.f. or less, and • Located adjacent to and oriented toward the drive-through area
Real estate signs (Including multiple listing strips, sale pending, and sold signs)	<ul style="list-style-type: none"> • Six (6) s.f. or less in area in residential districts • Thirty-two (32) s.f. or less in all other zoning districts, and • Sign is not illuminated, and • One (1) sign per street frontage, and • Located on property for sale or rent, and • Shall be removed when ownership or occupancy has changed or the property is no longer for sale, rent, or lease
Construction signs	<ul style="list-style-type: none"> • Thirty two (32) square feet or less in area in residential districts, or • Thirty-two (32) square feet or less in all other zoning districts, and • No more than eight (8) feet in height • Located at least ten (10) feet from all property lines • Located on property where a valid building permit has been issued and has not expired • Must be removed when a certificate of occupancy for any building or structure on the premise is issued
Yard or garage sale signs, and directional signs for yard or garage sales	<ul style="list-style-type: none"> • Three (3) s.f. or less in area, and • Limited to one (1) per parcel, and • Limited to the period of the sale, and • Directional signs to yard sales may not be located within the public right-of-way. These signs must be located on private property with the consent of the property owner.

5.04.06 General Sign Standards

- A. In general, commercial and industrial owners are encouraged to develop the public identity of their operations through high-quality and innovative structural design. Signs should adhere to the architectural motifs set forth by the building but should not be relied upon as the sole means of identification.
- B. Unless exempted by this ordinance, all signs shall be constructed of wood, masonry, glass, vinyl, plastic and/or high-grade metal.
- C. Signs shall follow specific guidelines concerning height, (if located near TMA), materials, and size.

- D. Signs, except off-premise signs, shall serve only to identify and market the business, structure, activity, or parcel at its location of business.
- E. Freestanding monument or pedestal signs shall be minimum ten (10) feet from the right of way.
- F. The signing for new businesses within existing projects shall comply with the provisions of this UDC.
- G. All permanent signs must comply with all requirements of the State of Georgia as expressed in O.C.G.A. § 32-6-51, Signage on Public Roads, together with all other applicable local and state laws as amended from time to time, as well as the provisions of this section, whichever are more restrictive.

H. Changeable copy

Unless otherwise specified by this section, any sign herein allowed may use manual, automatic, or electrically or mechanically activated changeable copy. No permit is required to change copy on a legally permitted sign.

I. Measurement

1. a sign is composed of letters or pictures attached directly to a facade, wall, window, door, awning, monument sign, or freestanding sign, and the letters or pictures are not enclosed by a border or trimming, the sign area shall be the area within the smallest rectangle, parallelogram, triangle, circle, semicircle, or a combination of any of these geometric shapes, the sides of which touch the extreme points of the letters or pictures as a whole.
2. Where a sign is composed of letters or pictures enclosed by a border or trimming, the sign area shall be the area within the border or trim.
3. In cases where material is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered a single sign.
4. The area of a freestanding sign shall include the area of the outside frame, but not of the supporting structure.

J. Number of signs

1. The number of signs shall be the number of structures with a sign face.
2. For double-faced signs, only one (1) display face shall be measured in computing sign area when the sign faces are parallel, or where the interior angle formed by the faces is sixty (60) degrees or less and attached to a common structure. If the two (2) faces of a double-faced sign are of unequal area, the larger of the two (2) faces shall be the area used for calculations.

K. Wall signs

1. The allowable area of a wall sign shall be calculated as a percentage of the signable area.
2. The signable area is the area of the facade of the building up to the roofline, not including windows, doors, or major architectural features.

L. Window signs

1. Window signs which advertise temporary sales and special promotions for activities, services, goods, or products available within the building are permitted.
2. The allowable area of a window sign shall be limited to fifty (50) percent of the total window area of a façade.

M. Sign height

1. The height of a sign is the vertical distance from the finished grade to the highest point of the sign.
2. Where a sign is placed on a berm, the height shall be measured from the grade at the base of the berm to the highest point of the sign.

N. Permissible permanent on-site signs

1. Permanent on-site signs shall be limited to the following sign types:
Freestanding signs, which may be ground, monument, or pole signs;
and wall signs.
2. The number and types of permanent on-site signs shall comply with the standards in Table 5.04.06 (N) (2).

Table 5.04.06(N)(2). Number and Types of Permanent On-Site Signs.

Sign Type:	Freestanding	Wall
Zoning District:		
MR	1	1 per building
RPD	1	1 per building
UPD	1	1 per building
RP	1	1 per business
CC	1 per street frontage	1 per business
GB	1 per street frontage	1 per business
WLI	1	1 per business
HI	1	1 per business

Permanent on-site signs shall comply with the design standards set forth in Table 5.04.06 (N) (3).

Table 5.04.06(N)(3). Design Standards for Permanent On-Site Signs.

Zoning Districts	Maximum Sign Face Size	Maximum Height Freestanding	Maximum Area Wall Signs
MR	50 sq. ft.	25 ft.	10% of wall
RPD	50 sq. ft.	25 ft.	10% of wall
UPD	50 sq. ft.	25 ft.	10% of wall
RP	20 sq. ft.	25 ft.	10% of wall
CC	80 sq. ft.	35 ft.	30% of wall
GB	300 sq. ft.	35 ft. or 70 ft within 660 ft. of I-75	30% of wall
WLI	300 sq. ft.	35 ft. or 70 ft within 660 ft. of I-75	10% of wall
HI	300 sq. ft.	35 ft. or 70 ft within 660 ft. of I-75	10% of wall

O. Setbacks for Signs

1. Temporary, accessory, and principal use signs shall be at least ten (10) feet from any right-of-way line if such sign is a ground sign.
 2. The roadside edge of an elevated sign may abut the edge of the right-of-way if such placement, as determined by the governing authority, does not present a safety hazard, and shall be minimum twelve (12) feet to the bottom edge of the sign.
 3. Temporary, accessory, and principal use signs shall be at least ten (10) feet from any other structure.
- P. In shopping centers incorporating three (3) or more establishments, the center may be identified by a freestanding ground sign meeting the standards set forth in this section.**
1. The area of the sign may be increased above the standard set forth for freestanding signs in Table 5.04.06(N)(3) an additional five (5) square feet for each independently operated establishment in the center, to a maximum sign face area of 1,000 square feet.
 2. Shopping centers with street frontage of 400 feet or more may have an additional freestanding sign for each 400 feet of frontage. Any additional freestanding signs shall not exceed 300 square feet in sign face area.
 3. One (1) wall sign is permissible for each establishment in a shopping center. The total area of all wall signs in the center shall not exceed thirty (30) percent of the total wall area as described in Section 5.04.06(K). Allocation of that total area to the individual establishments shall be the responsibility of the owner/operator of the center.

Q. Illumination

1. No sign shall give off light, which glares, blinds, or has any other adverse effect on traffic or adjacent properties.
2. The light from an illuminated sign shall be established in such a way that adjacent properties and roadways are not adversely affected and that no direct light is cast upon adjacent properties and roadways.
3. To reduce energy use, all sign illumination systems should incorporate contemporary energy saving techniques and materials. These could include, but are not limited to, solar panels, high-efficiency fixtures, reflective materials, etc.
4. All monument signs which incorporate lighting shall have underground utility service.
5. Commercial signs in residential districts shall not be illuminated.

5.04.07 Special Limitations**A. Political Signs**

1. All political signs must meet all requirements of O.C.G.A. § 21-2-3, together with all other applicable state laws, as amended from time to time, as well as the other provisions of this section, whichever are more restrictive.
2. Unless specifically allowed pursuant to state law, the sign shall not be displayed earlier than thirty (30) days prior to the commencement of the

qualifying period immediately prior to the election it concerns nor shall the sign be displayed earlier than thirty (30) days prior to the call for election immediately prior to the referendum it concerns.

3. The sign must be removed no later than seven (7) days following the date of the primary election, run-off election, general election, or referendum it concerns, unless the candidate remains a viable candidate for the office sought and there are subsequent elections in the same election cycle subject to the existing qualifying period. The owner of the property on which the sign is located and/or the candidate will be responsible for removing the sign.
4. The sign shall not be located, in whole or in part, on any public lands or public right-of-way, except political campaign signs which do not exceed four (4) square feet may be located on the back slope of the ditch or right of way and shall not be attached to any sign or utility pole or structure, rock, or any form of vegetation.
5. Except for signs used for off-premise advertising (billboards), signs shall not exceed six (6) square feet in area in all residential districts and twenty-four (24) square feet in all non-residential districts.
6. The governing authority shall, without notice, immediately remove or cause to be removed any and all political signs in violation of this ordinance.
 - a. Signs may be reclaimed within three (3) business days of removal.
 - b. Unclaimed signs may be disposed of after three (3) business days without liability to the governing authority or its employees, agents or officers.
7. All political signs must also meet corresponding sign type regulations for the zoning district in which the sign is located.

B. Temporary Signs

1. It shall be unlawful to display any temporary sign without a permit or otherwise in violation of this ordinance.
2. The temporary permit shall be acquired prior to the display of any temporary sign or advertising device.
 - a. The permit shall specify the first and last day of the period not to exceed thirty (30) days in which display of the temporary sign or advertising device is permitted.
 - b. Display of the temporary sign or advertising device shall be allowed beginning at 12:01 a.m. on the first day specified on the permit.
 - c. The permit shall expire at 11:59 p.m. on the last day specified on the permit.
 - d. Refer to D. 5 below.

C. Portable signs and advertising devices

1. It shall be unlawful to display any portable sign or advertising device without a permit
2. Each occupant or tenant of a single commercial or industrial lot may display one (1) temporary on-premise portable sign.
3. Portable signs and advertising devices shall not be allowed in residential

districts.

4. The following types of signs or advertising devices may be used upon the issuance of a temporary permit:
 - a. Air and gas filled (inflatable) devices,
 - b. Banners,
 - c. Balloons,
 - d. Streamers, or
 - e. Searchlights and similar devices.
5. Each occupant or tenant shall be allowed thirty (30) calendar days per calendar year in which to legally display a temporary on-premises portable sign and/or advertising device.

D. Semi-permanent directional signs.

1. Signs which convey directions to a specific place under construction or to specific real estate for sale or to a noncommercial event, and are not intended to be permanent but rather are intended to provide direction to a place or event for a limited period of time shall be allowed in all zoning districts.
 - a. It shall be unlawful to display any semi-permanent directional signs without a permit.
 - b. Semi-permanent directional signs shall be mounted on single or double poles of sufficient strength to safely support the sign.
 - c. Applicants for semi-permanent directional signs are encouraged to share the sign with more than one (1) user in an attempt to reduce visual clutter.
 - d. Semi-permanent directional signs shall not be affixed in any manner to trees, natural objects, street light poles, utility poles or structures, federal, state, county signs or poles, or other permanent sign structures.
 - e. Semi-permanent directional signs used to convey directions to a non-commercial event or a specific place under construction shall be removed within ten (10) days after the event is over or the project is completed.
 - f. Semi-permanent directional signs providing direction to a subdivision or other real estate for sale shall be removed within ten (10) days after the closing of the sale of that property or the closing of the last lot of the subdivision.
 - g. No mounting materials may remain in the ground after the sign has been removed.

E. Temporary-local directional signs.

Temporary local directional signs are short-term signs which convey directions to a specific place or civic event and shall be allowed in all signage districts.

1. Temporary local directional signs do not require a permit or a permit fee.
2. Temporary local directional signs may be single or double faced.
3. Each face may be up to four (4) square feet.

4. Temporary local directional signs shall not exceed three (3) feet in height and shall be mounted on an independent single or double pole device.
 5. Temporary local directional signs shall not be affixed in any manner to trees, natural objections, utility poles or structures, federal, state, county signs or poles, or other permanent signs or sign structures.
 6. Temporary local directional signs shall be made of wood, metal, plastic, or other durable and waterproof material. No such sign shall be made of paper.
- C. Abandoned on-site signs
1. Any sign face now or hereafter existing which no longer advertises a bona fide business conducted or a product sold shall be deemed abandoned and shall be removed by the owner of the building or structure upon which such sign face may be found.
 2. Any sign that is located on property that becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid occupational license, or pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned.
 3. Any sign damaged or destroyed to the extent of fifty (50) percent or more of the replacement cost is considered an abandoned sign.
 4. An abandoned sign shall be removed not later than thirty (30) days after the abandonment occurs. Where the structure supporting the abandoned sign does not comply with the requirements of all applicable building and construction codes and the requirements of this UDC, the entire structure shall be removed.
 5. A sign structure which supported an abandoned sign and which complies with all applicable building and construction codes and the requirements of this UDC shall be allowed to remain in place.
 6. An abandoned sign shall be subject to code enforcement action.

5.04.08 Off Premises Signs (Billboards)

A. Generally

This section shall apply to off premises signs, also referred to as billboards, within Tift County.

1. Off-premises signs shall only be permitted in the following zoning districts:
 - a. General Business (GB)
 - b. Heavy Industrial (HI)
 - c. Wholesale light industrial (WLI)
2. Off-premises signs shall only be permitted in the following locations: Subject to the locations for billboards along federal and state highway corridors, and shall be allowed as a matter of right in the following zoning districts: GB, WLI and HI.
3. Off-premises signs shall not be permitted in the Tift County except as specifically designated above.
4. No portion of the billboard shall be located within one-hundred fifty (150) feet of any residential dwelling, church, school, park or publicly owned building.

- B. All off-premises signs must comply with all requirements of the State of Georgia and the Georgia Outdoor Advertising Act (O.C.G.A. 32-6-70 et seq., as amended from time to time), as well as the provisions of this section, whichever are more restrictive.
- C. Along Interstate 75 Rights of Way
1. All existing conforming signs with conforming permits adjacent to I-75 will retain their conforming status and will be governed by the same rules as Georgia DOT Rules and Regulations of Outdoor Advertising.
 2. No new sign shall be erected unless it is in compliance with the regulations of this section and Ga.DOT Rules and Regulations of Outdoor Advertising. Signs shall be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.
 3. The outside measurement of all new (Billboard) signs shall not exceed twelve hundred (1200) square feet, with or without trim, except that existing factory manufactured metal signs, are considered to be conforming with respect to size requirements until such time as the sign is moved, enlarged, raised or otherwise physically altered with respect to dimensions or changes from its present configuration or sign type;
 4. Only one (1) sign shall be allowed to face the same direction per location. This allows either a back-to-back sign or a "V" formation sign, but prohibits two (2) signs (side-by-side or stacked atop one another) facing the same direction.
 5. Sign locations shall be no less than 500 feet apart measuring from the two (2) closest points on the same side of the right-of-way.
 6. Sign structures shall be no less than ten (10) feet from any property or right-of-way line.
 7. Extrusions beyond the face of the sign, excluding aprons, are prohibited.
 8. These signs shall be within an area zoned GB, WLI and HI and as specified in state law.
 9. Nonconforming signs along Interstate 75
 - a. A nonconforming sign shall not be replaced by another nonconforming sign except that the substitution or interchange of poster panels, painted boards, or demountable materials on nonconforming signs shall be permitted.
 - b. Minor repairs and maintenance of nonconforming signs such as repainting, electrical repairs, neon tubing repairs shall be permitted. However, no structural repairs or changes in the size or shape of a sign shall be permitted except to make the sign comply with the requirements of this UDC.
 - c. New point of business signs related to legally established nonconforming uses may be erected provided they comply with the sign regulations applicable to the use in the most restrictive district in which the use is permitted.
- D. Along State Routes 82, 41, 125 and 319 only in areas zoned GB, WLI and HI.

1. No new sign shall be erected unless it is in compliance with the regulations of this section. Signs shall be constructed of durable materials, maintained in good condition, and not permitted to become dilapidated.
2. The outside measurement of all new signs shall not exceed 300 square feet in sign face area, with or without trim, except that existing factory manufactured metal signs, are considered to be conforming with respect to size requirements until such time as the sign is moved, enlarged, raised or otherwise physically altered with respect to dimensions or changes from its present configuration or sign type:
3. Only one (1) sign shall be allowed to face the same direction per location. This allows either a back-to-back sign or a "V" formation sign, but prohibits two (2) signs (side-by-side or stacked atop one another) facing the same direction.
4. Sign locations shall be no less than 500 feet apart measuring from the two (2) closest points on the same side of the right-of-way.
5. Sign structures shall be no less than ten (10) feet from any property or right-of-way line.
6. Extrusions beyond the face of the sign, excluding aprons, are prohibited.

5.05.00 TELECOMMUNICATION TOWERS AND ANTENNAS

A. Telecommunication towers and antennas provided that:

1. All structures are setback from property lines & right of way lines the required distance for that district plus one foot for every two feet above above the height requirements of that district.
2. Towers or Tall structures for telecommunication services will not be permitted within 500 feet of each other measured from base of tower to base of tower.