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**CITY OF ORANGE BEACH
ZONING TEXT AMENDMENT**

**CASE NO. 1207-ZT-22
SECTIONS 15.0702 AND 15.0902**

AN ORDINANCE to amend and reordain Sections 15.0702 and 15.0902 of the Orange Beach Zoning Ordinance to establish guidelines for temporary residential real estate signs.

SECTION 1: Section 15.0702 of the Orange Beach Zoning Ordinance is hereby amended and reordained to read as follows:

(p. 10-11)

15.0702 Signs Exempt from Permit Requirements

A permit is not required for the following types of signs, after proper notification is made to the sign administrator:

- a. An official sign or notice issued by any court, public agency, or office.
- b. A traffic directional, warning, or information sign authorized by any public agency.
- c. A private street or road name sign or a traffic directional sign, which does not exceed two (2) square feet per sign face.
- d. Any one (1) square foot sign for each three hundred (300) feet of frontage on a tract of land, except for campaign signs. (rev. 02/22/2012)
- e. Any two (2), one (1) square foot signs per residential lot.
- f. ~~One (1), four (4) square foot residential real estate sign. Two (2) back to back faces of four (4) square feet are permitted.~~ Residential real estate signs referenced in Section 15.0992, b., 1. These signs are independent of any other sign and are not allowed in conjunction with any other real estate sign requiring a permit, nor is the sign area cumulative with any other signs that may or may not require a permit. (rev. 09/04/2001)

- 37 g. ~~One (1) commercial real estate sign which does not exceed six (6) square feet per sign face~~
38 ~~per three hundred (300) feet of property frontage.~~ Temporary signs advertising the sale of
39 property referenced in Section 15.0902, a., and b., 1. These signs are independent of any
40 other sign and are not allowed in conjunction with any other real estate sign requiring a
41 permit, nor is the area cumulative with any other sign that may or may not require a permit.
42 ~~(rev. 09/04/2001)~~
43
44 h. An ingress/egress sign which does not exceed three (3) square feet per sign face.
45
46 i. Signs that are an integral part of vending machines or such other machines or portable
47 holding facility for goods and/or services located on an already licensed premises, whether
48 illuminated or not. (rev.06/01/1999)
49
50 j. Lots with single-family dwellings and duplexes may have one (1), four (4) square foot
51 campaign sign per candidate per side of right-of-way frontage. The sign may be double-
52 faced. (rev. 02/22/2012)
53
54 k. Commercially zoned lots may have one (1), four (4) square foot campaign sign per candidate
55 for each three hundred (300) feet of frontage on a public right-of-way. The sign may be
56 double-faced. (rev. 02/22/2012)
57
58

59 **SECTION 2:** Section 15.0902 of the Orange Beach Zoning Ordinance is hereby amended and
60 reordained to read as follows:

61
62 (p. 15-14)

63
64 **15.0902 Temporary Signs and Standards**

65
66 **a. Types**

67
68 The following types of signs are classified as "temporary signs":

- 69
70 1. Special event signs.
71 2. *Grand Opening* and *Going Out of Business* signs of business and services.
72 3. Signs for work under construction.
73 4. Land subdivision or development signs.
74 5. Signs advertising the sale of lease of property upon which they are located.

- 75 6. Banners, pennants, balloons, flags, portable signs and inflatable signs.
76 7. Window signs not permanently affixed to a window or door that are intended to be
77 displayed for a limited period of time. (rev. 10/16/2018)

78
79 **b. Area, Height, Location:**

- 80
81 1. **Area:** The total area of temporary signs, not including residential real estate signs, shall
82 not exceed sixty-four (64) square feet total and thirty-two (32) square feet per sign face.
83 ~~Real estate signs shall comply with Section 15.0702, f. or g. as applicable or this Section.~~
84 ~~Real estate sign area is not cumulative; in no situation shall more real estate sign area~~
85 ~~than that allowed independently either in this Section or Section 15.0702 f. or g. be~~
86 ~~permissible on any lot. (rev. 09/04/2001)~~

87
88 For residential real estate signs on lots that are single-family residentially zoned or have
89 single-family or duplex dwellings or are located in single-family or duplex planned unit
90 developments, the total area of a residential real estate sign on a lot that has road
91 frontage equal to or less than two hundred (200) feet shall not exceed eight (8) square
92 feet total and four (4) square feet per sign face; the total area of a residential real estate
93 sign on a lot that has road frontage more than two hundred (200) feet but equal to or less
94 than four hundred (400) feet shall not exceed thirty-two (32) square feet total and sixteen
95 (16) square feet per sign face; and the total area of a residential real estate sign on a lot
96 that has road frontage more than four hundred (400) feet shall not exceed sixty-four (64)
97 feet total and thirty-two (32) square feet per sign face. For new subdivisions containing
98 single-family and duplex dwellings, a residential real estate sign not exceeding forty-eight
99 (48) square feet total and twenty-four (24) square feet per sign face will be allowed in the
100 common area near the entrance into the subdivision to advertise the lots for sale within
101 the subdivision.

102
103 Real estate signs shall be allowed for each road frontage on corner lots and through lots,
104 and the total sign area shall be determined by the corresponding road frontage upon
105 which the sign is placed.

106
107 Real estate signs shall comply with Section 15.0702, f. or g. as applicable or this Section.
108 Real estate sign area is not cumulative; in no situation shall more real estate sign area
109 than that allowed independently either in this Section or Section 15.0702 f. or g. be
110 permissible on any lot.

112 **2. Height:** The maximum height of temporary signs shall not exceed eight (8) feet, while the
113 lower edge shall not exceed four (4) feet in height from the average grade.

114
115 **3. Location:**

116
117 **(a)** No temporary sign shall be located so as to obstruct or impair drivers' vision at
118 business ingress/egress points and at intersections.

119
120 **(b)** Except for real estate signs which conform to the provisions of this article, no
121 temporary sign shall be located nearer than one hundred (100) feet to any church,
122 cemetery, public building, historic site or district, or the intersection of two or more
123 public streets or highways.

124
125 **(c)** Except for real estate signs which conform to the provisions of this article, temporary
126 signs are not to be located any closer than one hundred (100) feet from any other
127 sign on the same premises.

128
129 **4.** The sign administrator will determine the appropriate area, height and location of
130 banners, balloons, flags, portable signs and inflatable signs.

131
132 **c. Time Limits:**

133
134 **1.** Special event signs may be erected no sooner than fourteen (14) days preceding a
135 special event and shall be removed within forty-eight (48) hours following the special
136 event. The same event shall not be advertised more frequently than four (4) times per
137 year.

138
139 **2.** *Grand Opening* and *Going Out of Business* signs may be erected for a period not to
140 exceed thirty (30) days and no more than one (1) occurrence per year.

141
142 **3.** Project signs for work under construction may be erected upon the issuance of a final
143 development permit on the construction site during the construction and shall be removed
144 within seven (7) days following the issuance of the Certificate of Occupancy.

145
146 **4.** Temporary signs announcing the subdivision of land may be erected on the land being
147 developed and shall be removed when one hundred percent (100%) of the development

148 lots are conveyed, or for a term not to exceed one (1) year, whichever comes first. An
149 extension may be permitted by the Administrator.

150
151 5. Signs advertising the sale or lease of property shall be removed at the completion of the
152 transaction advertised.

153
154 6. Banners, pennants, balloons, flags, portable signs and inflatable signs may be permitted
155 for a maximum of seven (7) days by the Sign Administrator. A time limit beyond seven (7)
156 days requires the approval of the City Council. (rev. 12/17/2002)

157
158 7. Schools and non-profit organizations may be permitted not more than five (5) temporary
159 signs or banners for duration of no longer than seven (7) days upon notification of the
160 sign administrator. Signs or banners must be removed within twenty-four (24) hours of
161 the end of the event. (rev. 12/17/2002)

162
163 8. Temporary window signs may be permitted for a maximum of fourteen (14) days by the
164 Sign Administrator. (rev. 10/16/2018)

165
166 **d. Permits:**

167
168 Unless specifically exempted pursuant to Sections 15.0702 and 15.0703, a temporary sign is
169 subject to the permit requirement of Section 15.0701.