

ORDINANCE NO. 482-01

**AN ORDINANCE AMENDING ORDINANCE NO. 482,  
THE CITY OF SATSUMA ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
SATSUMA, ALABAMA, AS FOLLOWS:

**SECTION 1.** Section 6.6 of the City of Satsuma Zoning Ordinance, Ordinance No. 482, is hereby deleted and replaced with the following:

6.6 **SIGNS.** The provisions of this section shall govern the location, size, setback, and height of signs in each of the use districts established in this Ordinance in order to ensure safe construction, light, air, and open space, to reduce hazards at intersections, to prevent the accumulation of trash, and to protect property values of the entire community.

a. **General Provisions:** The following shall apply:

- 1) **Compliance:** All signs must be in compliance with the provisions of the International Building Code and the National Electrical Code adopted by the City and listed and labeled by a National Testing Lab.
- 2) All UL numbers will be provided for any illuminated sign before a permit can be issued by the building inspector.
- 3) It shall be the responsibility of the permit holder to call for all sign inspections.
- 4) **Height Requirement:** No sign shall obstruct vision between a height of three (3) and eight (8) feet measured vertically from the street level at the base of the sign.
- 5) **Setback Requirement:** All signs shall be a minimum of twenty (20) feet from all property lines. Distance shall be measured from the sign board.
- 6) **Sign Maintenance:** signs shall be maintained to the standards of the International Building Code and the National Electrical Code. Signs that are determined to have fifty percent (50%) or greater damage, shall be removed or replaced by the property or business owner. Replaced signs shall conform to the current sign regulations.

b. **Permits:** No sign, unless herein exempt, shall be erected, constructed, posted, painted altered, maintained, or relocated until a permit has been issued by the Building Inspector. Before any permit has been issued, an application shall be filed together with such drawings and specifications as may be necessary to fully advise and acquaint the Building Inspector with the location, construction materials, manner of illumination and securing or fastening, and number of signs applied for and the wording of the sign or advertisement to be carried on the sign. All signs which are electrically illuminated by neon or by any other means shall require a separate electrical permit and inspection. The applicant must pay the permit fee required by the City of Satsuma prior to the issuance of the permit.

c. Single-Site Commercial and Industrial Building Establishments:

- 1) One (1) freestanding or monument sign allowed (size based on a ratio of one (1) square foot of sign face area per one (1) linear foot of street frontage, not to exceed two hundred (200) square feet per side).
- 2) Two (2) wall, awning, or canopy signs allowed (size to be based on thirty percent (30%) of useable wall space, not to exceed two hundred and fifty (250) square feet).
- 3) Never more than three (3) outdoor signs allowed per parcel.
- 4) Freestanding or monument signs shall have a maximum height of ten (10) feet in a B-1 District and thirty-five (35) feet in B-2 and M-1 Districts. Height shall be measured from the ground at the base of the sign supports to the top of the sign.
- 5) Menu Board (one (1) drive up window board per each drive up window with a maximum of thirty-five (35) square feet).
- 6) High Rise or Interstate Sign (maximum two hundred (200) sq. ft. display area per side and maximum height restriction of one hundred (100) feet for any business with a property line that is within one thousand (1,000) feet of the centerline of Interstate 65). Height shall be measured from the ground at the base of the sign supports to the top of the sign. Signs spacing and locations along Interstate 65 shall adhere to Off-Premise Advertising Signs, Section 6.6, h. and State Regulations.
- 7) Temporary/Portable signs used for special events or non-profit activities for a period not to exceed forty-five (45) days, limited to twice a year per establishment. A permit is not required. All other signs must have a permit, which shall be issued, by the city building inspector.

d. Multi-Tenant Commercial and Industrial Building Establishments:

- 1) Wall sign - Each tenant shall be allowed one wall sign per public street frontage that the center faces not to exceed thirty percent (30%) of useable wall area and not to exceed two hundred and fifty (250) square feet.
- 2) Monument- No more than two (2) monument signs shall be permitted for each development. If the linear feet of street front of the development is one (1) to four hundred (400) feet, then one (1) monument sign is allowed; if linear feet is four hundred and one (401) or greater, then two (2) are allowed; Size will be based on the linear street frontage and can be divided between signs when two (2) signs are allowed, but one (1) shall never exceed three hundred and fifty (350) square feet.
- 3) Monument signs for Multi-Tenant Commercial and Industrial Establishments shall not obstruct the visibility on entrances or exits. Signs shall not exceed ten (10) feet in height as measured from the ground at the base of the sign supports to the top of the sign.
- 4) All signs must have a permit, which shall be issued, by the city building inspector.

e. Residential Neighborhood Marker Signs:

- 1) Neighborhood Marker Signs will not require a permit.
- 2) There shall be two (2) signs allowed per neighborhood entrance.
- 3) All signs must be monument signs not to exceed two hundred (200) square feet per sign face.

f. Apartment Complex or Mobile Home Park Signs:

- 1) Two (2) monument signs per entrance to complex or park (two hundred (200) square feet per sign face).
- 2) No freestanding pole signs allowed.
- 3) One (1) wall sign allowed at office (not to exceed fifty (50) square feet).

g. Off-Premise Advertising Signs:

Off-premise advertising signs will be permitted in B-2 and M-1 districts subject to the following conditions:

- 1) No off-premise advertising sign shall exceed three-hundred fifty (350) square feet of display area per side.
- 2) No off-premise advertising sign shall exceed a height of one hundred (100) feet measured from the ground at the base of the sign supports to the top of the sign.
- 3) No off-premise advertising sign shall be constructed from the South border on Highway 43 to Baldwin Road North on Highway 43.
- 4) No off-premise advertising sign shall be located within a five hundred (500) foot radius of any other off-premise advertising sign, except as follows: Along Interstate 65, that certain area of real property zoned B-2 and M-1, and generally described as being located North of Baldwin Road, South of Interstate 65, East of Interstate 65, and West of Highway 43 in Satsuma, Alabama, shall not have off-premises advertising signs located therein within a five hundred (500) foot radius of any other off-premise advertising sign. This subsection shall not affect the applicability of current federal and state guidelines or the other provisions of Ordinance No. 303.

h. Political Campaign Signs:

- 1) No permit will be required.
- 2) Such signs are confined wholly to placement on private property.
- 3) No such signs shall ever be allowed in right of way of street, railroad, etc.
- 4) A candidate shall not place signs prior to qualifying to run for office with the qualifying entity administering the election. Signs shall be removed with seven (7) days after the election or referendum for which they were prepared has been decided.

- 5) Such signs do not exceed four (4) square feet per face in any residential area and thirty-two (32) square feet in any commercially zoned district. These signs shall not be located within eighteen (18) inches of the property line setback or in any public right of way and will not obstruct line of visibility of any vehicle.

i. Prohibited Signs:

- 1) Signs imitating traffic or emergency signals.
- 2) Signs employing strobe type lights.
- 3) Sign lighting, which is incompatible with residential character. No sign shall be illuminated in such way that it casts intense illumination onto any residential premises located in any residential district.
- 4) Roof-mounted signs.
- 5) Portable trailer signs and any trailer sign with copy being towed or transported (except non-profit).
- 6) Anchored flying paraphernalia.
- 7) Signs of any kind attached to public utility poles.
- 8) Signs that prevent free ingress or egress from any door, window, or fire escape, or that are attached to a standpipe or escape.
- 9) Signs obstructing the visibility of automobile operators.

j. Signs for which a Permit is not required:

- 1) Official notices issued by any court, public agency, or officer.
- 2) Portable signs used on a temporary basis for special events or non-profit activities for a period not to exceed thirty (30) days.
- 3) Signs not exceeding one (1) square foot in area and bearing only property address numbers.
- 4) Flag and insignia of any government.
- 5) All indoor signs.
- 6) Signs which advertise time and temperature.
- 7) Realty signs that do not exceed four (4) square feet per face in residential areas and thirty-two (32) square feet in commercial districts.
- 8) Realty Open House signs will be allowed only on the day of the open house and must be removed within twenty-four (24) hours of event and must be placed on private property.

k. Banners:

- 1) No permit will be required.
- 2) A banner is described as a sign made of non-rigid material such as fabric, cloth, or vinyl with text and/or graphic designs.
- 3) One (1) banner per business shall be allowed less than thirty-two (32) square feet and must be attached to building.
- 4) Banners will be allowed a maximum of thirty (30) days of display two (2) times each year and these thirty (30) days will not run consecutive.
- 5) Non-profit banners will be allowed a maximum of forty-five (45) days of display.

l. Sandwich Board Signs:

- 1) No permit required.
- 2) Sandwich Boards shall be allowed for a maximum of sixty (60) days of display.
- 3) Sandwich Board signs shall be of an A-frame construction and shall be twenty-four (24) inches in width, and shall be thirty-six (36) inches in height.
- 4) Sandwich Board signs shall be non-illuminated.

m. Maintenance and Removal of Outdoor Advertising Signs:

- 1) All outdoor advertising signs and sign structures shall be kept in repair and in proper state of preservation.
- 2) Outdoor advertising signs which are no longer functional, or are abandoned, shall be removed or relocated at the owner's expense in compliance with the provisions of this Ordinance within thirty (30) days following dysfunction.
- 3) Any legally established non-conforming outdoor advertising sign or sign structure shall be permitted without alteration in size or location, provided that the requirements of this Ordinance are adhered to and provided that nothing herein shall prevent maintenance, repairing or posting of legally established non-conforming signs.
- 4) In the event of partial damage, deemed less than fifty percent (50%) by the Building Inspector, of a legally non-conforming advertising sign, the owner thereof shall have the right to reconstruct, rebuild, renovate, or repair said sign substantially to the same condition as before said destruction, provided the provisions of this Ordinance are adhered to. Construction shall be completed within sixty (60) days. See Section 6.6 (a)(6) for sign damage of fifty percent (50%) or greater.

n. Maintenance and Removal of Outdoor Advertising Signs:

- 1) All outdoor advertising signs and sign structures shall be kept in repair and in proper state of preservation.
- 2) Outdoor advertising signs which are no longer functional, or are abandoned, shall be removed or relocated at the owner's expense in compliance with the provisions of this Ordinance within thirty (30) days following dysfunction.
- 3) Any legally established non-conforming outdoor advertising sign or sign structure shall be permitted without alteration in size or location, provided that the requirements of this Ordinance are adhered to and provided that nothing herein shall prevent maintenance, repairing or posting of legally established non-conforming signs.
- 4) In the event of partial damage, deemed less than fifty percent (50%) by the Building Inspector, of a legally non-conforming advertising sign, the owner thereof shall have the right to reconstruct, rebuild, renovate, or repair said sign substantially to the same condition as before said destruction, provided the provisions of this Ordinance are adhered to. Construction shall be completed within sixty (60) days. See Section 6.6 (a)(6) for sign damage of fifty percent (50%) or greater.

**SECTION 2.** Section 6.19 of the City of Satsuma Zoning Ordinance, Ordinance No. 482, is hereby deleted and replaced with the following:

6.19 PAWNSHOPS & PAWNBROKERS:

a. Definitions:

- 1) "Pawnshop" means a building or portion thereof where personal property is received and for which money is advanced, with the right of privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money, together with all legal charges incident thereto. This section does not regulate banks, saving and loan institutions and credit unions regulated by the State of Alabama or Federal law.
- 2) "Pawnbroker" means any person who loans money on deposit or pledge of personal property or who deals in the purchasing of personal property on condition of selling the same back again at a stipulated price, or any person operating a Pawnshop.

b. Bond: No person shall act as a Pawnbroker or operate a Pawnshop in the City, unless the person gives provides a bond in the amount of (\$1,000.00), payable to the City and approved by the City, and guaranteeing payment in the event the person fails to conform to the provisions of this article or any other law or regulation concerning Pawnbrokers and Pawnshops, and anyone injured in any dealing or transaction with the person acting as a Pawnbroker or operator of a Pawnshop shall have a right of action on such bond until the penalty is exhausted.

c. Record of Property: Every Pawnbroker shall keep at the Pawnbroker's place of business a book in which the Pawnbroker shall enter in writing an itemized description of all property

received on deposit, pledge or purchase, particularly mentioning any prominent or descriptive marks (including, but not limited to, numbers, serials or codes which may be helpful for identification), the time and date when received and a copy of the driver's license of the individual from whom it is received. This book shall be kept clean and legible, and no entry therein shall be erased, altered or defaced. Every Pawnbroker shall, during the ordinary hours of business, when requested by the mayor, any City police officer or City inspector, submit and exhibit for inspection the book required to be kept and any property received.

- d. Evidence of Identity of Adult: It shall be unlawful for any Pawnbroker or Pawnshop to engage in a purchase, pawn or pledge transaction without first confirming the identity and adult status of the customer by reviewing the individual's state issued driver's license. It shall be unlawful for any Pawnbroker or Pawnshop to engage in a purchase, pawn or pledge transaction with an individual under the age of eighteen (18).
- e. Zoning: A Pawn Shop is limited to Business District B-2, and shall not be located within one thousand (1,000) feet of any church, school, child care facility, park or Residential District (R-1, R-2, R-3, R-4), and shall not be located within two thousand (2,000) feet of any other Pawn Shop.
- f. Permit:
  - 1) It shall be unlawful to operate a Pawnshop or act as a Pawnbroker in the City without first obtaining a business license and permit from the City. An applicant for a permit to operate a Pawnshop or Pawnbroker shall file an application with the City Clerk containing the following information: (1) The name, date of birth, residence address, driver's license number and business address of the applicant; (2) The street address and a site plan of the location where the business will be conducted by the applicant, and the days and hours of operation; (3) The type of security, if any, the applicant proposes to employ to safeguard its customers and premises; (4) A copy of its policies with respect to the type of evidence required by the applicant to confirm the identity of its customer for the purpose of the sale, pawn or pledge of goods; and (5) A copy of its policies with respect to the type of evidence required by the applicant to confirm ownership by its customers of the goods involved in a sale, pawn or pledge transaction.
  - 2) The application shall be reviewed by the Planning Commission for a determination as to whether granting the permit would violate the City of Satsuma zoning and subdivision regulations. The Planning Commission shall report its findings to the City Council.
  - 3) The application and the report of the Planning Commission shall be examined by the City Council for a determination as to whether granting the permit would violate the laws of the City, County or State. If the application is approved by the City Council, the City Clerk shall issue the permit from the applicant upon receiving payment of the permit fee. Renewals of the permit are required annually by providing a new application to the City Clerk for review by the City Council, and if approved shall be renewed after receipt of the annual permit fee.
- g. Revocation: Any permit issued or considered for renewal pursuant to this article shall be subject to revocation or denial by the City Council if the Pawnshop or Pawnbroker, or its

agents or employees, are found to be in violation of any provision of this article or of any other ordinance of the City or State relating to Pawnshops or Pawnbrokers. The permit shall be subject to revocation by the City Council if, in connection with the issuance of any permit and license, the applicant made a statement or filed, or caused to be filed, any application, affidavit or document containing incorrect or false information. Prior to revocation, the City Council shall conduct a hearing to review the evidence, and said hearing shall be conducted after thirty (30) days advance notice of the date and time of said hearing is provided to the applicant by US Mail to either the residence or business address provided on the application.

- h. Fines: Any person found in violation of any provision of this article shall upon conviction by the Municipal Court Judge, shall at the Judge's discretion, be fined not less than ONE DOLLAR (\$1.00) and no more than FIVE HUNDRED DOLLARS (\$500.00), and/or be sentenced to serve time in jail for a term not exceeding six (6) months.

**SECTION 3.** Section 6.20 of the City of Satsuma Zoning Ordinance, Ordinance No. 482, is hereby deleted and replaced with the following:

6.20 CHECK-CASHING CENTER:

- a. Definitions: "Check-cashing Center" means a building or portion thereof where checks, money orders or similar instruments are cashed or negotiated or wire transfers of funds are sent or received, and said services exceed twenty-five percent (25%) of the gross dollar volume of business. This section does not regulate banks, saving and loan institutions and credit unions regulated by the State of Alabama or Federal law.
- b. Zoning: A Check-cashing Center is limited to Business District B-2, and shall not be located within one thousand (1,000) feet of any church, school, child care facility, park or Residential District (R-1, R-2, R-3, R-4), and shall not be located within two thousand (2,000) feet of any other Check-cashing Center.
- c. Permit:
  - 1) It shall be unlawful to operate a Check-cashing Center in the City without first obtaining a business license and permit from the City. An applicant for a permit to operate a Check-cashing Center shall file an application with the City Clerk containing the following information: (1) The name, date of birth, residence address, driver's license number and business address of the applicant; (2) The street address and a site plan of the location where the business will be conducted by the applicant, and the days and hours of operation; (3) The type of security, if any, the applicant proposes to employ to safeguard its customers and premises; and (4) A copy of its policies with respect to the type of evidence required by the applicant to confirm the identity of its customers for the purpose of conducting the transactions described at §6.20(a).
  - 2) The application shall be reviewed by the Planning Commission for a determination as to whether granting the permit would violate the City of Satsuma zoning and

subdivision regulations. The Planning Commission shall report its findings to the City Council.

- 3) The application and the report of the Planning Commission shall be examined by the City Council for a determination as to whether granting the permit would violate the laws of the City, County or State. If the application is approved by the City Council, the City Clerk shall issue the permit from the applicant upon receiving payment of the permit fee. Renewals of the permit are required annually by providing a new application to the City Clerk for review by the City Council, and if approved shall be renewed after receipt of the annual permit fee.
- d. Revocation: Any permit issued or considered for renewal pursuant to this article shall be subject to revocation or denial by the City Council if the Check-cashing Center, or its agents or employees, are found to be in violation of any provision of this article or of any other ordinance of the City or State relating to Check-cashing Centers. The permit shall be subject to revocation by the City Council if, in connection with the issuance of any permit and license, the applicant made a statement or filed, or caused to be filed, any application, affidavit or document containing incorrect or false information. Prior to revocation, the City Council shall conduct a hearing to review the evidence, and said hearing shall be conducted after thirty (30) days advance notice of the date and time of said hearing is provided to the applicant by US Mail to either the residence or business address provided on the application.
- e. Fines: Any person found in violation of any provision of this article shall upon conviction by the Municipal Court Judge, shall at the Judge's discretion, be fined not less than ONE DOLLAR (\$1.00) and no more than FIVE HUNDRED DOLLARS (\$500.00), and/or be sentenced to serve time in jail for a term not exceeding six (6) months.

**SECTION 4.** Ordinance No. 482 is hereby amended to include Appendix A, which shall consist of the following:

**SCHEDULE OF ZONING AND SUBDIVISION FEES**

**A. Sketch Plan Review:** No Fee

**B. Residential Subdivision and PUD:**

Preliminary Plat Application Fee: \$350.00 + \$15.00 per lot or unit + \$6.00 per adjacent property owner

Final Plat Application Fee: \$250.00 + \$15.00 per lot or unit

**C. Minor Residential Subdivision:**

Combined Preliminary/Final Plat Application Fee : \$250.00 + \$6.00 per adjacent property owner

**D. Nonresidential Subdivision:**

Preliminary Plat Application Fee: \$350.00 + \$15.00 per lot + \$6.00 per adjacent property owner

Final Plat Application Fee: \$250.00 + \$15.00 per lot

**E. Site Plan Application Fee:** \$250.00 for the first acre + \$100 for each additional acre

**F. Special Exception Application Fee:** \$150.00

**G. Variance Application Fee:** \$150.00

**H. Zoning Amendment Application Fee:** \$750.00

**I. Sign Permit Fees:**

0 to 40 square feet	\$50.00
41 to 80 square feet	\$150.00
81 to 120 square feet	\$200.00
120 square feet or greater	\$250.00

**J. Annual Pawnshop Permit Fee:** \$2,000.00

**K. Annual Check-Cashing Center Permit Fee:** \$2,000.00

\*Full payment of fees is required for each application (and resubmission).

**SECTION 5.** The Table of Contents and page numbers throughout Ordinance No. 482 (the zoning book) shall be corrected to include the foregoing.