

ZONING ORDINANCE

TOWN OF MENTONE, ALABAMA

PLANNING COMMISSION

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Amended by Ordinance No. 94-3

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ARTICLE I	INTRODUCTION	
A.	Authority	1
B.	Short Title	1
C.	Purpose	1
D.	Method	1
ARTICLE II	ZONING DISTRICTS	2
A.	Rural District (RD)	3
B.	Residential District One (R-1)	4
C.	Residential District Two (R-2)	5
D.	Residential District Three (R-3)	6
E.	Residential District Four (R-4)	6
F.	Residential District Five (R-5)	7
G.	Central Business District (CBD)	8
H.	Retail Business District (B-1)	10
I.	General Business District (B-2)	12
J.	Manufacturing District (M)	13
K.	Mobile Home Park District (MHP)	14
L.	Lodging Business District (LBD)	15
ARTICLE III	GENERAL REGULATIONS	16
A.	Applicability	16
B.	Except as Otherwise Provided	16
C.	Area and Dimensional Modifications	16
D.	Non-Conforming Uses	17
E.	Public and Private Utilities	18
F.	Annexed Property	18
G.	Abandoned Right-of-Way	18

**TABLE OF CONTENTS
(Continued)**

ARTICLE IV	SIGN REGULATIONS	19
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A.	Purpose and Intent	19
B.	Method	19
C.	Exempt Signs	19
D.	Prohibited Signs	20
E.	Signs Permitted in the CBD	20
F.	Signs Permitted in B-1 and B-2	21
G.	Signs Permitted for Business and Industry	21
H.	Signs Permitted in the Lodging Business District	22
ARTICLE V OFF-STREET PARKING REGULATIONS		22
A.	Required Spaces	22
B.	General Parking Regulations	25
ARTICLE VI ADMINISTRATION AND REVIEW PROCEDURES		26
A.	General Administration	26
B.	Board of Adjustment	27
C.	Zoning Amendments	28
D.	Conditional Uses	29
E.	Variances	30
F.	Administrative Appeal	30
ARTICLE VII DEFINITIONS		31
ARTICLE VIII LEGAL STATUS PROVISIONS		39

ARTICLE I. INTRODUCTION

Section A. Authority

An ordinance, pursuant to the authority granted by Title 11, Chapter 52, Article 4, Code of Alabama 1975, as amended and supplemented by all applicable laws to provide for the establishment of districts within the corporate limits of Mentone, Alabama; to regulate within such districts the height, number of stories, and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards and other open spaces, the density of population and the use of buildings, structures, and land; to provide methods of administration of this Ordinance and penalties for the violation thereof.

Section B. Short Title

This ordinance shall be known as the Zoning Ordinance of Mentone, Alabama, and the map herein referred to, identified by the title Zoning Map of Mentone, Alabama, shall be

further identified by the signature of the Mayor of Mentone and attested by the Town Clerk. The Zoning Map of Mentone is hereby adopted and made a part of this Ordinance. Said Zoning Map shall zone only territory within Mentone. Such map is filed with the Town Clerk of Mentone at the time of the introduction of this Ordinance, will remain on file in the office of the said clerk and upon the adoption of the Ordinance, said map will show by endorsement thereon the date of such adoption.

Section C. Purpose

The fundamental purpose of this ordinance is to promote the public health, safety, morals and general welfare; to provide for the orderly development and growth of Mentone; to avoid congestion on the public roads and streets; to conserve life, property and natural resources and the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties, for the general good and benefit to the people of Mentone.

Section D. Method

For the purpose previously stated, the Town of Mentone is divided into zoning districts of such number, shape and area, and of such common unity of purpose, adaptability or use, which are deemed most suitable to provide for the best general civic use, protect the common rights and interests within each district, preserve the general rights, and interest of all; and by further regulations to limit the location, uses and occupancy of buildings, structures and land to be used for trade, industry, residence or other purposes, and also the location, height, bulk, occupancy and uses of buildings or other structures, including the ratio of lot occupancy and coverage, setback lines, sizes of yards, and other open spaces.

ARTICLE II. ZONING DISTRICTS

In order to classify, regulate, and restrict the location of dwellings, institutions, business, industries, and the location of buildings designed for specific uses; to regulate and limit the height and bulk of buildings hereafter erected or structurally altered; to regulate and limit the intensity of the use of land area; and to regulate and determine the areas of open spaces within and surrounding such buildings; the Town of Mentone, Alabama, is hereby divided into the following districts:

Rural District

Central Business District

Residential District One
Residential District Two
Residential District Three
Residential District Four
Residential District Five

Retail Business District
General Business District
Manufacturing District
Mobile Home Park District
Lodging Business District

The boundaries of the districts are as shown on the Mentone Zoning Map, together with any subsequent Zoning Map amendments. Unless otherwise shown on said Zoning Map, the boundaries of districts are lot lines, the center lines of streets or alleys or such lines extended, rivers, streams, right-of-way lines, or corporate limit lines. The Zoning Map and all the notations, references, and other information shown thereon are part of this Ordinance. Such map shall be filed in the office of the Town Clerk and shall show thereon the date of adoption and revisions of said map.

The Zoning Administrator shall make an interpretation of the Mentone Zoning Map upon request of any person. Where uncertainty exists as to the boundaries of any district shown on said maps, the following rules shall apply:

1. Where boundaries are indicated as approximately following street and alley lines or land lot lines, such lines shall be construed to be such boundaries.
2. In un-subdivided property or tracts where a district boundary divides a lot, the location of such boundaries, unless same are indicated by dimensions, shall be determined by the use of the scale appearing on such maps.
3. Where boundaries are approximately parallel to public right-of-way lines, such boundaries shall be construed as being parallel thereto.
4. In case any further uncertainty exists, the Board of Adjustment shall determine the location of boundaries.

Section A. Rural District (RD)

1. Intent. To provide areas for low density residential, agriculture and associated uses which are normal and customary in rural areas.
2. Permitted Uses.

Single Family Detached Dwellings
Mobile Home
Agriculture Structures and Uses
Public and Private Airport
Public and Private Recreation Facilities
Youth Camp and Campground
Home Occupations and Tourist Home

Institution Uses such as: cemetery, church, school, public park, town hall, library, museum, post office, community center and municipal public safety facilities

3. Conditional Uses.

Animal Hospitals, Kennels and Public Animal Shelters
Recreation Vehicle Park
Commercial Recreation Facilities
Clinic
Day Care Center
Group Care Facility
Private Clubs and Lodges
Landfill
Public Works Maintenance Yard or Building

Utility Uses such as: towers and antennas more than 150 feet in height, electric sub-station, water storage tank, above ground wastewater pumps, wastewater treatment plant or facility

4. Area and Dimensional Regulations.

- 4.1 Minimum Lot Area: One acre
- 4.2 Minimum Building Setbacks:
 - Front: 50 Feet*
 - Rear: 50 Feet
 - Side: 25 Feet

* Corner lots shall have a front setback on each street

- 4.3 Maximum Building Height: 45 Feet

5. Other Regulations. (When Applicable)

- 5.1 Sign Regulations, Article IV
- 5.2 Off-Street Parking Regulations, Article V

Section B. Residential One District (R-1)

- 1. Intent. To provide areas for the lowest density detached residential dwellings and accessory uses.
- 2. Permitted Uses.
 - Detached Dwellings

Accessory Structures and Uses
Municipal Public Safety Facilities

3. Conditional Uses.

Home Occupation

Institution Uses such as: cemetery, church, school, public park, town hall, library, museum, post office and community center

Group Care Facility

Utility Uses such as: towers and antennas more than 150 feet in height, electric sub-station, water storage tank, above ground wastewater pump, wastewater treatment plant or facility

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: 20,000 Square Feet

4.2 Minimum Building Setbacks:

Front: 35 Feet*

Rear: 30 Feet

Side: 10 Feet

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 40 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section C. Residential Two District (R-2)

1. Intent. To provide areas for low density detached residential dwellings, mobile homes and accessory uses.

2. Permitted Uses.

Detached Dwellings

Mobile Homes
Accessory Structures
Municipal Public Safety Facilities

3. Conditional Uses.

Same as R-1, Plus;
Public and Private Recreational Facilities

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: 20,000 Square Feet

4.2 Minimum Building Setbacks:

Front: 30 Feet*

Rear: 25 Feet

Side: 8 Feet

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 40 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section D. Residential Three District (R-3)

1. Intent. To provide areas for low density detached residential dwellings and accessory uses.

2. Permitted Uses.

Detached Dwellings
Accessory Structures
Municipal Public Safety Facilities

3. Conditional Uses.

Same as R-2

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: 15,000 Square Feet

4.2 Minimum Building Setbacks:

Front: 30 Feet*

Rear: 25 Feet

Side: 8 Feet

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 40 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section E. Residential Four District (R-4)

1. Intent. To provide areas for low density detached residential dwellings, mobile homes and accessory uses.

2. Permitted Uses.

Detached Dwellings

Mobile Homes

Accessory Structures

Municipal Public Safety Facilities

3. Conditional Uses.

Same as R-2

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: 15,000 Square Feet

4.2 Minimum Building Setbacks:

Front: 30 Feet*

Rear: 25 Feet

Side: 8 Feet

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 40 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section F. Residential Five District (R-5)

1. Intent. To provide areas for low density detached and attached residential dwellings and accessory uses.

2. Permitted Uses

Detached Dwellings Attached Dwellings

Accessory Structures and Uses

Group Care Facilities and intermediate Care Facilities for the Elderly

Tourist Home

Private Clubs and Lodges

Institution Uses such as; cemetery, church, school, public park, town hall, library, museum, post office, community center and municipal public safety facilities

3. Conditional Uses

Day Care Center

Home Occupations

Public and Private Recreation Facilities

Nursing Home

Utility uses such as: electric sub-stations, water storage tanks, towers and antennas more than 150 feet in height, wastewater treatment plant or facility, above ground wastewater pump

4. Area and Dimensional Regulations

4.1 Detached Dwellings: Same as the R-3 District

4.2 Attached Dwellings:

Minimum Lot Area: One acre

Maximum Density: Five dwellings per acre

Front Setback: 35 Feet*

Side Setback: 25 Feet

Rear Setback: 30 Feet

*Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 35 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Regulations, Article V

Section G. Central Business District (CBD)

1. Intent. To protect and maintain the character of the Mentone Central Business District.

2. Permitted Uses.

Limited Retail and Service Uses such as:

Antique Shops

Art and School Supply Stores

Art Galleries and Studios

Bakeries

Banks

Barber Shops and Beauty Shops

Book or Stationery Stores

Camera and Photographic Supply Stores

China and Glassware Stores

Clothing and Costume Shops

Coin and Stamp Stores

Department Stores

Drug Stores

Florist Shops

Food Stores

Gift and Novelty Shops

Hardware Stores

Hobby Shops including arts and crafts

Hotels and Motels

Jewelry Stores

Leather Goods and Luggage Stores

Newsstands

Oculist

Offices (business and professional)

Private Clubs or Fraternal Organizations

Photograph Developing and Processing Shops

Photographer or Artist's Studios

Picture Framing Establishments
Restaurants

Second Hand Stores when conducted wholly within a completely enclosed building

Shoe Repair Stores
Shoe Stores
Sporting Goods Stores
Tailor Shops
Theaters
Tobacco Shops
Toy Shops
Variety Shops
Wearing Apparel Shops
Accessory Structures and Uses

Institution Uses such as: church, school, public park, town hall, library, museum, post office, community center and municipal public safety facilities

Retail and Service Uses which are clearly in compliance with the CBD intent and are not listed as nor similar to permitted or conditional uses in the other Business Districts.

3. Conditional Uses.

Utility Uses such as: towers and antennas more than 150 feet in height, electric substations, water storage tanks, wastewater treatment plant or facility, above ground wastewater pump

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: None

4.2 Minimum Building Setbacks:

Front: None

Rear: 25 Feet

Side: None (15 feet when adjacent to the Rural District or Residential Districts) Dis-

4.3 Maximum Front Building Setback: 15 Feet

4.4 Maximum Building Height; 40 Feet

5. Other Regulations.(When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V. All off-street parking spaces shall be provided in the rear yard.

Section H. Retail Business District (B-1)

1. Intent. To provide areas for retail trade and recreation services which are appropriate near residential areas and do not feature outdoor storage, service nor repair activities which impact off the premises.

2. Permitted Uses.

CBD Permitted Uses, Plus:
Animal Hospital and Kennel
Auto Parts Store
Automobile and Boat Sales

Automobile and Boat Repair and Service, conducted entirely within an enclosed building, with no outside storage of boats, vehicles or equipment.

Automobile repair and service as an accessory use to the retail sale of fuel and vehicles

Building Material Sales
Campground
Car Wash
Clinic
Commercial Recreation Facilities
Day Care Center
Gasoline Service Station
Hosiery Mill, no dye operations
Home Improvement and Garden Shop
Hospital
Mobile Home Sales and Service
Nursing Home, Group Care Facilities and Intermediate Care Facilities for the Elderly

Public and Private Recreation Facilities Recreation Vehicle Park Recreation Vehicle Sales Shopping Center

Small Equipment Sales, Repair and Service, such as motorcycles, lawn mowers and chain saws

Other Retail Trade and Services which comply with the intent of this district and are not listed as nor similar to permitted uses in the B-2 or M districts.

3. Conditional Uses.

Warehouse and Mini-Warehouse
Automotive Repair and Service, not described as a permitted use

Utility Uses such as; towers and antennas more than 150 feet in height, electric substations, water and natural gas storage tanks, wastewater treatment plant or facility, above ground wastewater pump

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: None

4.2 Minimum Building Setbacks:
Front: 20 Feet*
Rear: 15 Feet (30 feet when adjacent to the RD or Residential Districts)
Side: 10 Feet (20 feet when adjacent to the RD or Residential Districts)

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 35 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section I. General Business District (B-2)

1. Intent. To provide areas for repair, light manufacturing and storage uses in such manner and location as not to detract from nearby residential or business areas nor have impact off the premises as described in the Manufacturing District.

2. Permitted Uses.

B-1 Permitted Uses, Plus:
Light Fabricating and Manufacturing
Farm Equipment and Trucks
Heavy Equipment, Sales and Service
Hosiery Mill
Flea Market, Outdoor
Automotive Repair and Service

Warehouse and Mini-Warehouse
Wholesale Business
Public Animal Shelter
Public Works and Contractor Maintenance Yard or Building
Other similar uses which comply with the intent of the District

3. Conditional Uses.

Utility Uses such as: towers and antennas more than 150 feet in height, electric substations, water and natural gas storage tanks, wastewater treatment plant or facility, above ground wastewater pump

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: None

4.2 Minimum Building Setbacks:

Front: 25 Feet*

Rear: 20 Feet (40 feet when adjacent to the RD or Residential Districts)

Side: 10 Feet (25 feet when adjacent to the RD or Residential Districts)

* Corner lots shall have a front setback on each street

4.3 Maximum Building Height: 40 Feet

5. Other Regulations. (When Applicable)

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section J. Manufacturing District (M1)

1. Intent. To provide areas for heavy manufacturing, industry, processing and public uses which may have impact off the premises such as noise, odor, smoke, dust, fumes or vibration.

2. Permitted Uses.

Asphalt Manufacturing or Refining

Cement Products Manufacture

Cement Plant

Fertilizer Plant

Fixed Plants for processing chert, gravel, clay, coal and sand

Junk and Salvage Yard of any kind

Landfill or Garbage Disposal Plant
Prison
Sawmill
Slaughter House or Rendering Plant
Quarry or Mining Operations

Volatile Uses such as: above ground storage of gasoline, storage and distribution of propane gas and other volatile, flammable and combustible materials and fuels

Wastewater Treatment Plant

Utility Uses such as; towers and antennas more than 150 feet in height, electric substations, water storage tanks, wastewater treatment plant or facility, above ground wastewater pump

3. Area and Dimensional Regulations.

3.1 Minimum Lot Area: One acre

3.2 Minimum Building Setbacks:

Front: 50 Feet*

Side: 50 Feet

Rear: 50 Feet

* Corner lots shall have a front setback on each street

3.3 Maximum Building Height: 60 Feet

4. Other Regulations.

5.1 Sign Regulations, Article IV

5.2 Off-Street Parking Regulations, Article V

Section K. Mobile Home Park District (MHP)

1. Intent. To provide areas for two or more mobile homes located on one lot or parcel to be used as dwellings, along with accessory uses, all developed in compliance with an approved development plan.
2. Permitted Uses. Mobile Home Park
3. Conditional Uses.

Recreation Vehicle Park

Utility Uses such as: towers and antennas more than 150 feet in height, electric substations, water and natural gas storage tanks, wastewater treatment plant or facility and above ground wastewater pump

4. Development Regulations.

4.1 Area and Dimensional Regulations

- a. Minimum Area: Five acres
- b. Maximum Density: 10 sites per acre
- c. Minimum Site Area: 3,600 square feet
- d. Minimum Site Setbacks:
Front: 15 Feet
Rear: 10 Feet
Side: 10 Feet

4.2 Mobile Home Park Standards

- a. All mobile home sites shall abut upon a roadway and all roadways shall be paved.
- b. The Park shall be adequately served by water and sanitary facilities.
- c. The Park shall be provided with a recreation area having a minimum area of 100 square feet per mobile home site. Such area shall be located so as to be practically and safely used by the residents.
- d. All mobile home sites are to be leased or rented only and are not to be sold individually.
- e. Each mobile home site shall be provided with two off-street parking spaces.

4.3 Procedure for Approval

In addition to the procedures and application requirements established in Article VII for zoning amendments, zoning amendment applications for the MHP District shall be accompanied by a site plan of sufficient scale and detail to show compliance with the requirements of the MHP District.

Section L. Lodging Business District (LBD)

1. Intent. To provide business areas for the lodging of transient guests in cabins along with accessory uses and services.
2. Permitted Uses.

Cabins and accessory recreational uses such as: swimming pools, playgrounds, tennis courts, hiking trails and similar uses.

3. Conditional Uses.

None

4. Area and Dimensional Regulations.

4.1 Minimum Lot Area: 15,000 square feet per cabin.

4.2 Minimum Building Setbacks:

Front: 20 Feet*

Rear: 30 Feet

Side: 10 Feet

*Corner lots shall have a front setback on each street.

4.3 Maximum Building Height: 35 Feet

5. Other Regulations.

Sign Regulations, Article IV

Off-Street Parking Regulations, Article V

ARTICLE III. GENERAL REGULATIONS

The following general regulations pertain to the administration and enforcement of this Zoning Ordinance.

Section A. Applicability.

No structure shall be constructed, erected, placed or maintained and no land use commenced or continued within the Town of Mentone, except as specifically or by necessary implication, authorized by this Ordinance.

Section B. Except as Otherwise Provided in this Ordinance.

1. No land may be used except for a purpose permitted in the district in which it is located.
2. No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used except for a use permitted in the district in which it is located.
3. No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area and height regulations of the district in which it is located.
4. The minimum building lines, parking spaces, open spaces, including lot area, required by this Ordinance for each and every building existing at the time of the passage of this Ordinance or for any building hereafter erected, shall not be encroached upon nor considered as a required building or open space for any other building, nor shall any lot area be reduced below the requirements of this Ordinance.
5. Every building hereafter erected or structurally altered shall be located on one lot as herein defined and in no case shall there be more than one main building on each lot, except as specifically permitted by this Ordinance.

Section C. Area and Dimensional Modifications.

1. Lots of Record. Where a lot of record at the time of the effective date of this Ordinance has less area or width than herein required, said lot may nonetheless be used as a building site upon approval by the Board of Adjustment.
2. General Yard Modifications. Every part of a required yard shall be open to the sky unobstructed by an structure or part thereof, except as provided herein.
 - a. Sills or ornamental features of a building may project not more than twelve inches into any required yard. Cornices or eaves may project not more than twenty-four inches into any required yard.
 - b. Uncovered porches and decks may not extend to within 20 feet of the rear property line nor six feet of the side property lines. Said improvements may extend not more than six feet beyond the minimum required front building line.
 - c. Accessory structures, except in the Rural District, shall be located in the rear yard and shall not be located closer than five feet to a side property line nor 15 feet from a rear property line. No accessory structure may cover more than 25 percent of the rear yard land area.

3. Front Yard Modifications. The minimum front building setback for a proposed building to be located between adjacent buildings, both of which are not more than 100 feet from the proposed building, shall be the minimum front building setback of the applicable zoning district or the average front building setback of the adjacent building, whichever distance is less.
4. Building Height Modifications. The maximum building height in each of the zoning districts shall not apply to chimneys nor steeples and other ornamental architectural features of a building.

Section D. Non-Conforming Uses of Land and Buildings.

Within the districts established by this Ordinance or amendments that may later be adopted, there exist uses of land and uses of structures which are prohibited, regulated or restricted under the terms of this Ordinance or future amendment. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed or discontinued. However, it is the further intent of this Ordinance that except for portable signs, this Section shall not apply to permanent signs which exist at the time of enactment of this Ordinance.

A duly licensed non-conforming use existing at the effective date of this Ordinance may be continued, except as hereafter provided, although such use does not conform with the provisions of this Ordinance.

1. Restoration to Safe Condition. Nothing in this Ordinance shall prevent the restoration of any building or structure to a safe or sanitary condition when required by the proper authorities.
2. Destruction. When a non-conforming use or structure is damaged by any means to an extent of more than 50 percent of its value at the time of damage, it shall not be reconstructed nor used except in conformity with the provisions of this Ordinance.
3. Abandonment. When a non-conforming use is discontinued for a continuous period of one year or more, it shall not be re-established, and any future use shall conform with the provisions of this Ordinance.
4. Alteration and Enlargement. A non-conforming use shall not be enlarged, extended, structurally altered, reconstructed or moved to another location on the property.
5. Area and Dimensional Non-Conformities. A building or structure conforming to the use regulations of a zoning district, but not conforming to other provisions of this Ordinance, may be enlarged or altered provided that such enlargement or alteration conforms to the provisions of this Ordinance.

6. Change in Use. A non-conforming use shall not be changed to another non-conforming use.

Section E. Public and Private Utilities.

Public and private utility structures such as poles, transformers attached to poles, wires, towers or antennas less than 150 feet in height, conduits and similar facilities necessary for the transmission and distribution of electric power or to provide telephone, cable television or telegraph service; and pipes, vents, valves, hydrants, regulators, meters, below-ground pumps and similar facilities necessary for the transmission or distribution of water, natural gas or the collection of sewage; may be constructed, erected, repaired, maintained or replaced within any zoning district.

Utility structures and facilities such as above-ground wastewater pumps, towers and antennas more than 150 feet in height, wastewater treatment plants, water storage tanks, electric substations and sanitary land-fills are otherwise regulated within the various zoning districts in the Town.

Section F. Annexed Property.

The Town shall zone annexed property prior to issue of a Certificate of Zoning Compliance for said property.

Section G. Abandoned Right-of-Way.

Whenever any street, alley or other public way is vacated or abandoned by official action of the Town of Mentone or DeKalb County, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of same and all area included therein shall then be subject to all appropriate regulations of the extended districts.

ARTICLE IV. SIGN REGULATIONS

Section A. Purpose and Intent.

The economy of the Town of Mentone is to a great degree determined by the tourist industry, which benefits from the rustic and natural environment of the community. This environment is in harmony with and complimentary to the natural beauty of the area. This character has been and will continue to be essential to the economic prosperity of Mentone.

The purpose of this Article is to regulate the location, size, type and placement of signs in order to enable the public to locate businesses and institutions without difficulty, while preventing hazards to life and property, assuring the continued attractiveness of the Town and protecting and enhancing property values.

Section B. Method.

No sign shall be constructed, erected, painted or placed on a premises in any zoning district except in conformity with this Ordinance. A person desiring to erect a sign, except those signs listed in Section C, shall first obtain a Certificate of Zoning Compliance from the Zoning Administrator. The application for the Certificate shall be made on forms provided by the Zoning Administrator and shall contain all information necessary to determine conformance with the Zoning Ordinance.

Section C. Exempt Signs.

The following signs may be placed on a premises without a Certificate of Zoning Compliance.

1. Any sign which does not exceed two square feet in area and bears only the property number or name of the occupant of the property.
2. On-premise real estate signs such as for sale or for rent signs which do not exceed six square feet in area.
3. Signs which are not visible from the public right-of-way.
4. Public traffic control signs located on the public right-of-way and legal notices, identification, informational, or directional signs required by all levels of government.
5. Signs which do not exceed 12 square feet in area, advertising agricultural products for sale which were produced on the premises.
6. On-premise signs for institutions not to exceed 32 square feet in area nor 10 feet in height. Off-premise directional signs for such institutions, not to exceed eight square feet in area.
7. Signs which direct and guide traffic to or through parking areas, and do not bear any business name, logo or advertising message, not to exceed 4 square feet in area.
8. Signs located at the entrance to a residential area, farm, youth camp or mobile home park which is not internally illuminated and does not exceed 32 square feet in area nor six feet in height.

9. Temporary signs

Section D. Prohibited Signs.

1. Off-premise signs, except those specifically exempted in Section C.
2. Blinking, flashing, twirling, animated or wind driven signs and devices
3. Portable signs, moveable signs and all signs which are not permanently affixed to the ground or a building as required in the Building Code for such structures.
4. Banners, except that non-profit organizations may use banners on a temporary basis to advertise special events. Such banners may only be erected after a Certificate of Zoning Compliance has been issued by the Town. A banner shall be erected not more than 10 days in advance of the special event and removed not more than three days after the special event. Each non-profit organization shall be limited to not more than four temporary banners during the calendar year. (Ordinance 94-3)
5. Signs painted upon or affixed to vehicles in such a manner or location so as to circumvent the requirements of this Ordinance.
6. Signs located in the public right-of-way or causing a hazard to vehicles in the public right-of-way.
7. Roof signs

Section E. Signs Permitted in the CBD.

The following on-premise signs are permitted in the CBD upon approval of a Certificate of Zoning Compliance from the Zoning Administrator.

1. Multi-Tenant Buildings. Each building which contains more than one business tenant is permitted one on-premise building wall sign per facing street, not to exceed 32 square feet in area.

Each business located in a building which contains more than one business tenant is permitted one on-premise building wall sign not to exceed twelve square feet in area.

2. Buildings Containing One Business. Each building which contains one business is permitted one on-premise building wall sign, not to exceed 20 square feet in area.