

ARTICLE XI
SIGNS, PARKING AND LANDSCAPING

11.1 **SIGNS.**

All signs shall encourage a positive visual environment in harmony with the natural beauty of the area.

A. **General Requirements.**

1. No sign, unless herein excepted, shall be erected, constructed, posted, painted, altered, maintained, or relocated, until the Building Inspector has issued a permit. Before any permit shall be issued, an application on official City forms which shall indemnify and hold harmless **The City of Thomasville**, its officials, officers and employees and its assigns for all damages, demands, or expenses of every character which may in any manner be caused by the erection and use of said sign or sign structure, shall be filed together with such drawings and specifications as may be necessary to fully advise and acquaint the Building Inspector with the location, size, construction materials, manner of illuminating, 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 an electrical inspection. Each sign requiring a permit shall be clearly marked with the permit number and the name of the person or firm placing the sign on the premises. The absence of a proper ID tag shall be prima facie evidence that the sign or advertising structure is being operated in violation of this Ordinance.
2. Any permitted sign shall be subject to the size and height limitations imposed by this Ordinance for the use district in which said sign is located, except as otherwise provided herein.
3. No outdoor advertising sign or sign structure shall be placed upon any street or highway right-of-way except as otherwise provided herein.
4. No outdoor advertising sign or sign structure shall be placed at an intersection or location, which would obstruct the view of intersecting traffic.
5. No outdoor advertising sign shall be erected, relocated or maintained so as to prevent free ingress or egress from any door, window or fire escape.
6. No portion of any outdoor advertising sign shall be less than eight (8) feet above the level of a sidewalk or other pedestrian thoroughfare, nor shall be less than fifteen (15) feet above the level of a public driveway,

alley or street.

7. Signs shall be harmonious with the environment and with the nature of our special local characteristics of site, aesthetic tradition, and development potential. Signs made of natural woods and materials featuring earth tones and indirect external lighting are encouraged.
8. No sign shall be larger than seventy-five (75) square feet, except where the name of a building or firm is to be attached across the front of a building or as otherwise provided herein or as approved by the Planning Commission.
9. A sign permit shall be null and void if the sign for which the permit was issued has not been completed and erected within a period of six (6) months from the date of issuance of the permit.
10. Payment of Fees – A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
11. Fees – A fee of \$100.00 shall be required for each permit application and shall be paid to The City of Thomasville at the time the permit application is submitted to the City Clerk or the Building Inspector. This fee shall include one (1) inspection by the Building Inspector.
12. Fees for re-inspection – A re-inspection fee shall be charged whenever an inspection is requested and the work is found to be not ready for inspection, or is improperly installed. The amount of said re-inspection fee shall be \$25.00 for each re-inspection.
13. Emergency repairs – Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Inspector.
14. The face of all signs not covered with advertising shall not be left blank and the face thereof shall be covered with attractive displays or coverings.
15. Violation penalties – Any person who shall violate a provision of this code or ordinance or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair electrical work in violation of the approved construction documents or directive of the Building Inspector, or of a permit or certificate issued under the provisions of this code, shall upon conviction thereof, be punished by a fine not to exceed \$500.00 for each separate offense or violation of this ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

- B. Nonconforming Signs. Any sign in existence prior to the effective date of this Ordinance, that is not in conformance with the requirements of this Ordinance shall be considered a nonconforming sign and shall be permitted to continue to exist, subject to the following conditions:
1. If any nonconforming sign is removed or destroyed or becomes 50% or more structurally deteriorated as determined by the Building Inspector, then the replacement sign shall be in conformance with the requirements of this Ordinance.
 2. Where a change in use, occupancy or ownership occurs which necessitates the altering of a sign in any manner, the altered or changed sign shall be in conformance with the requirements of this Ordinance.
 3. Any nonconforming temporary sign prohibited under this ordinance of this Ordinance shall be removed or made to conform within ninety (90) days of the date of adoption of this Ordinance. Any non-conforming permanent sign existing at the time of enactment of this ordinance shall be removed or made to conform within five (5) years of the date of adoption of this ordinance.
 4. The Zoning Board of Adjustment may, in special cases and for good reason, and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary or unique hardship, permit the erection of a sign not in conformance with the requirements of this Ordinance, and at its discretion, may require the posting of a bond in sufficient amount to protect the City against all liabilities that may result from the erection and use of such sign.
 5. No permits for additional signs shall be issued for any premises on which there are non-conforming signs.
- C. Exempt Signs. The following signs are exempt from the provisions of this Ordinance and may be erected or constructed without permit but in accordance with the structural and safety requirements of the current building codes:
1. Official traffic signs or sign structures, County or municipal information signs and provisional warning signs or sign structures, when erected or required to be erected by a governmental agency.
 2. Changing the copy on a bulletin board, poster board, display encasement, marquee, or changeable copy type sign.
 3. Temporary non-illuminated signs not more than thirty-two (32) square feet in area, erected in connection with new construction work and displayed on the premises during such time as the actual construction

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work is in progress. One sign, which shall not exceed ten (10) feet in height, is allowed for each street frontage. Such signs shall be removed upon completion of the project.

4. Any sign on a truck, bus or other vehicle that is used in the normal course of a business for transportation and not for the sole purpose of advertising, except where a vehicle is offered for sale.
5. Weather flags for providing information on weather conditions; one (1) set for each premises.
6. Real estate signs, temporary in nature, non-illuminated, not exceeding six and one-half (6-1/2) square feet in area, advertising real estate for sale or lease or rent, or announcing contemplated improvements of real estate; one (1) sign for each street frontage.
7. Temporary decorative flags, bunting, banners, pennants, streamers, and signs for recognizing holidays, conventions, grand openings, and other commemorative occasions. Said temporary decorations and signs shall be removed as soon as the commemorative occasion is over, and are not to remain after 30 days once the application is over.
8. Political signs are exempt from the permit requirements of this Ordinance but are subject to the following regulatory controls:
 - a. Political signs shall not be erected, constructed, posted or painted on any public right-of-way, utility pole, tree, bench, fence, awning, stand pipe, nor attached to any City, County, State or Federal roadway marker, directional sign or informational sign.
 - b. Political signs shall not be attached to any existing identification announcement or pricing sign for any business or commercial establishment.
 - c. Political signs shall not be located in such a manner as to materially obstruct the view of intersecting traffic, or to adversely affect ingress or egress from parking lots or driveways.
 - d. Political signs may be placed on private property in any zoning district within the city limits of Thomasville. Political signs shall not exceed eight (8) feet in height.
 - e. Political signs not more than four (4) square feet in area may be attached to private or commercial vehicles used for transportation or business purposes.

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- f. Political signs may be placed only after a candidate has qualified to run for office and must be removed within five (5) days after the election. (See Section 14.6 of this Ordinance regarding penalties for violations).
9. National flags and flags of political subdivisions of the United States and flags of bona fide civic, charitable, fraternal, and welfare organizations, when displayed from one (1) flag staff per premises in accord with United States Public Law 623 (Flag Display Practice); except when displayed in connection with a commercial promotion.
10. Non-advertising directional signs or symbols (e.g., entrance, exit, caution, slow, no trespassing) located on and pertaining to a parcel of private property.
11. One (1) identification sign, with or without bulletin board, per street frontage for public, charitable, educational or religious institutions, located on the premises of said institution and not exceeding seventy-five (75) square feet.
12. Memorial signs and historical markers, constructed of bronze, stone, or other incombustible material, after historical authentication and location is approved by the City Council of the **City of Thomasville**.
13. One (1) each professional, announcement, or occupational sign non-directly illuminated and flat wall mounted, and/or premises or business location, provided the area of the sign or the combined areas of both signs, if two (2) signs are erected does not exceed five (5) square feet, and provided the premises or business location is without a permitted sign.
14. Non-commercial yard or garage sale temporary signs not exceeding eight (8) square feet erected on private property and which display the date(s) and address of the sale. Said signs shall be removed as soon as the sale is concluded.
15. Signs attached to machinery or equipment which advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending, machines, newspaper racks, telephone booths, and gasoline pumps, provided the combined area of such signs does not exceed eight (8) square feet.
16. Window signs which identify or advertise activities, services, goods, or products available within the building.
17. One (1) each business or professional identification sign mounted to extend vertically below a marquee or canopy provided its area does not exceed six (6) square feet nor exceed the width of the marquee or

canopy nor provide less than nine (9) feet of clearance above the sidewalk or pedestrian thoroughfare.

18. A v-sign with two (2) attached sides in which the faces of said sign are not parallel and the smallest angle of said sign is not greater than 30 degrees and not exceeding three (3) feet square in size on either side and is displayed only during business hours may be used.

D. Signs Prohibited in All Districts. The following signs are prohibited in all use districts:

1. Any sign erected or painted upon a fence, tree, standpipe, fire escape or utility pole, except the manufacturer's or installer's ID plate which shall not exceed 5x8 inches in size.
2. Any sign, which uses the word "Stop" or "Danger" prominently, displayed and/or which is a copy or imitation of official traffic control signs except where such words are a part of an attraction title for a theater or other similar event or purpose.
3. Signs that contain flashing or intermittent illuminations, or electronically changeable copy sign except as required for traffic control. Changing the copy on a bulletin board or changeable copy type sign which displays customary public information, such as time, date, temperature or other such information is deemed not to be flashing or intermittent illuminations.
4. Portable signs, snipe signs, sandwich signs, or ladder type signs.
5. Permanent signs that produce sound or noise; cause interference with radio; telephone, or other communication transmissions; produce or reflect motion pictures; emit visible smoke, vapor, particles, or odor; are animated or produce any rotation, motion or movement.

E. Maintenance and Removal of Signs.

1. All signs shall be maintained in good condition and appearance. The Building Inspector, after ninety (90) day notice in writing to the owner, may cause to be removed, at owners expense, any sign which shows neglect or which appears abandoned or which becomes dilapidated or dysfunctional, or where the area for a distance of ten (10) feet around such sign is not kept free of weeds, rubbish, debris, or uncut grass. Provided however, if the condition of a sign presents an eminent danger or hazard, to the public, the notice requirement herein shall be reduced to ten (10) days written notice.
2. Any sign associated with premises that have been vacated shall be either removed from the premises by the owner or lessee within three

- (3) months of the time of the vacation, or said sign shall be altered or resurfaced by the owner or lessee within the same time period so that it does not display letters, numerals, symbols, figures, designs, or any other device for visual communication that would pertain to the activity formerly associated with the vacated premises.
3. The Building Inspector shall remove or cause to be removed any sign erected or maintained on any public right-of-way within The **City of Thomasville** which is in violation of any of the provisions of this Ordinance.
 4. Any sign existing at the time of enactment of this ordinance which is determined by the building inspector or zoning enforcement officer of the City to be fifty percent or more structurally deteriorated, is a danger to the public, is not being appropriately maintained in good condition, is abandoned, or is unsightly may be removed as specified in paragraph E.1 of this article.
 5. The erection or maintenance of any sign in violation of this Ordinance is a misdemeanor and shall be subject to the penalties set forth in Section 14.6 of this Ordinance.
- F. Traffic Control Devices on Private Property. When the owner of real property allows it to be used by the public for the purpose of vehicular traffic and/or as a public or quasi-public parking lot for the use of customers, tenants or employees of said property, the owner shall erect and maintain all traffic control signs and other devices in accordance with the Alabama Manual on Uniform Traffic Control Devices any revisions thereof.
- G. Permitted Signs.
1. Unless otherwise specified in this Ordinance, the schedule in Chart 11.1G5 contains requirements for signs permitted in each use district.
 2. Signs indicating the name of any fixed dwelling or mobile home subdivision; Mobile Home Park; apartment, townhouse, condominium, or other residential or business complex permitted in any district; and signs for any use permitted by Right, with Planning Commission approval or as a special exception in any residential district, are permitted. Such signs shall not exceed seventy-five (75) square feet in area per face, two (2) faces, twenty-one (21) feet in height, and one (1) such sign per street frontage.
 3. Signs shall require a sign permit unless otherwise accepted elsewhere in this Ordinance.
 4. Gasoline or other motor vehicle fuel pricing signs, in addition to permitted name or identification signs, are permitted in any business or

industrial district. Such signs shall not exceed seventy-five (75) square feet in area and must comply with the other sign requirements for the district in which they are located.

H. Shopping Center Signs.

1. Shopping center developers and owners shall provide one (1) permanent freestanding sign on which to identify or advertise the tenants of the shopping center and such sign shall be of metal construction and be so constructed to withstand, without serious damage, winds up to 140 mph. Tenant signs on such shopping center sign shall no exceed more than 35 square feet on each side.
2. Except wall signs on the front of a shopping center tenants premises. Tenant shall not erect or have any outdoor signs on the shopping center property except on the freestanding sign erected by the shopping center developer or owner for use by all tenants.
3. No shopping center shall have more than one (1) free standing sign.

I. Limitations on billboards and other off-premises signs.

Billboards and other off premises are permitted only along US Highway 5 and US Highway 43 in the city and no new such signs shall be erected within 500 feet of currently existing signs and no such sign shall be erected within 500 feet of another such sign after the effective date of this ordinance. Such signs shall be subject to the following conditions:

1. Such signs may not be stacked or erected side by side on the same support structure.
2. Off-premises signs may not be stacked or erected side by side on the same or separate support structures.
3. Neither face of a "V" type off-premises sign may protrude for the opposite face at an interior angle greater than ninety-five (95) degrees.
4. The sign area of an off-premises sign may not exceed four hundred (400) square feet, including cut-out extensions. Cut-out extensions may not exceed one hundred (100) square feet in area.

J. Other Requirements.

1. Signs for any residential use permitted in any non-residential district must comply with the requirements for signs permitted in residential districts.
2. Each establishment in a shopping center or each business premises in B-1, B2 B-3, and I-1, I-2, and M-U districts may acquire an additional

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permit for a front or side wall mounted sign of a size not to exceed the lesser of three hundred (300) square feet or twenty (20) percent of the front or side surface area of the building or portion of building. Signs mounted on mansards, marquees, and awnings are deemed to be wall signs.

3. A temporary advertising sign will be permitted to the owner for the development of a individual business premise, shopping center premise, new commercial/ industrial business, subdivision, mobile home park, and mobile home subdivision, provided the area of each sign shall not exceed thirty-two (32) square feet, is non-illuminated, mounted from the ground within the confines of the development and the height no greater than ten (10) feet for no more than one (1) sign, either single or double faced, per street frontage. Permits shall be issued for a period of six (6) months. An additional six (6) month permit may be issued if the Building Inspector has determined that the promotion of the development is active and the temporary sign meets the maintenance requirements in Section 11.1E of this Ordinance. The temporary sign will be removed when a permitted permanent sign is erected.
4. A temporary sign will be permitted on each premises for a new business or a business starting in a new location where the premises is without a permitted permanent sign for a period of not more than sixty (60) days or until mounting of a permanently permitted sign, whichever occurs first, provided the temporary sign does not exceed thirty-two (32) square feet, is non- illuminated, mounted from the ground to a height not to exceed then (10) feet. Said sign may be single or double faced.
5. Temporary decorative signs, flags, pennants, banners, streamers, bunting, flying paraphernalia, and tethered inflatable signs may be permitted to a premises owner for no more than fourteen (14) continuous calendar days in any six (6) month period.
6. A permanent or temporary sign, erected on private or public property, not exceeding six (6) square feet to denote the route to any city, town, village, historic or religious place, shrine, public building or facility, school, hospital, healthcare facility, public meeting or public event when authorized by the City Council.
7. All existing off-premise signs and billboards are hereby grandfathered. At such time as any existing off-premise sign or billboard is removed or destroyed, any replacement sign or billboard shall be in conformance with the provisions of this Ordinance.
8. Temporary Business Promotional Signs, such as of a movable nature maybe permitted to the affected owner for no more than 14 days in a 6-month period. However, any displays of this nature must confirm to

size and height requirements as set forth in Ordinance.

11.2 **LANDSCAPING.**

A landscape plan may be required for any development within The **City of Thomasville**, but is mandatory for all multi-family developments including apartments, townhouses, condominiums and Planned Unit Developments, and for all business and industrial developments. Such plan shall be submitted to the City Engineer prior to commencing any stripping of land or construction activities. The plan shall clearly show what existing trees, shrubbery and other vegetation will be retained; and what trees, shrubbery and other vegetation will be added to complete the final landscaping of the property. No trees greater than six (6) inches in diameter shall be removed unless it can be shown that the tree is a safety hazard to pedestrians, property or vehicular traffic; that it is diseased or weakened by age, storm, fire or other injury; that it is absolutely necessary to construct proposed improvements without incurring significant additional costs; or that it is necessary for the installation of solar energy equipment. In such case, the developer shall be required to plant replacement trees at least six (6) feet tall and one (1) inch in diameter for each two (2) trees removed, or as approved by the Planning Commission, and the landscaping plan shall show the placement of the proper number of required new trees. The plan shall include renderings by a design professional and any other documentation required by the Planning Commission, and the commission can modify or change, as they feel prudent in meaning the landscaping theme of the effected area.

- A. All new developments along County, State and Federal highways and other major arterials shall be set back fifty (50) feet from the right-of-way and shall maintain a minimum of ten (10) feet of the required fifty (50) foot setback as a greenbelt along the entire front width of the property except where curb cuts provide ingress and egress. Said greenbelt shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the developer's required landscape plan. No landscaping application will reduce visibility of egress or ingress to said site.
- B. A minimum of five (5) feet contiguous side and rear landscaping buffer shall be required in the landscape plan. Such area shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the Zoning Enforcement Officer. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets the requirement of this Section; provided that such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors, interests and assigns.
- C. All new businesses primarily related to car, truck or other vehicle service and repair shall be so designed and constructed that service or repair bays shall be located on the sides or the rear.
- D. Junk yards shall be buffered with vegetation and opaque fencing at a minimum

height of 6 ft., so as to achieve a complete visual screen of the yard and its ancillary operations.

- E. Automotive repair facilities storing more than two vehicles, in various stages of repair, shall be buffered with vegetation and opaque fencing at a minimum height of 6 ft., so as to achieve a complete visual screen of the yard and its ancillary operations.
- F. All areas in the city that are landscaped shall be maintained in good condition and free of litter.

11.3 PARKING AREAS.

The design and appearance of parking areas should be compatible with the character of the area. The following standards shall be observed in the construction of off-street parking areas accommodating six (6) or more parking spaces.

- A. At least ten (10) percent of the total interior area intended for off-street parking shall be suitably landscaped;
- B. Such landscaping shall include the placement of shade trees at intervals of approximately twelve (12) parking spaces; such trees shall be a minimum height of 6 feet at planting and 1" in diameter at time of planting.
- C. Interior portions of the parking area shall be broken by provision of landscaped islands;
- D. A maximum of twelve (12) parking spaces in a row will be permitted without an island;
- E. Each separate landscaped area must be a minimum of twenty-five (25) square feet if it is to be counted toward the minimum landscaped area requirements;
- F. Landscaped areas shall be protected from vehicular encroachment by the use of curbing or wheel stops;
- G. The owner, tenant and/or agent, if any, shall be jointly and severally responsible for watering and maintaining all landscaping in a healthy, neat, and orderly condition, replacing it when necessary, and keeping it free of refuse and debris.

11.4 (This Section not used).

11.5 OFF-STREET AUTOMOBILE STORAGE.

Table 11.5 Off-Street Automobile Storage

Amusement and Recreation Services (not otherwise specified)----- 1 space/150 s.f.

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Auditoriums, Stadiums, Coliseums, or other such places of assembly.....	1 space/50 s.f. of assembly area
Barbershop/Beauty Parlor -----	1 space/station plus 1 space/employee
Bed and Breakfast	1 space for owner/manager plus 1 space/sleeping room
Billiard or Pool Hall -----	2 spaces/table
Boarding House	1 space for owner/manager plus 1 space/sleeping room
Bowling Alley	3 spaces/lane plus spaces required for accessory uses
Car wash	
Full-service -----	1 space/2 employees plus 2 stacking spaces and 1 drying space per cleaning station
Self-service	2 stacking spaces and 1 drying space per wash stall
Childcare Facility -----	1 space/2 employees plus 1 space/classroom
Church -----	1 space/4 fixed seats
Cocktail Bar -----	1 space/75 s.f.
Convenience Store -----	1 space/200 s.f. plus accessory uses
Daycare Center -----	1 space/2 employees plus 1 space/classroom
Dry Cleaning and Laundry Shop	1 space/2 employees plus 1 space/truck plus 1 space/300 s.f.
Funeral Parlor/Mortuary -----	1 space/ 50 s.f. of chapel and vestibule
Game Room or Arcade -----	1 space/150 s.f.
Garage, repair	1 space/2employees plus 1 space/indoor service bay
Gas Station	1 space/2 employees plus 1 space/indoor service bay plus 1 space /200 s.f. for convenience store
Greenhouse or Nursery -----	1 space/employee plus 1 space/800 s.f. of lot area
Group Home -----	1 space/2 beds
Gymnasium -----	1 space/50 s.f. of assembly area
Health Spa -----	1 space/100 s.f.
Hospital	1 space/3 beds plus 1 space/staff doctor plus 1 space/3 employees
Hotel -----	1 space/room plus 1 space/3 employees
Industrial Uses -----	1 space/500 s.f.
Kennel -----	1 space/employee plus 1 space/1,000 s.f.
Laundromat -----	1 space/2 washing machines
Library -----	1 space/2 employees plus 1 space/500 s.f.
Lodging House	1 space for owner/manager plus 1 space/sleeping room
Manufacturing -----	1 space/500 s.f.
Miniature golf course -----	1 space/hole
Mini-warehouse -----	4 spaces/1,000 s.f. of office plus 1 space/employee
Motel -----	1 space/room plus 1 space/3 employees
Nightclub -----	1 space/75 s.f.
Nursing Home -----	1 space/2 beds
Office	
Government Office -----	1 space/500 s.f.
Medical/Dental Office -----	4 spaces/examining room
Private Club -----	1 space/100 s.f.
Racquetball Club -----	1 space/court
Residential -----	2 spaces/dwelling unit
Rest Home -----	1 space/2 beds

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Restaurant	
Drive-in Only	1 space/serving station plus 1 space/2 employees plus 1 space/table
Drive-through Only -----	1 space/2 employees plus 1 space/table
Sit-Down Only -----	1 space/100 s.f. (including outdoor dining areas)
Combination Drive-through/Sit-down	1 space/100 s.f. (including outdoor dining and/or activity areas)
Retail Sales/Rental	
Boat -----	1 space/500 s.f.
Carpet -----	1 space/500 s.f.
Furniture -----	1 space/500 s.f.
Lumber and Building Materials -----	1 space/500 s.f.
Machinery and Equipment -----	1 space/500 s.f.
School	
Business or Trade -----	1 space/2 employees plus 1 space/200 s.f.
High School, College or Junior College -----	1 space/2 employees plus 1 space/10 students
Kindergarten, Elementary and Middle/Junior High School -----	1 space/2 employees plus 1 space/classroom
Self-Service Storage Facility -----	4 spaces/1,000 s.f. of office plus 1 space/employee
Skating Rink -----	1 space/5 rated patron capacity
Tavern -----	1 space/75 s.f.
Tennis Club -----	1 space/court
Theater -----	1 space/6 seats
Vehicle Sales/Rental -----	1 space/4 employees
Video Arcade -----	1 space/150 s.f.
Warehousing -----	1 space/2,000 s.f.
Wholesale establishment -----	1 space/1,000 s.f.

- A. All other uses. Any use not covered by this chapter shall require one parking space for each three hundred (300) square feet of gross floor area in the building.
- B. Measurement of Area. For the purpose of this section, "floor area" shall mean the gross floor area of all floors of a building, plus any additions to an existing building. The total parking area includes access drives to parking spaces within the actual parking area; however, storage lanes for drive-up service shall be in addition to access drives to parking spaces.
- C. Existing Parking. Any building which meets the parking requirements of this ordinance on the effective date hereof or at any subsequent time, shall continue to comply fully with all requirements thereof. Any existing building which partially meets the requirements of this ordinance on the effective date thereof or at any subsequent time shall thereafter continue to comply as nearly with these requirements as the highest degree of compliance reached.
- D. General. No off-street parking required for a building or structure shall during its life be occupied by or counted as off-street parking for another building or structure, but may be counted as yard space.
- F. Parking space. An off-street space, enclosed or unenclosed, shall not be smaller than 10 (ten) feet wide by 19 (nineteen) feet deep, exclusive of

driveways. In the case of angle parking, there shall be a 10 (ten) feet by 19 (nineteen) feet rectangular area space provided within the confines of the parking space, and exclusive of driveways.

For two-way driveways, parking spaces shall be accessed by a driveway with a minimum width of 24 (twenty-four) feet. For one-way driveways, parking spaces shall be accessed by a driveway with a minimum width of 16 (sixteen) feet.

- G. Design. No parking space shall be so designed as to require the vehicle therein to back onto a public street, with the exception of single- and two-family residences. All off-street parking areas except those for single- and two-family residences and mobile homes shall be surfaced according to the city's specifications.
- H. Storage lanes. All non-residential establishments providing drive-up services shall provide lanes for access to drive-up facilities in order to avoid traffic congestion on public rights-of-way.

11.6 **OFF-STREET LOADING AND UNLOADING.**

In business and industrial districts, each structure hereafter erected or altered shall be provided with adequate off-street loading and unloading facilities as specified in the district schedule. Such space is to be in addition to space required for parking and obstructions to vehicles loading and unloading.

11.7 **CORNER VISIBILITY IN RESIDENCE AND LOCAL BUSINESS DISTRICT.**

In any district requiring a front yard setback, no fence, wall, shrubbery, sign, marquee, or other obstruction to vision between the heights of three and one-half (3-1/2) feet and fifteen (15) feet above street level shall be permitted within twenty (20) feet of the intersection of the right-of-way lines of two (2) streets or railroads, or of a street and a railroad right-of-way line.

Accessory structures within twenty-five (25) feet of the rear lot line of a corner lot shall be set back the minimum front yard depth required on the side street.

11.8 **FUTURE STREET LINES.**

On any lot which, at the time of adoption of this ordinance or at the time this ordinance is changed by amendment hereafter, may be reduced in area by widening a public street to a future street line as indicated on the "major street plan" or as same may be hereafter amended, the minimum required yards, the minimum required lot area, the minimum required lot width and the maximum building area shall be measured by considering the future street lines as the lot line of such lot.

11.9 **ABATEMENT OF NOISE, SMOKE, GAS, VIBRATION, FUMES, DUST, FIRE, AND EXPLOSION HAZARD OR OTHER NUISANCE.**

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The zoning board of adjustment may require the conduct of any use, conforming or nonconforming, which results in unreasonable noise, gas, smoke, vibration, fumes, dust, fire or explosion hazard or nuisance to surrounding property to be modified or changed to abate such hazard to health, comfort, and convenience. The board of adjustment may direct the municipal building inspector to issue an abatement order, but such order may be directed only after a public hearing by the said board, notice of which shall be sent by registered mail to the owners and/or operators of the property on which the use is conducted in addition to due notice of advertisement in the same manner used to advertise hearings on zoning changes.

A hearing to consider issuance of an abatement order shall be held by the board of adjustment either upon petition signed by any person affected by the hazard or nuisance, or upon the initiative of the board. An abatement order shall be directed by the board of adjustment only upon reasonable evidence of hazard or nuisance, and such order shall specify the date by which the hazard or nuisance shall be abated.