

The City of Simpsonville offers this guide as a quick reference on commonly asked questions about signage in Simpsonville. However, this guide does not replace the zoning regulations on signage which can be found at: www.simpsonville.com

General Rules

- All signs herein **MUST BE PERMITTED** by the city!!!
- Height is measured from the natural grade at the base of the sign to the highest point of the sign or structure.
- Signs must be set back at least five feet from all property lines and ten feet from any street.
- Signs must not obstruct the vision of a driver on a driveway or street.
- Signs over any driveway or parking must have a clearance of at least 15 feet underneath the sign.
- Signs over any walkway or sidewalk must have a clearance of at least 8 feet underneath the sign.
- Illumination of signs shall be shielded from any residence.
- No sign shall flash or have any appearance of animation.
- All signs shall be kept in good repair and maintained in a safe condition.



Prohibited Signs

- Signs that advertises an event or business at a different location.
- Signs painted on or attached to trees, fence posts, benches, waste receptacles, utility poles, or rocks.
- Signs painted on or attached to the roof of a building.
- Moving signs including pennants, spinners, ribbons, or streamers.
- Obscene signs.
- Signs that emit sound, odor, or visible matter.

Temporary A-Frame Signs

The City recognizes how important it is for your business to advertise. However, citizens have been voicing concern over the clutter and location of A-frame signs throughout the City. If you choose to use a temporary A-frame sign, please adhere to the following regulations:

- Maximum Number: 1 per business.
- Maximum Size: 6 square feet.
- Maximum Height: 4 feet.
- Signs shall only be displayed during business hours.
- Prohibited Locations:
 - Where an electronic message display is present.
 - Where the sign would obstruct pedestrian mobility along a sidewalk or into or out of a building.



Business Districts

Signs Attached to Buildings

Signs on a wall of a Building >>>

- Maximum Size: 10 percent of the wall area on which it is installed or 200 square feet, whichever is less.
- Signs shall not be placed on or above the roof.



Projecting Signs >>>

- Maximum Size: One square foot per linear foot of storefront up to 20 square feet.
- Maximum Projection: 4 feet from wall.
- Maximum Number: 1 per wall.
- Signs shall not be mounted to an awning or canopy.



Hanging Signs >>>

- Maximum Size: One square foot per linear foot of storefront up to 20 square feet.
- Maximum Number: 1 per wall.
- Signs shall hang from a fixed marquee or porch of the building only.



Awning Signs >>>

- Maximum Size: 80 percent of the valance area.
- Up to 2 logos no more than 4 square feet each may be placed anywhere on the remaining area of the awning.

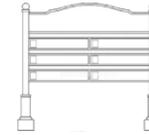


Freestanding Signs

Limit: Only one monument sign or one decorative post sign per street front per lot.

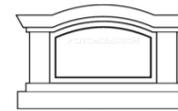
Decorative Post Sign >>>

- Maximum Size: 32 square feet.
- Maximum Height: 8 feet.



Monument Sign >>>

- Maximum Size: One square foot per linear foot of street frontage up to 120 Square feet.*
- Maximum Height: 15 feet.*



* Size and height may increase to 160 square feet and 20 feet depending on location.

Electronic Message Displays

- Electronic message displays shall only be installed in or on monument signs which conform to current regulations.
- Maximum Size: 50 percent of the display area of the sign up to 24 square feet (32 square feet for event venues or gas stations).
- Maximum Number: 1 per lot.
- The message shall not flash, blink, or have any appearance of motion.
- Display shall be equipped with an automatic dimming control.
- The sign's brightness shall not increase the area illumination by more than 0.3 foot-candles above ambient levels.
- Prohibited Locations: Downtown Simpsonville and along Main Street between Hillcrest Avenue and Loma Street.

Residential Districts

Subdivision & Multi-Family Development Signs >>>

- Type Permitted: Monument Sign.
- Maximum Size: 32 Square feet.
- Maximum Height: 12 feet.
- Maximum Number: 2 per entrance.

Home Occupation Signs >>>

- Type Permitted: Attached to the building or hanging from a porch.
- Maximum Size: 4 square feet.
- Maximum Number: 1 sign per lot.

Institutional Signs >>>

- Signage attached to the building shall not exceed 10 percent of the wall area on which it is installed or 120 square feet, whichever is less.
- Signage hanging from a marquee or porch shall not exceed 20 square feet in size; limit one per façade.
- Limit: Only one monument sign or decorative post sign per street front.
- Monument signs shall not exceed 50 square feet in size and 12 feet in height.
- Decorative post signs shall not exceed 32 square feet in size and 8 feet in height.

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