ORDINANCE NO.: 2015-07

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5, "SIGN REGULATIONS", IN THE SIGNAL MOUNTAIN TOWN CODE TO INCLUDE A PROCESS FOR ADMINISTRATIVE APPROVAL OF SIGN APPLICATIONS

WHEREAS, the Town of Signal Mountain has adopted sign regulations to protect residential property values and to create and maintain an attractive and successful business community by avoiding the wasteful and unsightly competition of signage within the Town; and

WHEREAS, the Town's sign regulations currently require new signs to be approved by the Design Review Commission (DRC); and

WHEREAS, modifying certain sections of the "Sign Ordinance" by amending Title 14, Chapter 5 to include administrative approval for sign applications will create a more efficient signage approval system

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 5 of the Signal Mountain Town code shall be amended as follows:

Section 1: **Section 14-503(1)** is amended with the addition of the following text in the first paragraph, shown here in italics:

14-503. Application Procedure. (1) General. All signs regardless of zoning designation shall be subject to review by the Town of Signal Mountain Design Review Commission. The only exceptions to such review shall be for *signs which are eligible for administrative approval per Section 14-504(1) of these regulations; or* signs listed under "Exempt Signs" per Section 14-505 of these regulations; or signs undergoing normal maintenance in conformance to their original appearance shall not require DRC review or approval.

Section 2: **Section 14-504** is deleted in its entirety and replaced with the following:

14-504. Review process. The building inspector shall determine whether or not an application for signage is complete (see Section 14-503(2)). If not completed, the building inspector shall defer the application and inform the applicant that more information is necessary before the review process can begin. The building

inspector will issue no more than one (1) deferral until the next meeting of the DRC due to an incomplete application. Thereafter, the applicant must reapply.

Upon receipt of a complete application, the building inspector will determine if the proposed signage meets the criteria for administrative approval or must be submitted to the DRC for approval.

(1) Administrative Approval Process. If the building inspector receives a completed sign application for a new or replacement sign for an existing building, the inspector may approve the application administratively without DRC review. However, any signs proposed when done in conjunction with a broader renovation or rehabilitation of an existing building will be referred to the DRC for approval. The building inspector may only administratively approve or deny signs and issue sign permits for applications which meet the objective criteria of this ordinance and the building inspector reserves the right to refer any sign, particularly those with unusual or questionable characteristics, to the DRC for review and approval. Signs denied by the building inspector through the Administrative Approval Process are automatically referred to the DRC for consideration at the next meeting of the DRC.

(2) Design Review Commission Review Process. Within sixty (60) days of the receipt of a completed sign application the DRC shall act to approve, deny, defer, or conditionally approve the proposal and instruct the building inspector to issue or deny a sign permit. The DRC shall set forth in writing its decision to approve, deny, or conditionally approve the proposal for signage as well as the factual reasoning supporting it.

In cases of disapproval or conditional approval by the DRC, the DRC shall advise the applicant of the right of appeal to the Town Council provided in Section 14-515 (Appeals) of this chapter. The DRC shall submit written comments to the Town Council prior to its scheduled hearing of an appeal as to how the disapproved or conditionally approved signage could be modified to meet the requirements set forth in this chapter which shall be retained as part of the record of the Town Council on any appeal. The Town Council shall consider the written comments and the testimony of any witnesses concerning the denial or conditional approval of any proposed signage timely appealed from the DRC. (As added by Ord. #2012-3, Feb. 2012, and replace by Ord.#2013-08, May 2013)

Section 3: BE IT FURTHER ORDAINED that this amendment shall become effective immediately from and after its passage as provided by law.

First Reading: September 14, 2015

Second Reading: October 12, 2015

Dick Gee, Mayor

Recorder

Date 10/12/15

Date 10-12-15

ORDINANCE NO.: 2015-08

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5, "SIGN REGULATIONS", IN THE SIGNAL MOUNTAIN TOWN CODE REGARDING GRAPHIC ELEMENTS

WHEREAS, the Town of Signal Mountain has adopted sign regulations to protect residential property values and to create and maintain an attractive and successful business community by avoiding the wasteful and unsightly competition of signage within the town; and

WHEREAS, the town's current sign regulations limit graphic elements to no more than 10% of a sign; and

WHEREAS, the Design Review Commission has recommended eliminating the size limitation for graphic elements in signage.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 5 of the Signal Mountain Town code shall be amended as follows:

Section 1: Section 14-508(4) Design is amended by deleting the last sentence which currently reads "Generally, such graphic elements are restricted to no more than ten percent (10%) of the sign area."

Section 2: BE IT FURTHER ORDAINED that this amendment shall become effective immediately from and after its passage as provided by law.

First Reading: September 14, 2015

Second Reading: October 12, 2015

Dick Gee, Mayor

Recorder

ORDINANCE NO.: 2015-09

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5, "SIGN REGULATIONS", IN THE SIGNAL MOUNTAIN TOWN CODE REGARDING REVIEW OF GRAPHIC DESIGN AND DESIGN ELEMENTS FOR SIGNAGE

WHEREAS, the Town of Signal Mountain has adopted sign regulations to protect residential property values and to create and maintain an attractive and successful business community by avoiding the wasteful and unsightly competition of signage within the town; and

WHEREAS, the town's sign regulations currently require new signs to be approved by the Design Review Commission (DRC); and

WHEREAS, the Design Review Commission has recommended an amendment regarding review of graphic design and design elements within sign faces

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 5 of the Signal Mountain Town code shall be amended as follows:

Section 1: **Section 14-504. <u>Review Process</u>** is amended with the addition of the following text at the conclusion of the existing language:

"Graphic design and graphic elements, as part of the sign face, such as sign color, font, logo, text, shape and pictures are not reviewed by the Town Staff or DRC unless as determined by the building inspector. This exemption from review does not include the structures supporting the sign or sign lighting."

Section 2: BE IT FURTHER ORDAINED that this amendment shall become effective immediately from and after its passage as provided by law.

First Reading: September 14, 2015

Second Reading: October 12, 2015

Dick Gee, Mayor

Recorder

ORDINANCE NO.: 2015-10

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5, "SIGN REGULATIONS", IN THE SIGNAL MOUNTAIN TOWN CODE REGARDING GRAPHIC EMBLEMS, LOGOS OR SYMBOL PERCENTAGES IN SUBDIVISION ENTRANCE FEATURES

WHEREAS, the Town of Signal Mountain has adopted sign regulations to protect residential property values and to create and maintain an attractive and successful business community by avoiding the wasteful and unsightly competition of signage within the town; and

WHEREAS, the town's current sign regulations limit graphic emblems, logos or symbols in subdivision/residential developments entrance features to no more than 10% of the total sign area; and

WHEREAS, the Design Review Commission has recommended eliminating the percentage restriction on graphic emblems, logos or symbols in subdivision/residential development entrance features.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 5 of the Signal Mountain Town code shall be amended as follows:

Section 1: Section 14-509(3) Subdivision/residential development entry signs and features subsection (e) is amended by deleting "but are restricted to no more than ten percent (10%) of the total sign area."

Section 2: BE IT FURTHER ORDAINED that this amendment shall become effective immediately from and after its passage as provided by law.

First Reading: September 14, 2015

Second Reading: October 12, 2015

Dick Gee, Mayor

Recorder