

**ORDINANCE 13-03**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE AS IT PERTAINS TO SIGNS**

**WHEREAS**, the City of Spring Hill Board of Mayor and Aldermen may, pursuant to its charter and general laws of the State of Tennessee, amend the Spring Hill Zoning Ordinance in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community;

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE** that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended as hereafter described, as recommended by the Spring Hill Municipal Planning Commission.

**THAT;** it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI (Signs), Section 1.2 (Definitions) to reflect the following changes:

**Billboard, Type 1:** A billboard as defined herein which has a display surface area of seventy five (75) square feet or less.

**Billboard, Type 2:** A billboard as defined herein which has a display surface area greater than seventy five (75) square feet to a maximum of six hundred seventy five (675) square feet.

**Electronic Message Display:** A sign with a fixed or changing display and/or message composed of a series of lights that may be changed through electronic means.

**Open House sign:** A temporary sign used to advertise the sale of a house and direct traffic specifically to the house for sale.

**Wall Sign:** A sign erected parallel to the face or on the outside wall of any building and supported throughout its entire length, projecting no more than fourteen (14) inches from the wall.

**THAT;** it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI, Section 1.3.2(2)(g) (Signs Allowed in All Non-Residential Districts) by adding a Point 4, which shall read as follows:

4. **Hospitals and Emergency Health Facilities** may be permitted to have two (2) on premise sign regardless of the classification of the road(s) upon which the facility is located. Hospitals and Emergency Health Facility signs shall adhere to dimensional requirements set forth in Article XVI, 1.3.2(2)(E).

**THAT;** it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI, Section 1.4(9) (Signs Excluded from Regulation) by inserting "Open House Signs" as point 10 and adjusting the numbering of that section accordingly, so that it reads as

follows:

9. **Residential real estate signs:** Only one (1) real estate sign for residential property shall be erected on the property for which it advertises. It shall not exceed eight (8) square feet in sign area. Property with two (2) or more on-premise frontages shall be permitted one (1) additional sign per frontage. All such signs shall be set back from the public right-of-way at least five (5) feet, and be placed only in the front or side yard. A property with fifty (50) acres or more shall be permitted to erect one sign per road frontage that shall contain no more than thirty-two (32) square feet of sign area. Signs must be removed within fifteen (15) days after the sale of the property.”

10. **Open House Signs:** One open house sign shall be permitted for the property listed for sale whether by an individual or realtor, at each entrance of each subdivision pursuant to property owner approval. Open house signs shall be permitted to be displayed during the week as long as an active open house is taking place at that time and on weekends from 4:00 p.m. Friday until 8:00 a.m. Monday. Any sign erected off-premise at any other time shall be impounded by the City with no prior notice to the owner. No open house sign shall exceed 4 square feet in area.

- 11. Commercial Real Estate Signs (text unchanged)
- 12. Yard Sale Signs (text unchanged)
- 13. Grand Opening Signs (text unchanged)
- 14. Signs pertaining to political campaigns (text unchanged)
- 15. Lost Pet Signs (text unchanged)
- 16. Temporary Church Signs (text unchanged)
- 17. Signs for non-profit events (text unchanged)
- 18. Portable signs (text unchanged)

**BE IT FUTHER ENACTED** by the Board of Mayor and Aldermen of the City of Spring Hill that ordinance shall take effect from and after its final passage, the public welfare requiring it.

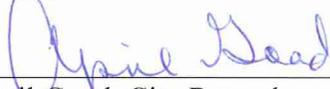
Passed First Reading, January 22, 2013

Passed Second Reading February 19, 2013



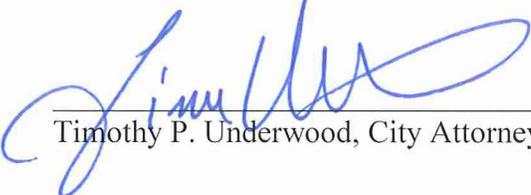
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

**RESOLUTION 12-34  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND AMENDMENTS TO THE ZONING ORDINANCE  
OF THE CITY OF SPRING HILL, TENNESSEE AS IT PERTAINS TO SIGNS**

**WHEREAS**, the Municipal Planning Commission for the City of Spring Hill may, pursuant to its charter and general laws of the State of Tennessee, recommend for enactment an amendment to the Board of Mayor and Aldermen zoning ordinance regulations in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community;

**WHEREAS**, the Municipal Planning Commission for the City of Spring Hill makes these recommendations to the Board of Mayor and Aldermen that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended as hereafter described.

**THAT**; it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI (Signs), Section 1.2 (Definitions) to reflect the following changes:

**Billboard, Type 1:** A billboard as defined herein which has a display surface area of seventy five (75) square feet or less.

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**Open House sign:** A temporary sign used to advertise the sale of a house and direct traffic specifically to the house for sale.

**Wall Sign:** A sign erected parallel to the face or on the outside wall of any building and supported throughout its entire length, projecting no more than fourteen (14) inches from the wall.

**THAT**; it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI, Section 1.3.2(2)(g) (Signs Allowed in All Non-Residential Districts) by adding a Point 4, which shall read as follows:

4. **Hospitals and Emergency Health Facilities** may be permitted to have two (2) on premise sign regardless of the classification of the road(s) upon which the facility is located. Hospitals and Emergency Health Facility signs shall adhere to dimensional requirements set forth in Article XVI, 1.3.2(2)(E).

**THAT;** it is recommended that the Zoning Ordinance of the City of Spring Hill, Tennessee, be amended by amending Article XVI, Section 1.4(9) (Signs Excluded from Regulation) by inserting "Open House Signs" as point 10 and adjusting the numbering of that section accordingly, so that it reads as follows:

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10. **Open House Signs:** One open house sign shall be permitted for the property listed for sale whether by an individual or realtor, at each entrance of each subdivision pursuant to property owner approval. Open house signs shall be permitted to be displayed during the week as long as an active open house is taking place at that time and on weekends from 4:00 p.m. Friday until 8:00 a.m. Monday. Any sign erected off-premise at any other time shall be impounded by the City with no prior notice to the owner. No open house sign shall exceed 4 square feet in area.

11. Commercial Real Estate Signs (text unchanged)

12. Yard Sale Signs (text unchanged)

13. Grand Opening Signs (text unchanged)

14. Signs pertaining to political campaigns (text unchanged)

15. Lost Pet Signs (text unchanged)

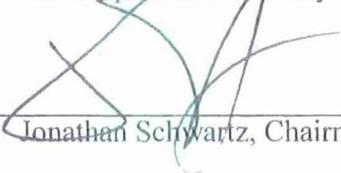
16. Temporary Church Signs (text unchanged)

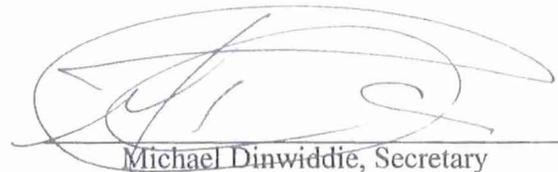
17. Signs for non-profit events (text unchanged)

18. Portable signs (text unchanged)

**NOW, THEREFORE BE IT RESOLVED,** by the Municipal Planning Commission for the City of Spring Hill hereby recommended to the Board of Mayor and Aldermen

Passed and adopted this 14<sup>th</sup> day of January, 2013.

  
Jonathan Schwartz, Chairman

  
Michael Dinwiddie, Secretary