

ORDINANCE

97-14

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF
SPRING HILL, TENNESSEE

WHEREAS, the Spring Hill Planning Commission has recommended to the Board of Mayor and Aldermen that the "Zoning Ordinance of Spring Hill, Tennessee," be amended as hereafter described; and

WHEREAS, the Board of Mayor and Aldermen has reviewed such recommendation and conducted a public hearing therein, now therefore, **BE IT ORDAINED**, That the Zoning Ordinance of Spring Hill, Tennessee be amended by:

Section 1 Adding the following text to ARTICLE IV GENERAL PROVISIONS, Section 10. Signs. Subsection 10.3 Permits:

- 10.3(3) The Building Inspector is hereby authorized to grant or deny permits for all temporary signs in accordance with the provisions of this code regulating said temporary signs. No temporary sign shall be erected until a permit has been obtained from the Building Inspector.
- 10.3(4) Application for the sign permit shall be made to the Building Inspector and shall have all information needed to determine if the sign will meet the regulations, including the height, width, wording that will be displayed, etc.
- 10.3(5) No signs shall be painted or attached to any fence posts, trees, rocks, utility poles, or similar structures and objects.
- 10.3(6) Temporary signs totaling not over sixteen (16) square feet (Class D) of surface area on any lot, pertaining to drives or events of civic, philanthropic, education, or religious organizations, are permitted for no more than fifteen (15) days per calendar year.
- 10.3(7) Signs pertaining to political campaigns, are subject to the following: such signs shall not exceed sixteen (16) square feet (Class D) per sign. One (1) candidate cannot have more than six (6) signs or a total of ninety-six (96) square feet. The candidate will be allowed to have an unlimited number of signs at his personal residence, unless it is prohibited by his subdivision restrictions, and will also be allowed in his supporters' yards. Such signs may be displayed on election day and thirty (30) days prior to the election, and must be removed within twenty-four (24) hours after the polls close.

- 10.3(8) Temporary signs pertaining to Auctions in all districts may be displayed on the day of the event and fifteen (15) days prior to the event for which they are intended , and they should be removed within twenty-four (24) hours after the event . The number of signs can be as many as five (5) , but cannot exceed twenty (20) square feet each . The placement of such signs shall be as provided for in Subsection 10.3 (9) .
- 10.3(9) All signs must be on private property and may be placed no less than fifteen (15) feet from the nearest edge of pavement and can be placed as directed by the Building Inspector at intersections , except general “ Directional ” signs for “ Special Events ” may be permitted in the public right-of-way , subject to the approval of the Building Inspector . The number of directional signs for each “ Event ” shall not exceed six (6) for any event .
- 10.3(10) Penalties : It shall be unlawful to erect , construct , or maintain any sign , which is not permitted or is prohibited under the provisions of this ordinance . Any person who violates this ordinance shall be guilty of a misdemeanor which upon conviction , shall be punishable by a fine of not less than twenty-five dollars (\$25) nor more than one hundred dollars (\$100.00) , each day such violation is continued .

SECTION 2 Adding the following text to ARTICLE IV GENERAL PROVISIONS,

Section 10. Signs . Subsection 10.4 Exemptions :

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 per face . Property with two (2) or more on-premises 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 six (6) feet . Generic real estate directional/open house sign shall be permitted at the entrance of the subdivision at the identification sign for said subdivision on weekends only [4:00 p.m. , Friday until 8:00 a. m. , Monday] . Any sign erected off-premises at any other time may be impounded by the city with no prior notice to the owner . A property with fifty (50) acres or more would be allowed thirty-two (32) square feet . (Signs must be removed within fifteen (15) days after the sale of the property .)

SECTION 3 Adding the following text to ARTICLE IV GENERAL PROVISIONS

Section 10 . signs . Subsection 10.4 Exemptions [10.4(10) Yard sale signs .

SECTION 4 Changing the following text in ARTICLE IV GENERAL PROVISIONS - Subsection 10.5 Classes of signs - to read as follows :

Class “ D ” - Sixteen (16) square feet maximum .

Section 5 Changing the following text in ARTICLE IV GENERAL PROVISIONS, Section 12. Development Review Fees. Subsection 12.3(1) Basic Fees Sign Permit to read as follows:

Temporary (any size) \$5

Section 6 Changing the following text in ARTICLE VI PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Section 1. ~~(AG) Agricultural Districts~~. Subsection 1.7 Limitation on Signs to read as follows:

1.7(1)(c) All signs shall be set back from the lot lines or public right-of-way a minimum of six (6) feet.

1.7(2) Real estate signs advertising the sale, rental, or lease of only the premises on which they are maintained, and not to exceed the maximum area in a Class "E" sign for each one-quarter (1/4) acre in lot or tract, provided that such sign shall not exceed a Class "C" sign area, and that they shall be at least six (6) feet from all street or lot lines.

1.7(3) Use the provisions as set forth in Subsection 10.4(7).

1.7(6) No sign shall exceed a height of eight (8) feet.

Section 7 Changing the following text in ARTICLE VI PROVISIONS GOVERNING RESIDENTIAL DISTRICTS, Section 2. ~~(B-1) Residential Districts (Low Density)~~. Subsection 2.7 Limitation on Signs to read as follows:

2.7(1)(c) All signs shall be set back from the lot lines or public right-of-way a minimum of six (6) feet.

2.7(2) Real estate signs advertising the sale, rental, or lease of only the premises on which they are maintained, and not to exceed the maximum area in a Class "D" sign for each one-quarter (1/4) acre in lot or tract, provided that such sign shall not exceed a Class "C" sign area, and that they shall be at least six (6) feet from all public rights-of-way or lot lines.

2.7(3) Use the provisions as set forth in Subsection 10.4(7).

2.7(6) No sign shall exceed a height of eight (8) feet.

Section 8 Changing the following text in ARTICLE VII PROVISIONS GOVERNING BUSINESS DISTRICTS, Section 2. ~~(B-2) Neighborhood Shopping District~~. Subsection 2.7 Limitation on Signs to read as follows:

2.7(5) No sign shall be set closer to ground level than eight (8) feet, or reach a height greater than fifteen (15) feet, except those signs attached to buildings.

Section 9 Changing the following text in ARTICLE VII PROVISIONS GOVERNING BUSINESS DISTRICTS. Section (B-3) Intermediate Business District Subsection 3.7 Limitation on Signs to read as follows:

3.7 (5) No sign shall be set closer to ground level than eight (8) feet, or reach a height greater than fifteen (15) feet, except those signs attached to buildings.

Section 10 Changing the following text in ARTICLE VII PROVISIONS GOVERNING BUSINESS DISTRICTS, Section 4. (B-4) Central Business District Subsection 4.7 Limitation on Signs to read as follows:

4.7 (4) If more than one sign is erected and maintained on one lot, the total area of all signs on any lot shall not exceed one-hundred (100) square feet.

Section 11 Changing the following text in ARTICLE VII PROVISIONS GOVERNING INDUSTRIAL DISTRICTS, Section 1. (M-1) Industrial (Light) Subsection 1.7 Limitation on Signs to read as follows:

1.7 (1) Two (2) signs not to exceed seventy (70) square feet will be allowed for buildings with five thousand (5,000) square feet or less. Building with more that five thousand (5,000) square feet requesting additional signage must receive approval by the Spring Hill Board of Mayor and Aldermen.

1.7 (2) No sign shall be set closer to the ground than eight (8) feet or reach a height greater that fifteen (15) feet.



RON HANKINS, MAYOR

ATTEST:



JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



M. ANDREW HOOVER, ATTORNEY

Public hearing held on: _____

The preceding ordinance passed

First hearing; _____

Second and final reading; _____