

ORDINANCE 03-41

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

WHEREAS, the Board of Mayor and Alderman for the City of Spring Hill may, pursuant to its charter and general laws of the State of Tennessee, enact and amend the zoning ordinance and other regulations in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the community.

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

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE.

Article IV, 10.4(10) shall be amended as follows:

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 per face. 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 six (6) feet. *Only one real estate directional/open house sign shall be permitted for the property listed for sale, whether by an individual or realtor, at the entrance of the subdivision. These signs shall be permitted to be displayed on weekends only from 4:00 p.m. Friday until 8:00 a.m. Monday.* Any sign erected off-premises at any other time shall be impounded by the city with no prior notice to the owner. A property with fifty (50) acres or more shall be permitted to erect a sign that shall contain no more than thirty-two (32) square feet of sign area per face. Signs must be removed within fifteen (15) days after the sale of the property.

The following sections shall be added to Article IV, Section 10.3

Residential Real Estate Developments: Only one temporary (1) sign for a residential subdivision development shall be erected at the entrance to the subdivision. The temporary sign shall be removed after the development is eighty percent (80%) complete. No more than two (2) permanent signs shall be erected at each entrance to the subdivision. Said sign shall be erected when the subdivision development is fifty percent (50%) complete. Any sign erected shall not exceed thirty-two (32) square feet in sign area per face. All such signs shall be set back from the public right-of-way at least six (6) feet. No off-premises sign erected advertising the subdivision shall be placed within one thousand (1000) feet of another sign advertising the same subdivision offered by the same developer. All off-premises signs shall be removed after the development is eighty percent (80%) complete.

Commercial Developments: Only one (1) temporary sign advertising a commercial development shall be permitted. Each contractor performing work on said development or supplier providing materials for the development shall be permitted to display one (1) sign during the time the contractor is actually performing work, or the supplier is furnishing materials for the development. Any sign erected shall not exceed thirty-two (32) square feet per face. Any off-premises sign erected shall be impounded by the City with no notice to the developer, contractor, or supplier. Each contractor or supplier shall remove their sign within fifteen (15) days of completion of work or furnishing of supplies.

Article VI Section 1.7(2) and 2.7(3) shall be amended as follows:

Use the provisions as set forth in Subsection 10.4(7) and 10.4(10)

The following section shall be added to Article IV, Section 10.4:

Grand Opening Signs: Each business opening its doors for the first time shall be permitted one (1) sign advertising the opening of the business. Any sign erected shall not exceed one (1) square foot for each linear foot of building frontage. The sign shall be erected on premises, and shall be displayed only for thirty (30) days.

Article IV, section 10.3(6) shall be amended as follows:

Temporary signs.

a) *Pertaining to drives or events of civic, philanthropic, education, or religious organizations.* 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.

b) *Banners, Pennants, Flags, Streamers.* Each business within the City limits shall be permitted to erect banners, pennants, flags, or streamers for any purpose. No business shall be permitted to erect more than four (4) such signs per year. Any banner, pennant, flag, or streamer erected shall not exceed thirty-two (32) square feet per sign face. Said signs shall be erected on premises only. Any such sign erected off-premises shall be impounded by the City without prior notice to the business. The banner, pennant, flag, or streamer shall be removed after fifteen (15) days. No permanent banner, pennant, flag, or streamer shall be permitted. Banners, pennants, flags, and streamers shall be properly attached at all times. No banner, pennant, flag, or streamer shall be allowed to deteriorate to a tattered, torn, or faded condition. The condition shall be repaired or removed immediately upon receipt of notice.

c) *Fee for Temporary Signs.* The fee required to display a Temporary Sign under this section shall be Ten (\$10.00) Dollars for each sign erected.

Article VII, Section 3.7(4) and 4.7(4) shall be amended as follows:

Retail stores, the shopping areas of which exceed *twenty thousand* (20,000) square feet, shall be permitted to display on and within the outside walls of the buildings they occupy, the names of their establishments. *One sign attached to the building, mounted flat against the side of the building, shall be permitted for each establishment.* Each business shall be permitted one (1) square foot of sign for

every linear foot of building frontage or side. Said sign shall not exceed one hundred (100) square feet. A design plan shall be submitted to the City for review prior to the issuance of any permit.

Article VII, Section 3.7(5) and 4.7(5) shall be amended as follows:

Only one freestanding sign shall be permitted for each building containing more than one business establishment for the purpose of advertising the name of the building or development, and any business establishment in the building or development. Any freestanding sign shall not exceed twelve (12) feet in width. No sign shall be set closer to the ground that will inhibit the line of sight distances. No sign erected shall reach a height greater than twenty (20) feet, except those signs attached to buildings.

If berms are approved, or if berms are added to the site later, they shall be included in the twenty (20) foot height calculation. Such sign shall not exceed one hundred (100) square feet per face. Only two-sided signs shall be permitted. The sign shall be constructed of masonry or masonry-type material such as split face block, brick or block. No exposed steel post shall be permitted. Nor shall the sign be constructed out of concrete or other smooth face block. A design plan shall be submitted to the City for review prior to the issuance of any permit.

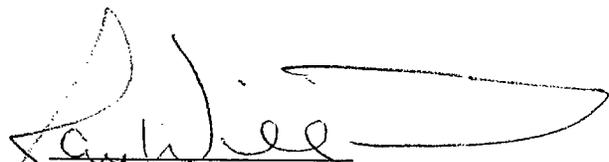
Article VII, Section 3.7(4) shall be amended as follows by adding the following paragraph after the end of the first paragraph:

Signs attached to buildings. One sign attached to the building, mounted flat against the side of the building, shall be permitted for each tenant actually conducting business on the premises. Each tenant actually conducting business on the premises shall be permitted one (1) square foot of sign for every linear foot of building frontage or side, if the tenant's primary entrance opens on the side of the building. Said sign shall not exceed one hundred (100) square feet based on the linear feet of building frontage for each tenant, or the side frontage if the tenant's primary entrance opens on the side of the building for either single-tenant or multi-tenant buildings. A design plan shall be submitted to the City for review prior to the issuance of any permit.

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith, be and the same hereby, are repealed or modified as the case may be.

BE IT FURTHER ENACTED, that this Ordinance shall take effect immediately from and after its adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15th day of December, 2003.


Ray Williams, Mayor

ATTEST:

April Goad, City Recorder

Approved as to Form:

M. Andrew Hoover

M. Andrew Hoover, City Attorney

Passed on 1st Reading 11-16-2003

Passed on 2nd Reading 12-15-2003