



FARRAGUT VISUAL RESOURCES REVIEW BOARD

AGENDA

Farragut Town Hall
Board Room
Tuesday, October 25, 2022
7:00 p.m.

1. Approval of minutes for the September 27, 2022, meeting.
2. Staff report - wall signs approved in the past month.
3. Review of an individual tenant panel sign for McNabb Law, located at 11000 Kingston Pike.
4. Review of two peripheral accessory (directional) signs for Walgreens, located at 601 North Campbell Station Road.
5. Review of a landscape plan for the new LCUB Concord Substation, located at 1053 Concord Road.
6. Discussion of issues and possible amendments to the Town's Sign Ordinance.

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

MEMORANDUM

TO: Farragut Visual Resources Review Board
FROM: Bart Hose, Assist. Community Development Director
SUBJECT: Regularly Scheduled Meeting - Tuesday, October 25, 2022, at 7:00 p.m.

AGENDA

1. Approval of Minutes for the September 27, 2022, meeting

2. Staff Report – Wall Sign Applications Approved in the Past Month

During the past month, the Town's staff approved the following wall sign application:

- Whit's Frozen Custard – 133 Brooklawn St.
- Sherwin -Williams – 11110 Kingston Pk.
- Exercise Coach – 156 West End Ave.
- Sparkz – 11130 Kingston Pk.
- Knox Massage & Wellness – 11410 Kingston Pk.
- Admiral Nutrition – 157 West End Ave.

3. Ground Mounted Sign Applications

a) McNabb Law – Located at 11000 Kingston Pike

Individual Tenant Panel Sign located at 11000 Kingston Pike.

McNabb Law is requesting approval for an individual tenant panel sign located at 11000 Kingston Pike.

The tenant panel appears to be legible and consistent with the other panel signs. The staff can recommend approval.

b) Walgreens – 601 North Campbell Station Road

Peripheral Accessory (directional) Signs located at 601 North Campbell Station Rd.

Walgreens is requesting approval to reface two existing accessory directional signs 601 North Campbell Station Road.

The two signs in question were previously permitted and no changes are being made to the location, height, or size of the sign. The applicants are simply refacing the existing signs. The staff can recommend approval.

4. Landscape Plan Applications

a) LCUB Concord Substation (proposed) – 1053 Concord Road

Landscape plan for LCUB's planned Concord Substation.

This item involves a required landscape plan for LCUB's planned Concord Substation. The site plan for the facility has already been reviewed by the planning commission.

The landscape plan for this facility is extensive and includes shade tree replacements, a bio-retention stormwater control feature, and an additional buffer strip along Concord Road. The plan meets or exceeds the Town's standards, and the staff can recommend approval.

4. Discussion of Issues and Possible Amendments to the Town's Sign Ordinance

The staff and Board began working on possible amendments to the sign ordinance last fiscal year. The project initially focused on peripheral accessory signs and the current ordinance's limitation of only one per access point (driveway) along a roadway. The project was then expanded to include other issues to clarify other sections of the ordinance and/or address other issues that had been identified since the new ordinance was adopted in the spring 2020. The Board reviewed and recommended several potential amendments at its May meeting. Since that time the staff has identified several additional potential amendments that it would like the Board to review. Included in your packet is a copy of the Sign Ordinance with previously reviewed proposed amendments highlighted in blue and newer proposals highlighted in yellow.

In addition, the staff would also like the Board's input on the ordinance's treatment of non-conforming signs and when they need to be brought into compliance. Currently, only normal maintenance as defined by the ordinance is permitted without having to bring a sign into compliance with the code. Refacing an existing sign structure is not considered normal maintenance and will trigger improvements and/or removal/relocation where a non-conforming sign is involved. This requirement has allowed the Town to gradually eliminate non-conforming signs over time. Examples of this include the McDonalds signs, the Century 21 Reality twin pole sign along Kingston Pike, and the Lonnie Jones Allstate sign. This approach to non-conforming signs has also created some controversy where businesses didn't feel like they should have to bring a refaced sign into conformance. The issue is whether the Town wants to see non-conforming signs eliminated overtime and, if so, what the threshold should be to trigger a requirement to do so. The issue pertains to both ground and wall signs, along with existing business and new businesses.



FARRAGUT VISUAL RESOURCES REVIEW BOARD – Minutes

The Farragut Visual Resources Review Board met on Tuesday, September 27, 2022. Chairman Marty Layman presided. Members in attendance were Marty Layman, Brittany Moore, Jeanie Stow, Mayor Ron Williams, Randy Armstrong, Stephen Marlowe, Derek Wright, and Youth Representative Anna Gibbs.

Chairman Layman called the meeting to order at 7:00 pm.

1. Minutes:

A motion was made by Mr. Armstrong to approve the August 23, 2022, minutes as submitted. The motion was seconded by Ms. Stow, and it passed unanimously.

2. Election of Officers

The Board elected its officers for the year. This included the positions of Chairman, Vice-Chairman, and Secretary. Ms. Stow made a motion to elect Mary Layman as Chairman. Mayor Williams seconded the motion, which passed unanimously. Mr. Armstrong made a motion to elect Ms. Moore as Vice-Chairman. Mr. Marlowe seconded the motion, which passed unanimously. Ms. Stow made a motion to elect Mr. Marlowe as Secretary. Mr. Armstrong seconded the motion, which passed unanimously.

3. Staff Report – Wall Sign Applications Approved in the Past Month

The staff reported that the following wall sign application had been approved during the past month:

Gardenia Cottage – 11416 Kingston Pike.

4. Ground Mounted Sign Applications:

a) QC Kinetix – Located at 11653 Parkside Drive

Individual Tenant Panel Sign located at 11653 Parkside Drive.

QC Kinetix requested approval for an individual tenant panel sign located at 11653 Parkside Drive.

The staff recommended approval of the sign noting that the tenant panel appeared to be legible.

Mr. Marlowe made a motion to approve the sign. Ms. Moore seconded the motion, which passed unanimously.



b) Lee Company – 12500 Kingston Pike

Large Individual Tenant Panel Sign located at 11653 Parkside Drive.

The Lee Company requested approval for a large single tenant panel sign located at 12500 Kingston Pike.

The staff explained that this was an atypical tenant panel sign request. In this case, the Lee Company had occupied a building within a larger multi-building, multi-tenant, commercial strip center. The applicant was proposing a single sign face occupying the entire tenant panel space on an existing sign structure. The sign also included the name of the strip center, “Little Turkey Creek”, which staff was interpreting as a separate “entity” listed on the sign for application of the multi-tenant sign provisions. The staff also noted that the name of the shopping center was included in the calculation for the allowable sign area when the sign structure was originally permitted. The staff recommended approval subject to the building complex owner completing and/or reestablishing the originally approved required landscaping around the sign.

The Board discussed the issue. Mayor Williams made a motion to approve the sign subject to staff’s recommendation regarding the landscaping. Mr. Armstrong seconded the motion, which passed unanimously.

c) Fairfield Inn – 11763 Snyder Road

Permanent Ground Mounted Primary Sign located at 11763 Snyder Road.

Fairfield Inn requested approval for a refaced monument ground sign located at 11763 Snyder Road.

The staff explained that the plan included installing a new 20.5 square foot sign face on an existing sign structure. The sign in question was located at the entrance to the development from Snyder Road and is one of two permanent ground mounted signs on the site. Staff then noted that the applicants were in the process of revising their plans and that any approval should be made subject to the following:

1. Providing a dimensioned site plan to document required setbacks for the proposed sign,
2. Locating the address number at the top of the sign, as required,
3. Revising the plan to document that the required 2-foot base will be maintained and meet minimum standards, and
4. Providing a Landscape plan (existing and/or planned) to document ordinance compliance.

The Board discussed the application. Mr. Marlowe made a motion for approval subject to the items noted by staff being addressed and corrected. Ms. Stow seconded the motion, which passed unanimously.



d) Fairfield Inn – 11763 Snyder Road

Permanent Ground Mounted Secondary Sign located at 11763 Snyder Road.

Fairfield Inn requested approval for a second refaced monument ground sign located at 11763 Snyder Road.

The staff explained that the plan included installing a new 20.5 square foot sign face on an existing sign structure. The sign in question was located at the corner of Snyder Road and North Campbell Station Road and is one of the two existing permanent ground mounted signs on the site. Staff then again noted that the applicants were in the process of revising their plans and that any approval should be made subject to the following:

1. Providing a dimensioned site plan to document required setbacks for the proposed sign,
2. Revising the plan to document that the required 2-foot base will be maintained and meet minimum standards, and
3. Providing a Landscape plan (existing and/or planned) to document ordinance compliance.

Mr. Armstrong made a motion for approval subject to the items noted by staff being addressed and corrected. Ms. Moore seconded the motion, which passed unanimously.

e) Fairfield Inn – 11763 Snyder Road

Peripheral Accessory Freestanding (entry directional) Sign located at 11763 Snyder Road.

Fairfield Inn requested approval for an accessory entry directional sign located at 11763 Snyder Road.

The staff explained that the hotel site was accessed from a shared access easement to Snyder Road and the proposed directional sign was located at the hotel's southernmost driveway connection to the easement. Staff then noted that the applicants were in the process of revising their plans and that any approval should be made subject to the following:

1. Redesigning the proposed sign to meet size and height requirements, and
2. Providing a dimensioned site plan to document required setbacks for the proposed sign,

Mr. Marlowe made a motion for approval subject to the items noted by staff being addressed and corrected. Ms. Stow seconded the motion, which passed unanimously.



f) Jessica Phillips, CPA & Circle Salon – 102 Chaho Road

Individual Tenant Panel Sign located at 102 Chaho Road.

Jessica Phillips, CPA, and the Circle Salon requested approval for a multi-tenant panel sign located at 102 Chaho Road.

The staff explained that this was an unusual multi-tenant sign because the tenants are listed on a single sign face as opposed to individual panels. It has the same visual effect as a multi-panel sign and the Board has treated it as such in the past. The staff then noted that Circle Salon would have to redesign their portion of the sign with a white background to comply with the Town's standards. They had been contacted regarding the issue and planned to make the necessary changes. The revised design would include a white background for the lettering with the yellow/gold color remaining in their logo.

Mr. Marlowe made a motion to approve the sign with the revised design for Circle Salon. Mayor Williams seconded the motion, which passed unanimously.

5. Landscape Plans:

a) The Grove at Boyd Station Subdivision, Amenities/Clubhouse Area – Located off Iron Plow Drive (proposed).

This item involved a required landscape plan for the Grove and Boyd Station's planned amenities/clubhouse area located off Iron Plow Drive (proposed) within the subdivision. It included required landscaping for the building and parking lot areas. The site plan for the facility had been reviewed by the Planning Commission.

The staff reviewed the plan and recommended approval subject to the following:

1. Addressing the location of site lighting and utilities to avoid landscaping conflicts and to document compliance with applicable lighting standards,
2. Coordinating and adequately documenting any planned street tree changes between this plan and the streetscaping plan submitted to the Planning Commission with the preliminary subdivision plat, and
3. Showing the minimum landscaping in all parking lot terminal islands and adjusting the landscape requirements table to correctly note applicable requirements within parking lots.

The Board discussed the plan. Ms. Moore made a motion for approval subject to the items noted by staff being addressed and corrected. Mayor Williams seconded the motion, which passed unanimously.

Meeting adjourned at 7:55 pm

Size: 35.5" x 84"

Material: Channel Letters

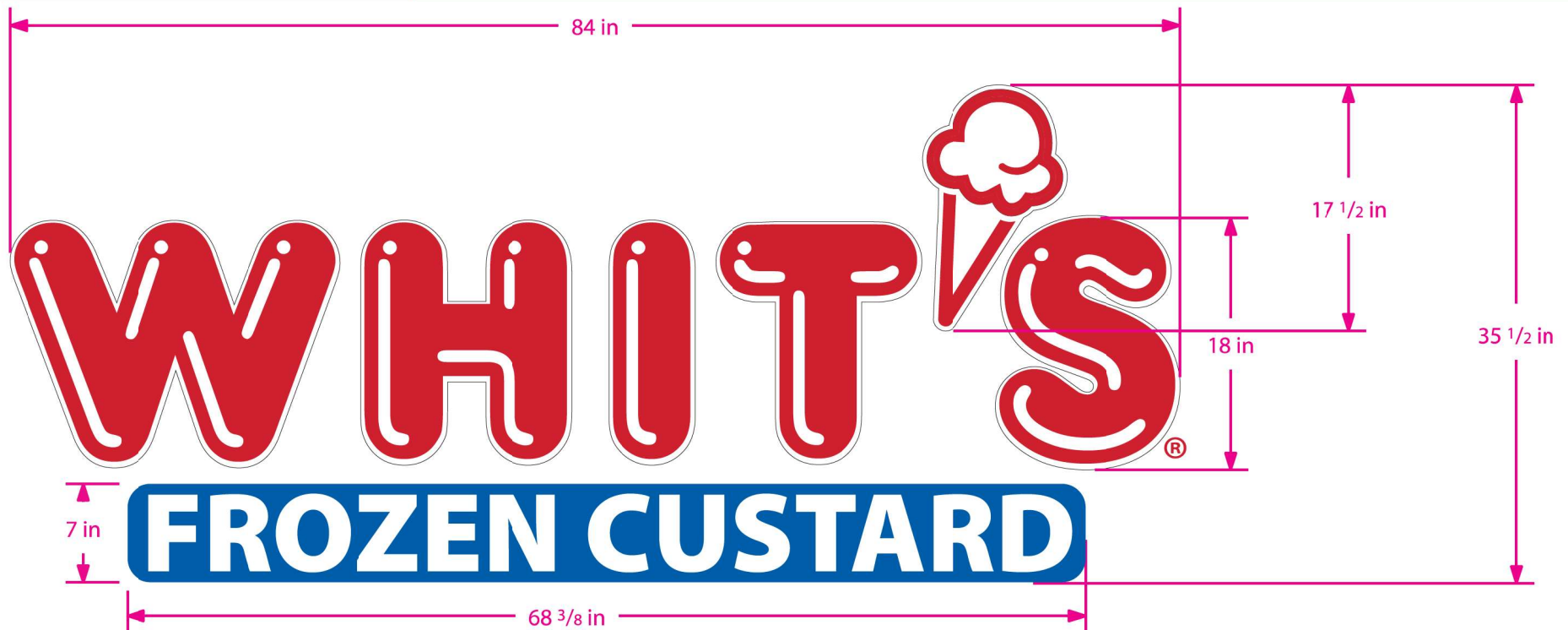
Quantity: 1 set

Comments:

Work Order #: 40301EA

☐ Digital print
 ☐ Cut Vinyl
 ☐ Other

file location: \\ALLENSIGNSERVER\Storage\Storage\Job Files 2022\W\Whits\40301EA Channel Letters



QTY 1 Internally Illuminated Logo - 35.5" x 84"

Town of Farragut
Sign Permit BP-2022-705-SP
Approved 10.17.2022

WHIT'S is Reverse Channel Letters
(face non-illuminated light floods against wall)

FROZEN CUSTARD is Front & Reverse Lit Die-Cut Pill Logo

SHOP USE ONLY

Print/Cut: _____ Weed/Mask/Lam: _____ Application: _____ QC: _____ Date Complete: _____

ALLEN SIGN
SOUTH
573-3524
2408 CHAPMAN HWY.
FAX 579-0356

This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only. It is not to be shown outside your organization, reproduced, copied, or exhibited without written consent of Allen Sign Co. Failure to obtain consent for use other than by Allen Sign Co. will result in a \$300 fine for the art.

Client: Whitt's Frozen Custard Date: 10/12/2022 Price: \$ 6725.02 job total
Ph/Email: whitsknoxville@gmail.com Drawn by: Ashton L.
Title: Channel Letters Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval

35.5" x 84"

Material: Reverse Channel Letters

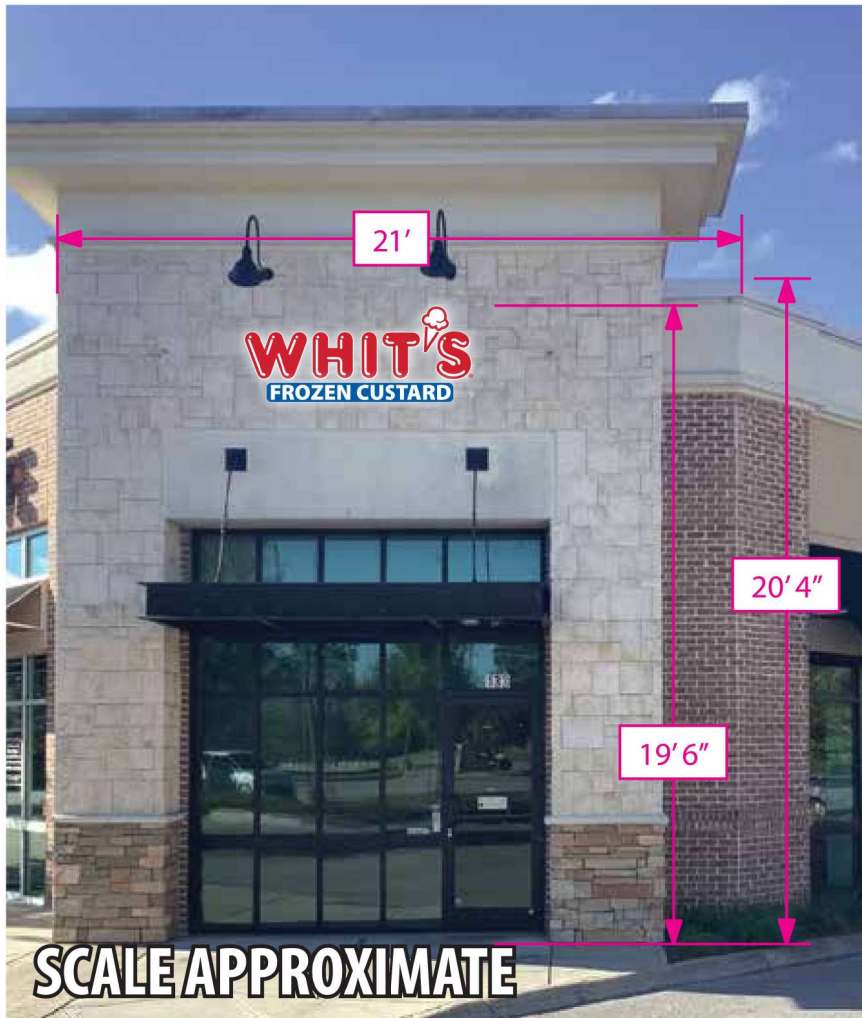
Quantity: 1 set

Comments:

Work Order #: 40301EA

☐ Digital print ☐ Cut Vinyl ☐ Other

file location: \\ALLENSIGNSERVER\Storage\Storage\Job Files 2022\W\Whits\40301EA Channel Letters



SHOP USE ONLY

Print/Cut: _____ Weed/Mask/Lam: _____ Application: _____ QC: _____ Date Complete: _____

ALLEN
SIGN
SOUTH
1865
573-3524
2408 CHAPMAN HWY.
FAX 579-0356

This is an original unpublished drawing created by Allen Sign Co. It is for your personal use only. It is not to be shown outside your organization, reproduced, copied, or exhibited without written consent of Allen Sign Co. Failure to obtain consent for use other than by Allen Sign Co. will result in a \$300 fine for the art.

Client: Whitt's Frozen Custard Date: 10/12/2022 Price: \$ 6725.02 job total
Ph/Email: whitsknoxville@gmail.com Drawn by: Ashton L.
Title: Channel Letters Approved by: _____ Date: _____

NOTE: The job will not proceed without a signed approval

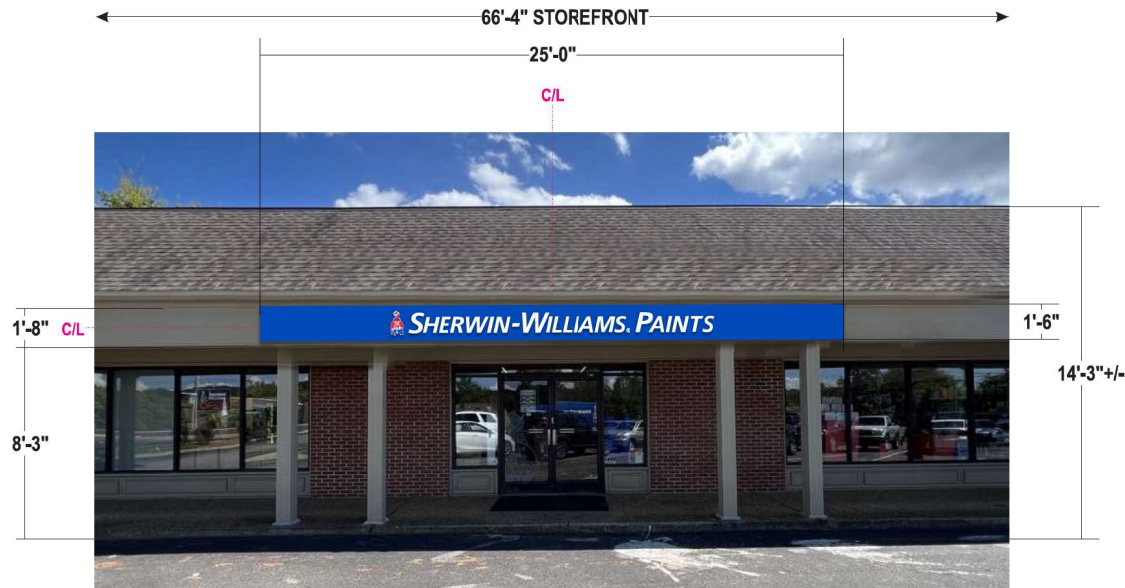
E01

STOREFRONT ELEVATION

Scale: 3/16"=1'-0"

CUSTOM SWP-LIN-18-4B

SWP-BLD-B2 SERIES



EXISTING CONDITIONS:



Town of Farragut
Sign Permit BP-2022-701-SP
Approved 10.11.2022

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:



ADDRESS:

11110 KINGSTON PIEK STE 105
KNOXVILLE, TN 37934-2828

PAGE NO.:

2

ORDER NUMBER:

1179975

SITE NUMBER:

702026

ELECTRONIC FILE NAME:

GIACCONTS\SI\SHERWIN WILLIAMS\2022\TN\
702026_Knoxville_R1

PROJECT NUMBER:

86452

PROJECT MANAGER:

SCOTT DODDS

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	399883	09/19/22 Z-AP					
Rev 1	400761	09/21/22 Z-RU	Removed option A				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



1700 S. DIXIE HWY
Lima, Oh. 45804
P: 1-800-289-6570
Web: signsourceusainc.com
E-mail: artdepartment@bright.net

Date: 9/9/2022

Written By: N.Z.W.

Ship to Location: KNOXVILLE, TN

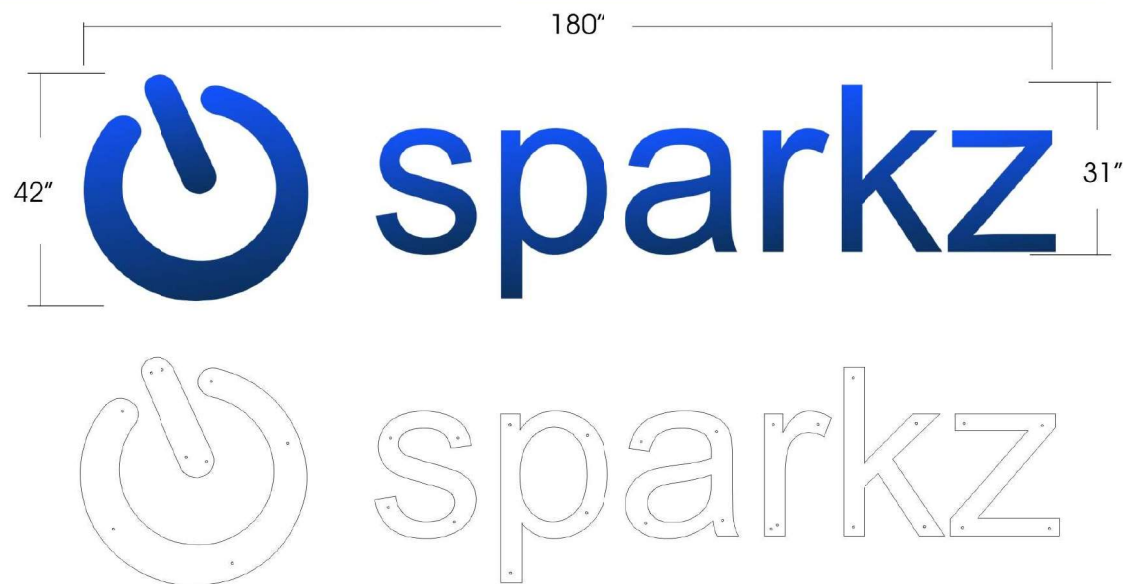
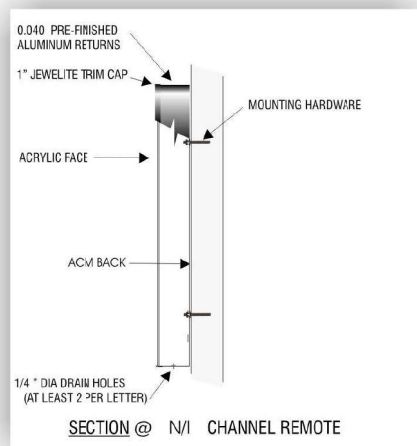
QUANTITY: 1

JOB# 55180

JOB NAME: SPARKZ

REVISION: 2

CUSTOMER P.O. #: N/A



RETURNS	5" RETURNS, ??	?? (COLOR)
BACKS	ACM BACKS	
TRIM	1" TRIM, ??	?? (COLOR)
**FACES	7328 WHITE PLEX FACES WITH DIGITALLY PRINTED VINYL GRAPHICS	
ILLUMINATION	NON-ILLUMINATED	
FLUSH MOUNT	YES	QTY STUDS = 33 PER SET
DRAIN HOLE	YES	
U L	NO	

Customer Approval x _____ Date: _____

Approved ☐ Approved as Noted ☐

INSTALL NON-ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS USING APPROPRIATE WALL FASTENERS.

Town of Farragut
Sign Permit BP-2022-651-SP
Approved 09.29.2022



126 ft

180"

42"



125.9"

22.5"

31"

39.5"

Town of Farragut
Sign Permit BP-2022-626-SP
Approved 10.11.2022



KNOX
MASSAGE AND WELLNESS

24" X 135 Acrylic Letter set Installs Direct to Building Fascia
with All Thread rods 22" x 11"
Door Logo is 3165RA with Gloss Laminate Orange is PMS151



10932 Murdock Rd.
Knoxville, TN 37932
(865) 671-8788
FAX (865) 671-8787
www.signsnsuch.net

This design/drawing is the
property of SIGNS-N-SUCH
and cannot be used or
distributed without the
approval of said company.

DATE: 8-26-2022
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: J. Prager
PAGE: (1) of (1)

**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

*Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!

SIGNS N SUCH
signs. banners. wraps. shirts.

Approved By: _____

Date: _____



CONCORD SQUARE

IRM INSURANCE

PPG PAINTS

PAINTING WITH A TWIST

MEDIC

Edward Jones

CREATIVE HAIR

C3 INDUSTRIAL

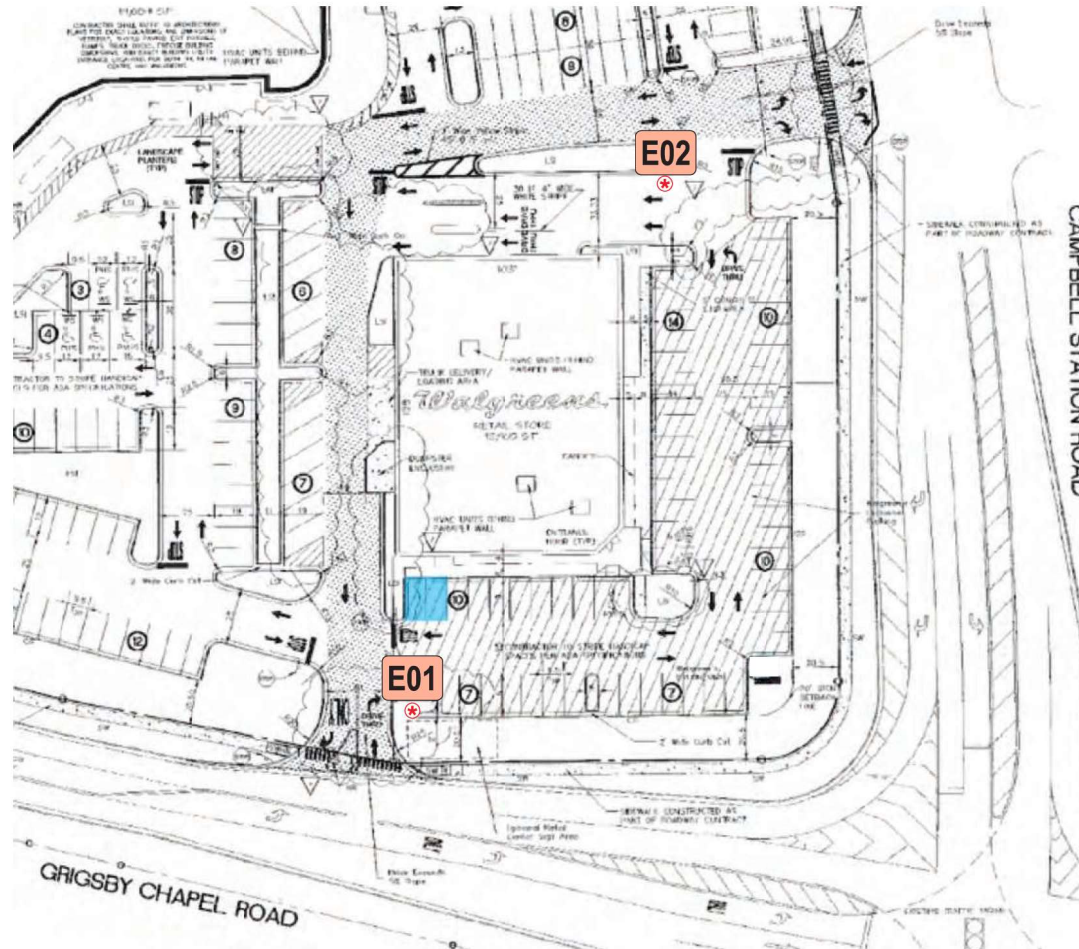
MK Tax Services CPA

BALANCE AND HEARING INSTITUTE

PRO SOURCE HOME BUYERS

McNABB LAW

**7.5" x 62" Routed Brushed Silver 3mm Dibond panel
over 7.5" x 62" White acrylic backer with direct
surface print graphic. Color logo with Black Text**



888.503.1569

2

[illegible]

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01

REPLACEMENT FACES

Scale: 1'-1/2"=1'-0"

1.8 square feet

E02

COLOR PALETTE



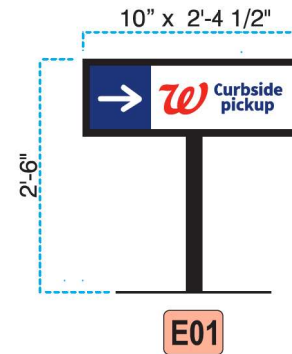
CABINET: 10" x 2'-4-1/2"

QUANTITY: (2) TWO FACES REQUIRED



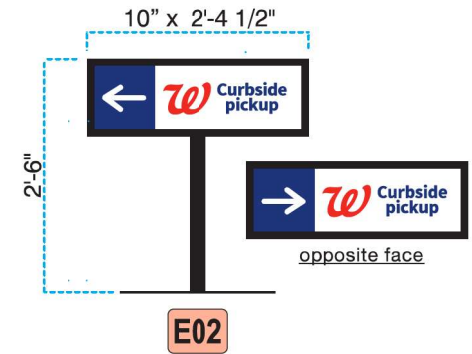
CABINET: 10" x 2'-4-1/2"

QUANTITY: (1) ONE FACE REQUIRED



ELEVATION - SINGLE FACE DIRECTIONAL

Scale: 3/4"=1'-0"



ELEVATION - DOUBLE FACE DIRECTIONAL

Scale: 3/4"=1'-0"

CABINET: Existing cabinet with 1" retainers

FACES: .150 flat white polycarbonate faces

GRAPHICS: Surface applied vinyls to match colors shown

Stratus™

strotusunlimited.com

1701 Golf Rd, 1-900, Rolling
Meadows, IL 60008

888.503.1569

CLIENT:

Walgreens

ADDRESS:

601 N Campbell Station Rd
Farragut, TN 37934

PAGE NO.:

3

ORDER NUMBER:

1182472

SITE NUMBER:

5053

ELECTRONIC FILE NAME:

K:\ACCOUNTS\W\Walgreens\2022\TN\5053_Farragut\5053_Farragut.cdr

PROJECT NUMBER:

4554

PROJECT MANAGER:

KEVIN POLKA

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	400623	09/23/22 BV					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THE MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

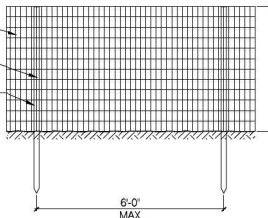
TREE REQUIREMENT TABLE

- TREE CLEARING REPLACEMENT REQUIREMENT:**
TOTAL WOODED AREA CLEARED = 96,215 SF
1 TREE PER 5,000 SF CLEARING
96,215 SF / 5,000 SF = 19.24 TREE REPLACEMENT REQUIRED
TOTAL TREE REPLACEMENT PROPOSED = 20
- SHADE REQUIREMENT:**
TOTAL IMPERVIOUS COVER = 45,637 SF
1 SHADE TREE PER 2,500 SF IMPERVIOUS COVER
45,637 SF / 2,500 SF = 18.25 SHADE TREE REQUIRED
TOTAL SHADE TREE PROPOSED = 18
- STORMWATER PLANTING REQUIREMENT:**
685 LF AROUND TOP OF BASIN
1 TREE PER 40 LF AND 1 SHRUB PER 5 LF
685 LF / 40 LF = 17.13 TREES AND 685 / 5 = 137 SHRUBS REQUIRED
TOTAL TREES PROPOSED = 18 & SHRUBS PROPOSED = 137

DESIGN SUMMARY

- THE LANDSCAPE DESIGN INTENT IS TO PROVIDE SIGNIFICANT SCREENING AND ACCENT FROM THE ROAD ALONG WITH A FUNCTIONING NATIVE ECOSYSTEM WHILE ALLOWING FOR THE SAFE OPERATION OF THE POWER FACILITY IN PERPETUITY. DUE TO THE NATURE OF THE PROJECT, TREES/SHRUB SIZE AND DISTANCE FROM THE SUBSTATION AND TRANSMISSION LINES ARE CAREFULLY PLANNED.

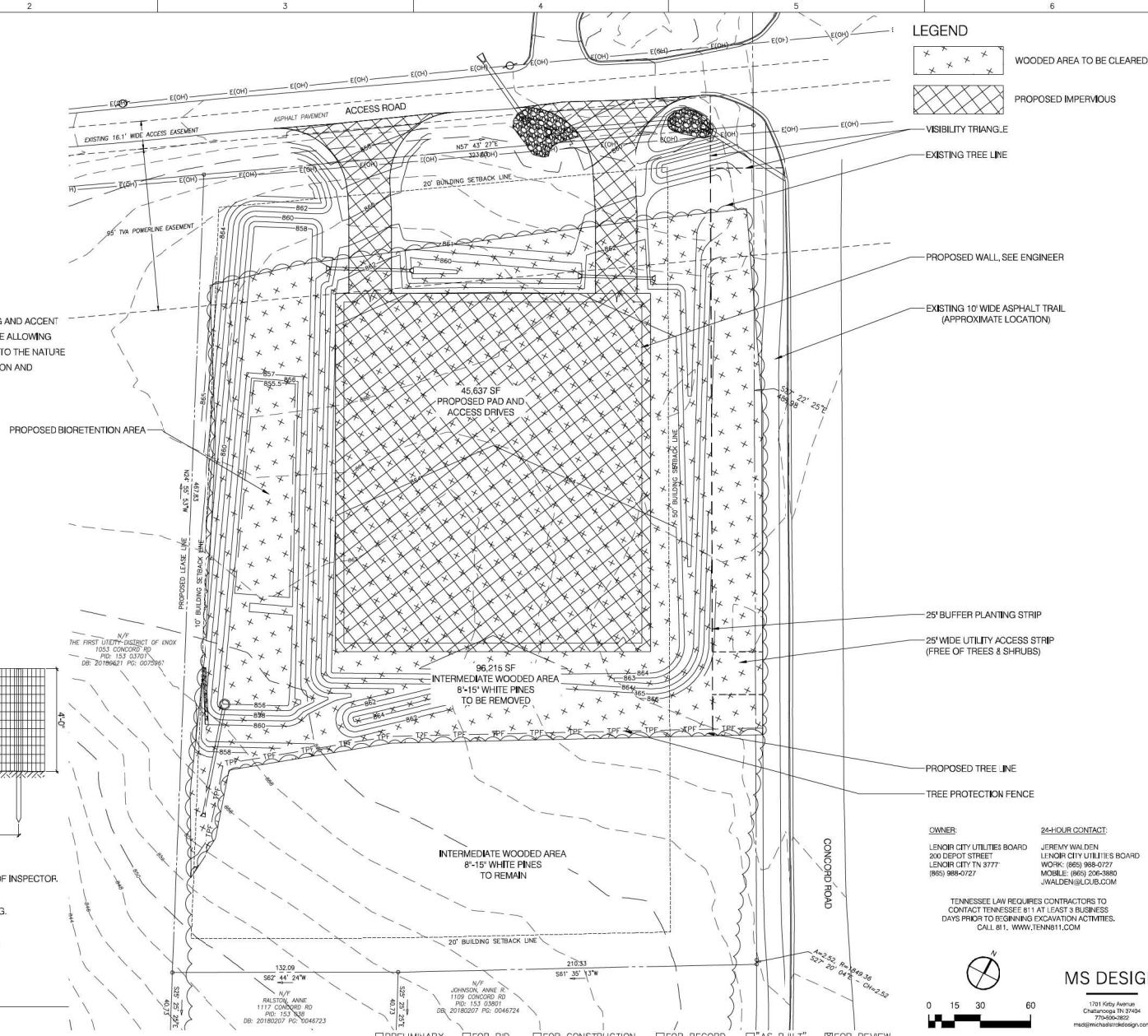
ORANGE BLAZE PLASTIC MESH FENCE
SECURE FENCE TO METAL POSTS
8" MINIMUM METAL "T" FENCE POSTS DRIVEN 2' INTO THE GROUND



NOTES:

- AVOID DAMAGE TO ROOTS DURING INSTALLATION.
- FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCE SHALL NOT BE REMOVED WITHOUT CONSENT OF INSPECTOR.
- WITHIN TREE PROTECTION ZONE, THERE SHALL BE:
 - NO ALTERATION OR DISTURBANCE TO EXISTING GRADE OF ANY KIND.
 - NO CHANGES TO THE GRADE BY ADDING FILL, EXCAVATING OR SCRAPING.
 - NO STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT.
 - NO STORAGE OF SOIL, CONSTRUCTION WASTE OR DEBRIS.
 - NO DISPOSAL OF ANY LIQUIDS (i.e. CONCRETE SLEUTH, GAS, OIL, PAINT).
 - NO MOVEMENT OF VEHICLES, EQUIPMENT OR PEDESTRIANS.

1 TREE PROTECTION FENCE
SCALE: 1/2" = 1'-0"



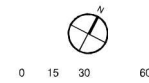
LEGEND

- WOODED AREA TO BE CLEARED
- PROPOSED IMPERVIOUS
- VISIBILITY TRIANGLE
- EXISTING TREE LINE
- PROPOSED WALL, SEE ENGINEER
- EXISTING 10' WIDE ASPHALT TRAIL (APPROXIMATE LOCATION)
- 25' BUFFER PLANTING STRIP
- 25' WIDE UTILITY ACCESS STRIP (FREE OF TREES & SHRUBS)
- PROPOSED TREE LINE
- TREE PROTECTION FENCE

OWNER: LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37777
(865) 988-0727

24-HOUR CONTACT: JEREMY WALDEN
LENOIR CITY UTILITIES BOARD
WORK: (865) 988-0727
MOBILE: (865) 206-3880
J.WALDEN@LCUB.COM

TENNESSEE LAW REQUIRES CONTRACTORS TO CONTACT TENNESSEE 811 AT LEAST 3 BUSINESS DAYS PRIOR TO BEGINNING EXCAVATION ACTIVITIES.
CALL 811, WWW.TENN811.COM



MS DESIGN

1701 Kiley Avenue
Chattanooga, TN 37404
770-590-3622
mdesign@msdesign.com

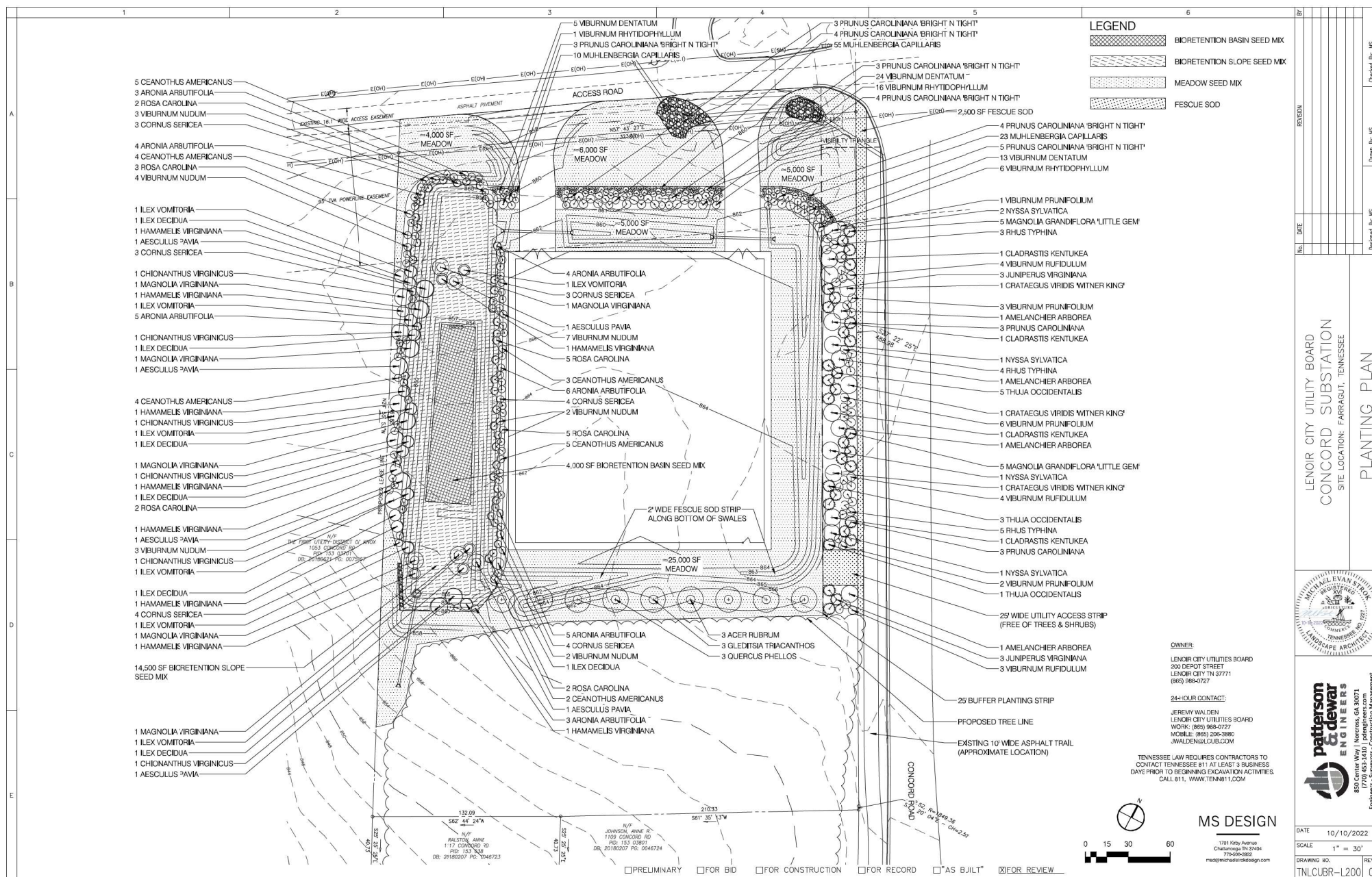
NO.	DATE	REVISION	DESIGNED BY: MS	DRAWN BY: MS	CHECKED BY: MS

LENOIR CITY UTILITY BOARD
CONCORD SUBSTATION
SITE LOCATION: FARRAGUT, TENNESSEE

TREE PRESERVATION/REMOVAL PLAN



DATE: 10/10/2022
SCALE: 1" = 30'
DRAWING NO.: TNL-CUBR-L100
REV: 0



<

Possible Amendments to Sign Ordinance
See Highlighted Text Below

Blue highlights are previously reviewed changes.

Yellow highlights are newly proposed changes.

Chapter 109 – Signs.

Section 109-1. Authority.

This chapter shall be known as the "Sign Ordinance of the Town of Farragut, Tennessee." This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

Section 109-2. Purpose, Intent, and General Scope.

(a) The purpose and intent of this chapter is the following:

- (1) Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the Town in order to promote the public health, safety and welfare.
- (2) Maintain, enhance, and improve the aesthetic environment of the Town by preventing visual clutter.
- (3) Improve the visual appearance of the Town while providing for effective means of communication, consistent with constitutional guarantees.
- (4) Avoid signage that is a threat to safety due to its placement and other physical characteristics.
- (5) Ensure the safe construction and maintenance of signs, and
- (6) Support businesses in the Town by providing for fair and consistent sign allocations and enforcement of the sign regulations set forth herein.

(b) This ordinance is not intended to regulate the message on any sign, any building design, any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Section 109-3. Provisions declared to be minimum requirements.

The provisions of this chapter are considered to be minimum requirements. Wherever there is a discrepancy between the minimum standards noted in this chapter and those contained in any other lawfully adopted regulation or ordinance of the town, the strictest standard shall apply.

Section 109-4. Severability.

If any section, subsection, sentence, clause, or phrase of this chapter is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 109-5. Substitution.

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

Section 109-6. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign, including its supporting structure, erected in conjunction with a particular use, for which the use has been discontinued for a period of 90 days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

Architectural compatibility means visual harmony and consistency with regard to color, building/sign materials, style, mounting, and illumination.

Athletic field means a piece of land designed, approved, and dedicated for playing a game.

Banner sign means any sign of flexible lightweight material that allows movement caused by wind. A flag, as defined herein, shall not be considered a banner sign.

Changeable copy sign means any sign where letters or numbers displayed on the sign are designed to be changed frequently to display different messages.

Dilapidated sign means a sign that is in a bad, unsafe, or unsightly condition due to neglect or misuse.

Flag means a fabric sign of a non-commercial nature with a distinctive color and design that is used as an emblem, standard, decoration, or symbol and that is hoisted on a permanent freestanding flagpole or mounted with a pole attached to a building.

Freestanding sign means a sign that is either anchored in the ground or secured so that it is not subject to being moved by wind and that is independent of any building.

Freestanding building frontage sign means a non-illuminated sign of a solid material with copy that is meant to be readable only to a pedestrian and that is placed near the front of a building.

Gas pump signs means permanent signs, including Federally required safety information, adhered to a gas pump island, and reviewed through a sign permit process.

General occupant sign means a minor sign(s) located on the door or adjoining wall of a principal building's primary public entrance.

Ground-mounted sign means a sign erected on a freestanding frame and not attached to any building. Such signs may be two-sided, provided that both sides cannot be seen simultaneously from any point. Such signs have a solid base with no exposed poles.

Interior accessory freestanding sign means a sign permitted interior to a development and not meant to be readable from a public street, public access easement, or adjacent property.

Interstate/interchange pole sign means a sign permitted near the interstate interchange as stipulated in this ordinance.

Legibility means how easy a sign is to read. This is based on the characteristics of letters, numbers, and characters that make it possible to differentiate one from another.

Manual on Uniform Traffic Control Devices (MUTCD) means the manual produced by the Federal Highway Administration that addresses three specific types of signs: guide, warning, and directional. The manual includes minimum size, height, and placement standards to achieve readability and prevent traffic accidents.

Non-commercial means not naming, advertising, or calling attention to a business or commercial product, service, or activity.

Normal maintenance means replacing lights, painting, staining, repairing a damaged element of a sign, or replacing a sign face that has faded over time with exposure to the elements with an identical sign face. Normal maintenance shall not include any other modifications to a sign.

Peripheral accessory freestanding sign means a sign permitted near the entrance and exit points to a development.

Permanent ground mounted subdivision sign means a permanent sign permitted near the entrance to a subdivision.

Permanent parcel sign means a wall mounted sign permitted on a principal dwelling unit.

Portable sign means a sign not permanently attached to the ground or a building and is easily removable using ordinary hand tools.

Primary permanent ground mounted sign means the primary sign permitted for a single-use or multiple use non-residential development.

Primary permanent wall mounted sign means the primary wall sign for a development or tenant.

Prohibited sign means any sign not specifically permitted in this ordinance or that is not compliant with the applicable provisions of this ordinance.

Projecting sign means a sign, other than a wall mounted sign, which is affixed to and projects from a building, wall, or support structure such as a column, forming an angle between said building or wall and the face of the sign.

Public access easement means a recorded access easement that runs with the land and that provides direct two-way public access to at least two parcels.

Roof sign means any sign attached to a building which projects in part or in whole above the top edge of a building wall.

Sandwich board sign means a freestanding temporary sign, with no moving parts or lights, displayed outside a business during business hours. It is not intended as permanent business signage.

Sign means any letter, number, figure, symbol, trademark, graphic, logo, design, or device mounted or otherwise placed and intended to be visible from outside of a building, used to attract attention in order to advertise, identify, announce, notify, direct, or communicate. Sculptures, artwork, and architectural accents shall not generally be considered a sign unless they would otherwise be used as outlined in this definition.

Sign area means the entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

Snipe sign means a sign affixed to trees, utility poles, light poles, fences, or other objects.

Temporary means related to an event or activity that has a limited amount of time.

Temporary freestanding subdivision entrance sign means a sign permitted on a temporary basis near the entrance to a subdivision.

Temporary parcel sign means a sign permitted on a parcel for a temporary event or activity.

Temporary freestanding subdivision sign means a sign permitted on a temporary basis for a subdivision.

Under-canopy sign means a sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

Visibility obstruction means a sign that by virtue of its placement has created a visibility obstruction harmful to the public safety.

Wall sign means a sign attached parallel to and projecting not more than 12 inches from the wall of a building and does not project in part or in whole above the top edge of a building wall.

Window sign means a sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of the door.

Section 109.7. Administration.

- (a) *Sign administrator to enforce chapter.* The Town administrator or his/her designee shall act as the sign administrator and shall enforce and carry out all provisions of this chapter. In the event there is a question concerning the general intent or meaning of any provision of this chapter, the sign administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this chapter. When the definition of a sign or an issue concerning architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such question.
- (b) *Application and permit process.* Unless otherwise provided by this chapter, permits are required for all types of signs. It shall be unlawful for any person, agency, firm, or corporation to erect, structurally repair (other than normal maintenance), replace, alter, relocate, change the panels of, change the establishment being advertised on a sign, as defined in this chapter, without first obtaining a permit to do so from the Town.
- (1) *General application requirements and fees.* Applicants shall submit a completed sign application and the required fee to the Town prior to commencing any work on installation of a new or replacement sign. The required fee is per the schedule approved by the Town Board of Mayor and Aldermen. Per the approved fee schedule, an additional penalty fee shall be paid if work is commenced prior to receiving a permit from the Town. Government or government sponsored entities are waived from the fee requirement.
 - (2) *Application required for each sign.* A separate application must be completed and submitted for each new or replacement sign.
 - (3) *Wall mounted sign application reviews.* Wall sign applications shall be reviewed by the sign administrator for conformance with the requirements. The sign administrator shall approve or deny the application within 15 working days of submittal. When architectural compatibility, illumination, or some unique physical characteristics of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such matter.
 - (4) *Wall mounted sign application submittal requirements.* All wall sign applications shall include the following:
 - a. A dimensioned schematic drawing of the building showing the proposed sign location.

- b. A photograph of the businesses located on either side which demonstrates the color, material, and illumination of these adjacent signs.
 - c. The width of the building wall or lease space upon which the sign is to be mounted.
 - d. A dimensioned colored drawing (or simulated photograph) of the sign showing the copy on the sign face
 - e. An indication of how the sign is to be mounted and illuminated, and
 - f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance
- (5) *Ground-mounted sign application reviews.* Ground-mounted sign applications shall be reviewed by the Visual Resources Review Board for conformance with the requirements of this chapter and any overlapping regulations, including the Architectural Design Standards, as amended, prior to the issuance of a sign permit.
- (6) *Ground-mounted sign submittal deadlines.* Ground-mounted sign applications shall be submitted in accordance with the deadlines established by the Town for the meeting at which the ground mounted sign is to be considered by the Visual Resources Review Board.
- (7) *Ground-mounted sign coordination with site and landscape plans.* As part of a site plan and landscape plan review process with the Planning Commission and Visual Resources Review Board, applicants for new developments or redevelopments shall take into account anticipated locations for ground mounted signs. These should be shown on both the site and landscape plans in order to help lessen conflicts with landscaping, utilities, and other site development components.
- (8) *Ground-mounted sign application submittal requirements.* All ground-mounted sign applications shall be accompanied by complete sets of plans which include the following:
- a. A dimensioned site plan of the parcel showing the proposed sign location in relation to property lines and platted easements.
 - b. A proposed landscaping plan for the area around the sign base.
 - c. A detail of the sign lighting, including lighting placement, type, and lumens.
 - d. A detail of the materials and colors used for the sign structure.
 - e. A dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign.

- f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards or any provision of this ordinance, and
 - g. The sign administrator may waive one or more of these application plan requirements for simple individual tenant panel sign installations on existing sign structures.
 - h. An acknowledgment that a preconstruction site location survey and/or an as-built survey may be required by the sign administrator to verify compliance with applicable provisions associated with ground-mounted signs.
- (9) *Expiration of sign permits.* A sign permit shall become null and void if installation of the sign has not been initiated within 180 days of issuance. If work authorized by such permit is suspended or abandoned for 180 days any time after the work has been initiated, the sign permit shall be void and a new permit shall be first obtained to resume work. After a permit expires, a partially completed sign structure must be removed within 30 days if no new permit is issued.
- (10) *Changes to an approved sign permit.* A new permit may be required, as determined by the sign administrator, where changes have been made to an approved sign that would alter the physical characteristics of the sign.
- (11) *Temporary parcel sign application reviews.* Temporary parcel signs provided for in Section 109-12 (c)(2) and 109-12 (d)(2) and that are restricted to a total of 40 calendar days per year shall be permitted through a Town of Farragut Temporary Sign Permit Application. The application shall cover a ten-day period and an applicant is permitted to apply for four applications per calendar year. Each application shall be reviewed and approved by the sign administrator and shall include the following:
- a. Verification that the entity has a valid Certificate of Occupancy.
 - b. An indication of the dates when the sign will be installed and removed.
 - c. A dimensioned drawing showing the height and length of the sign face and the overall height of the sign.
 - d. A verification that the material used is a minimum of ten millimeters (.39 inches) in thickness and will be supported by metal t-posts.
 - e. A verification that the sign will be set back at least 20 feet from the back of the public street curb or edge of street where curbing is not provided.
 - f. An acknowledgment that banners, pennants, streamers, and similar flexible or wind activated signs shall not be used.

- (c) *Text amendment process.* Amendments to the text of this chapter shall first be reviewed by the Visual Resources Review Board and the Town Municipal Planning Commission with recommendations regarding the proposed change forwarded to the Town Board of Mayor and Aldermen.

Section 109-8. Enforcement.

- (a) *Sign enforcement process.* Noncompliance with this chapter shall be deemed a violation. When the sign administrator finds violations of the provisions of this chapter; including but not limited to the installation of a sign without a permit, a sign that does not conform with an approved permit and plan; the administrator shall document such findings and take the appropriate action to correct said violations. A citation to municipal court may be issued to the owner, agent, or employee for violations of this chapter.
- (b) *Separate offense.* Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, sign, premises, or sign thereon, and any architect, builder, contractor, agent, or other person who commits, or participates in, assists in, or maintains any violation hereunder may be found responsible for a separate offense. Nothing herein contained shall prevent the town from taking such lawful action as is necessary to prevent or remedy any violation of this article.

Section 109-9. Appeals.

- (a) The Town Board of Zoning Appeals shall have the following responsibilities:
 - (1) *Interpretations/General Appeals.* To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the sign administrator and/or the Visual Resources Review Board in the carrying out or enforcement of any provision of this chapter, and
 - (2) *Variances.* To authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship. Variances shall not be granted to allow a larger sign or a sign which is otherwise not permitted in this chapter. Variances shall be granted only whereby special physical characteristics of the lot, parcel, or tract exist, that the strict application of the provisions of this chapter would deprive the applicant of an otherwise permitted sign.
- (b) Appeals procedure.
 - (1) *Denial required.* After a written denial of a sign permit from the sign administrator, a party may make an application for an interpretation or a variance.

- (2) *General application requirements and fees.* The application shall be submitted to the Town in accordance with the deadlines established by the Town for the meeting at which the application is to be considered by the Board of Zoning Appeals. The required fee associated with the application is per the schedule approved by the Town Board of Mayor and Aldermen. The Board of Zoning Appeals shall consider and decide all appeals within 30 days of first hearing the appeal, and
- (3) *Minutes.* The minutes of the Board of Zoning Appeals shall fully set forth such circumstances or conditions warranting the granting of a variance.

Section 109-10. Legal nonconforming signs.

- (a) *Definition.* Existing signs which were legally in existence prior to the adoption of the ordinance from which this chapter is derived which do not conform to the specific provisions of this article are declared legal nonconforming signs.
- (b) *Continuance.* Any legal nonconforming sign may be continued in operation and maintenance after the effective date of the ordinance from which this chapter is derived, provided:
 - (1) The sign is not relocated or replaced.
 - (2) The structure or size of the sign is not altered in any way except toward compliance with this chapter.
 - (3) No new or additional signs are added to the premises, and
 - (4) Other than changing the text of changeable copy signs or normal maintenance, no other existing permanent signs are changed or replaced on the premises.
- (c) *Maintenance/damage/deterioration.* A legal nonconforming sign is subject to all requirements of this chapter regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, as based on a certified appraisal, it must be brought into conformance with this chapter or removed.

Section 109-11. General restrictions.

- (a) All signs erected, replaced, reconstructed, expanded, or relocated on any property within the Town shall conform with the provisions of this section.
 - (1) *Signs not requiring permits.* The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:
 - a. Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
 - b. Signs placed by or on behalf of a governmental entity.

- c. Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
- d. Permanent parcel signs.
- e. Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
- f. Temporary signs of any kind, unless a permitting process is specifically required in association with specific events, programs, or community objectives promoted by the Town of Farragut.
- g. Flags, and
- h. Window signs.
- i. General occupancy signs.

(2) *Prohibited signs.* The following types of signs are prohibited within the Town:

- a. Abandoned or dilapidated signs, which shall be removed by the property owner or responsible entity.
- b. Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction over the property.
- c. Any sign which bears or contains statements, or words of an obscene, pornographic, or immoral character, as defined by the United States Supreme Court.
- d. Any signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights, color changing lights, or any other rotating, revolving, or otherwise moving part or the appearance of moving parts or motion. This includes individuals holding signs not otherwise provided for in accordance with the United States Constitution.
- e. Electronic and digital changeable copy (message board) signs, TVs, monitors, and similar devices.
- f. Off-premises signs, unless required by and in accordance with the MUTCD or placed by or authorized on behalf of or by a governmental entity.
- g. Off-premises outdoor advertising (billboards).
- h. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated signs and attention getting devices.
- i. Advertisement displays hung internal in an automobile service bay where such display is visible from a street or a public access easement.
- j. Bollard covers, tire stack covers, and similar signs.
- k. Portable signs that do not comply with the location, size, or use restrictions of this chapter.
- l. Search lights.
- m. Signs attached to, suspended from, or painted on any vehicle or similar mobile structure which is regularly parked or situated on any street, parking lot, or private property when one of the purposes of so locating such vehicle or similar mobile structure is to display, demonstrate, advertise, or attract the attention of the public.

- n. Signs imitating or resembling official traffic or government signs or signals.
- o. Roof signs, or signs extending beyond the main roof line, provided that signs may be mounted on an architectural feature extending beyond the roof line if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
- p. Snipe signs, and
- q. All other signs not specifically permitted or that are not a lawful nonconforming sign.

(3) *Criteria in determining sign area.*

- a. Ground Mounted and Other Non-Wall Mounted Signs.
 - (1) The sign area for all ground mounted (and other non-wall mounted) signs shall include and encompass the entire sign face, framing, trim, and associated moldings. The area shall not include the supporting sign structure.
 - (2) For a sign with two parallel faces, only the area of a single face shall be considered. If the faces of a sign are not parallel, then the total sign area shall be the sum of the areas of the individual, non-parallel faces.
 - (3) Where a ground mounted sign is mounted on a larger ornamental wall structure, such as on a subdivision entrance wall feature, its area shall be measured in the same fashion as a wall mounted sign (see part b. below).
- b. Wall Mounted Signs.
 - (1) For cabinet type/style signs, the sign area shall include the external perimeter of the entire cabinet measured to include all sign elements, including any internal spaces where such sign includes cut-out areas.
 - (2) For signs that include channel letters and/or other individual elements (letters, logos, etc.) mounted on raceways or directly on a wall, the sign area shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around and encompassing all sign elements. The text and other graphics (sign elements) do not have to be physically, visually, or topically related, or physically connected to be included in the measured area.
 - (3) For window signs, the sign area shall be calculated separately for each window sign and, for each sign, shall include all background, framing, or other supporting material that forms the physical extent of the sign.

(4) *Criteria in determining sign height for ground-mounted signs.* Unless provided for otherwise in this chapter, the sign height shall be measured by the vertical dimension from the ground level at the base of the sign, including the supporting structure, to the topmost point of the sign and/or its associated framing/support, exclusive of the additional 18 inches permitted to accommodate address numbers. Unless otherwise specified in this chapter, if

the ground level at the base of the sign is lower than the adjacent street grade, the height shall be computed from the adjacent street grade, excluding elevated bridges or interchanges.

- (5) *Criteria in determining setback for ground-mounted and pole signs.* The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line. All signs shall be located outside of the visibility triangle. For the purposes of this article, the interstate highway right-of-way shall be considered a side or rear lot line. Where the exact location of a property line is unknown and a survey is not reasonably available, the Sign Administrator may, at their discretion, allow the line locations to be approximated by the owner/applicant from best available information, including but not limited to KGIS maps, supplemented by field evaluation. In the case of a front property line, however, the approximated location of the property line must be located at least one half the required road right-of-way width from the centerline of the road. The required right-of-way width shall be based on the Town's Major Road Plan and the adopted Subdivision Regulations. Where an owner/applicant requests and is permitted to use approximated property line locations in the place of a surveyed line, they shall bear full responsibility for any location errors.
- (6) *Construction specifications.* All signs shall be installed in compliance with all building, construction, and fire codes adopted by the Town. All electrical service to ground-mounted and pole signs shall be under ground and installed in accordance with all applicable electrical codes. Any lighting of signs shall be installed to prevent any glare upon adjoining properties or rights-of-way.
- (7) *Sign maintenance and removal.*
- a. All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The sign administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
 - b. When any sign is removed, all structural components shall be removed with the sign and such removal shall be in compliance with all building and fire codes adopted by the Town. All structural components of ground-mounted and pole signs shall be removed to ground level. The structural components of all other signs, including painted wall signs, shall be removed back to the original building configuration. All visual remains of the sign shall be removed.

Section 109-12. Sign regulations by land use and/or zoning districts.

All signs shall comply with the following regulations. Any sign that is not specifically permitted shall be prohibited.

- (a) *Signs permitted in all zoning districts.* The following signs are permitted in all zoning districts subject to compliance with all applicable provisions of this chapter or other applicable Town regulations, standards, or requirements:
- (1) Flags.
 - (2) Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
 - (3) Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
 - (4) Signs placed by or on behalf of a governmental entity.
 - (5) Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
 - (6) Temporary parcel sign, and
 - (7) Temporary signs specifically authorized by the Town to promote specific events, programs, or community objectives.
- (b) *Signs permitted on land for residential uses.* The following signs are permitted on land used for residential purposes. Recreational facilities developed as part of a residential development shall also follow these regulations:
- (1) *Permanent ground mounted subdivision sign.* Once a preliminary plat or a site plan has been approved in relation to a subdivision and the construction of the applicable entrance road has progressed to a point of finished grade and installation of base stone, a permanent ground mounted subdivision sign shall be permitted as follows:
 - a. *Sign area.* A subdivision is permitted a total of 40 square feet per single-family or multi-family development entrance, with either one ground-mounted sign not to exceed 40 square feet or two ground mounted signs not to exceed 20 square feet each.
 - b. *Sign placement.* Such signs and the structures/walls on which they are affixed shall be out of any platted drainage or utility easements and shall be set back a minimum of ten feet from any front property line(s) and five feet from any side or rear property line. Such signs and the structures/walls on which they are affixed shall be located on either a platted open space lot or within a platted sign easement. Any signs or structures proposed within the public right of way as part of a streetscape plan submittal, shall be recommended for approval by the Planning Commission and Visual Resources Review Board before being presented to the Board of Mayor and Aldermen for approval.
 - c. *Sign height.* Permanent freestanding subdivision signs, excluding the supporting structure, shall not exceed six feet in height.
 - d. *Sign illumination.* If such sign or its supporting structures are to be illuminated, external illumination shall be used and such illumination shall be directed only onto the sign face. Each individual light fixture shall not

- exceed 850 lumens per fixture and shall be shielded so that no glare is created, and
- e. *Sign landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base.
- (2) *Temporary freestanding subdivision entrance sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street entrance into a new subdivision development, provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and
 - e. The sign shall be removed within 15 days of the installation of the permanent freestanding subdivision sign.
- (3) *Temporary freestanding subdivision sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per new subdivision development provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and
 - e. The sign shall be removed when at least 75% of the units/lots within the development, as based on the approved preliminary plat, have received Certificates of Occupancy.
- (4) *Permanent parcel sign.* Each individual house lot shall be permitted one non-illuminated permanent wall mounted sign not to exceed two square feet.
- (5) *Temporary parcel sign.* Each individual house lot shall be permitted one temporary parcel sign not to exceed six square feet in area and six feet in overall height. This may include a sign where the owner consents and the property is being offered for sale or lease. A temporary parcel sign shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the

sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated

- (6) *Flag.* Each single-family house lot with an occupied dwelling unit shall be permitted one freestanding flagpole not to exceed 25 feet in height with up to two flags not to exceed 15 square feet each being permitted on such pole. The flagpole shall meet the setbacks that apply to the principal building (the dwelling unit).

In lieu of a freestanding flagpole, one house mounted flagpole shall be permitted provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (7) *Subdivision exit sign.* One non-illuminated ground-mounted sign not to exceed six square feet in size and four feet in height shall be permitted per single-family or multi-family development entrance. Such sign shall be placed at the rear of the permanent subdivision sign so that it is only visible to vehicles exiting the development.

Where a single-family or multi-family development does not have a permanent subdivision sign at its egress point or because of the setback or angle of the permanent subdivision sign is such that the message area would not be readable; one non-illuminated single-faced freestanding homeowner association notification sign shall be permitted per egress point. Such freestanding sign shall be set back a minimum of five feet from all property lines, shall be rear facing and only readable from vehicles or pedestrians exiting the development, and shall be located on property which is part of the subdivision, and which is zoned the same as the subdivision.

Where such sign is proposed on property which is not owned by the homeowners' association, an appropriate easement shall be recorded as a condition for approval of the sign. Such signs shall be landscaped per this chapter and the sign face shall be oriented so that it is only visible to vehicles exiting the development. The back of the sign face shall be constructed of material which is non-reflective, and the sign shall be generally compatible with other entrance features in the immediate area.

- (8) *Recreational and similar subdivision facilities signs.* The following signs shall be permitted for Homeowners Association (HOA) owned and controlled recreational buildings and similar facilities.

- a. *General Occupant sign(s).* General occupant sign(s) shall be permitted provided they are located on the door or the adjoining wall of the principal building's primary entrance, do not exceed a combined total of six square

feet in area, are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building.

b. *Peripheral accessory freestanding sign.* For each accessway (driveway) that provides direct access to the property from a public street or approved public access easement, two peripheral accessory freestanding signs (one per each side of the accessway) shall be permitted provided the following criteria are met:

- i. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
- ii. Such sign(s) shall be at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, but no more than 10 feet from any accessway curb.
- iii. Such sign(s) shall not create visibility obstructions; and
- iv. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building it is associated with.

For the purposes of this subsection, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs located along the outside edges of the access way.

(c) *Signs permitted for developments being used for single-use non-residential purposes, including freestanding churches and schools, are as follows:*

(1) *Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign shall be permitted provided the following criteria are met:

- a. *Sign area and setback determination.* The sign area is based on its setback from the front property line. The minimum setback from a front property line is ten feet with the maximum permitted sign face area being 20 square feet. For each additional foot that the sign is set back from the ten-foot minimum, the sign face area may be increased by two square feet with the maximum sign face area being 40 square feet at a 20-foot setback. Sign structures shall also be outside of any platted easements and at least ten feet from any side or rear property line.
- b. *Corner lot.* If a property fronts two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line

- connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street **frontage**.
- c. *Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
 - d. *Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11. (4), where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, two inches of increased allowable sign height shall be permitted for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.
 - e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
 - f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. Ground-mounted sign placement and site landscaping shall be coordinated to the greatest extent possible as part of the site plan and landscape plan review processes. Landscaping proposed around a ground mounted sign shall also be specifically evaluated in terms of ensuring that the copy on a sign face is not obstructed.
 - g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is created. Each individual light fixture shall not exceed 850 lumens per fixture, and
 - h. *Sign base and architectural compatibility.* Each **newly constructed or reconstructed** primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a *minimum* two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s). **Existing ground signs not undergoing reconstruction may be required to make incremental improvements in an effort to more fully comply with these standards (move towards compliance) wherever reasonably practicable.**

(2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, one temporary parcel sign shall be permitted for the development provided the following criteria are met:

- a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
- b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted on the parcel. Such additional sign shall not be subject to the 40-day limitation but shall be subject to all other physical requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.

(3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each principal building shall be permitted one wall mounted sign which may be installed on any single building elevation subject to the following criteria:

- a. *Sign area.* The sign area, unless provided for otherwise in this chapter, shall be based on the width of the building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of building width, as measured from exterior wall edge to exterior wall edge. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter.
- b. *Corner lot.* Where a principle building directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one (1) linear foot of building wall on which the sign is to be mounted.
- c. *Buildings exceeding 300 linear feet of wall length.* If a building has more than 300 linear feet of wall length, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the

building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.

- d. *Developments with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, one wall mounted sign shall be permitted on the side of the building which fronts upon a public street(s) and one wall mounted sign shall be permitted on the side of the building which faces upon a customer parking area. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted. In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- e. *Developments abutting the Interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided such elevation is at least 100 linear feet in length. Such building elevation is permitted one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted not to exceed 350 square feet, and
- f. *Compatibility.* All wall signs shall be architecturally compatible with the principal building and shall be consistent in terms of sign material, general color, mounting style, and illumination with the other signs on the same building.

(4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed six square feet in sign area and four feet in overall height.
- b. Such sign shall be at least 60 feet from any property line.
- c. Such sign shall be at least five feet from any parking lot or accessway curb.
- d. Such sign shall not create a visibility obstruction, and
- e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).

(5) *Peripheral accessory freestanding sign.* For each accessway (driveway) that provides direct access to the property from a public street or approved public access easement, two peripheral accessory freestanding signs (one per each side of the accessway) shall be permitted provided the following criteria are met:

- a. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign(s) shall be at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, but no more than 10 feet from any accessway curb.
- c. Such sign(s) shall not create visibility obstructions; and
- d. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building with which it is associated.

For the purposes of this subsection, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs located along the outside edges of the access way.

(6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:

- a. Window signage shall not exceed 25% of the total window area of a building elevation or 20 square feet (as measured by the cumulative total of all window signs on the same building elevation), whichever is less, and
- b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, color changing, or flashing message.

(7) *Freestanding building frontage sign.* Along one building elevation, one non-illuminated freestanding building frontage sign shall be permitted, provided the following criteria are met:

- a. Such sign shall be placed within 10 feet of the building.
- b. Such sign shall not obstruct pedestrian facilities.
- c. Such sign shall not interfere with or cause the removal of landscaping.
- d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
- e. Such sign shall only be readable by pedestrians at the building frontage of the development.
- f. Such sign shall be removed during non-business hours, and

- g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.

(8) *Interstate/interchange pole sign.* Establishments located within the C-2 Regional Commercial District shall be permitted one internally illuminated interchange pole sign, subject to the following criteria:

- a. The existing lot of record (at the time of this ordinance adoption) for the establishment shall be located within 200 feet of the right of way of the Campbell Station Road/I40 Interchange.
- b. Such sign shall not exceed 400 square feet.
- c. Such sign shall be set back a minimum of 20 feet from the front property line and ten feet from the side and rear property lines.
- d. Such sign shall have a maximum of two sides provided both sides cannot be seen simultaneously from any point, and
- e. The maximum height for such sign relative to mean sea level shall be 1,030 feet or 60 feet above the centerline elevation of the interstate road at the point nearest the sign, whichever is less. A certified survey which verifies the sign height shall be submitted to the sign administrator within ten days after the sign is installed.

(9) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.

(10) *Flag.* Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

(11) *General Occupant sign(s).* General occupant sign(s) shall be permitted provided they are located on the door or the adjoining wall of the principal building's primary entrance, do not exceed a combined total of six square feet in area, are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building.

(d) *Signs permitted on land for multiple use buildings or multiple building complexes for commercial purposes, offices, or government facilities.* The following signs are permitted on land used for multiple use buildings (including schools and churches with multiple buildings) used for commercial purposes, offices, or government facilities or land used for multiple building complexes used for commercial purposes, offices, or government facilities:

(1) *Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign is permitted provided the following criteria are met:

a. *Sign area and setback determination.* The sign area is based on its setback from the front property line. Signs with only one entity represented on the sign face shall be subject to the provisions for primary permanent ground mounted signs that govern freestanding establishments in Section 109-12 (c)(1).

- i. Where a building has more than one tenant and more than one entity represented on the sign face, the minimum setback from a front property line is ten feet with the maximum permitted sign face area being 20 square feet. Beyond this minimum, for each additional one foot the sign is set back from the ten-foot minimum setback, the sign face area may be increased by four square feet up to a maximum permitted sign face area of 60 square feet at the 20-foot setback from the front property line.
- ii. Where a development fronts the same public street for at least 400 feet, the above provided 60 square foot sign may be substituted with two smaller signs along the 400 feet of street frontage. Each smaller sign shall not exceed 40 square feet and shall be at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Such signs shall be set back a minimum of 15 feet from the front property line. This sign option shall be permitted for each 60 square foot sign that would otherwise qualify for the property based on its public street frontage.
- iii. In addition to the setback from the front property line, all primary permanent ground-mounted signs and the structures on which they are mounted shall be placed outside of any platted easements and set back at least ten feet from any side or rear property line.
- iv. An applicant may use the allocated sign face area to distribute tenant listings in any manner desired, provided the sign administrator and the Visual Resources Review Board approve the arrangement in terms of its legibility, compatibility, and general appearance. As a general guide,

the outer dimension of an individual tenant panel should be at least eight inches in height to provide for the space necessary to improve legibility.

- b. *Corner lot.* If a property fronts two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street frontage.
- c. *Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage, provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
 - i. Should a development qualify, as provided for in Subsection a. ii., above, for two smaller primary permanent ground-mounted signs in lieu of one larger 60 square foot primary permanent ground-mounted sign, each 400 feet of public street frontage may have two smaller signs, provided these smaller signs are at least 150 feet apart. Should an owner with the qualifying frontage mix a 60 square foot sign with two smaller 40 square foot signs, the sign nearest the 60 square foot sign shall be at least 350 feet from such sign.
- d. *Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11. (4), where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, a sign with more than one tenant shall be permitted two inches of increased allowable sign height for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.
- e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
- f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. The placement of landscaping should be evaluated as part of the sign permit

review process to ensure that selected landscaping will not block the sign message.

- g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is created. Each individual light fixture shall not exceed 850 lumens per fixture.
- h. *Sign base and architectural compatibility.* Each newly constructed or reconstructed primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a minimum two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s). Existing ground signs not undergoing reconstruction may be required to make incremental improvements in an effort to more fully comply with these standards (move towards compliance) wherever reasonably practicable.
- i. *Legibility.* All written and numerical information included on a multiple tenant permanent ground mounted sign shall be legible for a person driving the posted speed limit on the corresponding street. Individual letters or figures used within a logo or emblem are not required to be legible. However, the logo or emblem, as a whole, must be legible. The background color shall be consistent on all tenant panels so that the sign in its entirety has a general cohesion and no single tenant panel appears out of place.

(2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, each tenant is permitted one temporary parcel sign provided the following criteria are met:

- a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
- b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted for the entire development (not each tenant). Window signage may be used for individual tenant spaces for lease. Such additional sign shall not be subject to the 40-day limitation but shall be subject to all other physical requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity

for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.

(3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each separate use within a building which has its own separate and exclusive exterior public entrance to the building shall be permitted one wall mounted sign provided the following criteria are met:

- a. *Sign area.* The sign area shall be based on the width of the tenant space on the exterior building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of tenant space width as measured from the centers of the exterior wall where the tenant separations occur. If a tenant is on the end of the building, the recognized tenant space would terminate at the end of the building. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter. Such wall mounted sign shall be limited to the side of a building which fronts upon a public street/public access easement, faces upon a customer parking area, faces upon a pedestrian mall, or is the point of the principal public access into the establishment.
- b. *Corner lot.* Where a tenant directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- c. *Tenant space exceeding 300 linear feet.* If an individual tenant has more than 300 linear feet of building wall of lease space, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.
- d. *Development with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, an individual tenant space which is located in the building and fronts upon a public street and faces upon a customer parking area shall be permitted one wall mounted sign on the side of the building which fronts upon a public street(s) and one wall mounted sign on the side of the building which faces upon a customer parking area. One of the permitted signs shall

be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.

In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.

- e. *Shared entrance building.* With the exception of the O-1-3 and O-1-5 Zoning Districts, a building with multiple uses that all share the public exterior entrances into the building shall be allowed to distribute wall mounted signage from an overall square footage determined by applying one square foot of sign area for each linear foot of building wall on which the sign(s) is(are) to be mounted. Such signs may be calculated separately provided the cumulative total square footage of all signs does not exceed the overall square footage permitted. Such signs shall be limited to the side of the building which fronts a public street or faces upon a customer parking area and shall be compatible in terms of sign material, general color, mounting style, and illumination.
- f. *Pedestrian mall.* In the case where a building has a pedestrian mall, the property owner may opt for a different wall signage alternative. When a wall has a pedestrian mall access, each separate use which faces upon such wall shall be permitted one wall sign not to exceed 25 square feet. In addition, each separate use which faces upon the pedestrian mall shall be permitted one wall sign not to exceed 25 square feet with the total signage for mall uses not to exceed 100 square feet. In no case shall a use have more than one sign. Such signs shall be placed on the wall that has the pedestrian mall access and which fronts upon a public street or faces upon a customer parking area. The maximum sign area allowed on such wall shall be one square foot per linear foot of building wall length.
- g. *Development abutting the interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided the individual tenant space has at least 100 linear feet of building wall abutting the interstate. Such building elevation is permitted one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted not to exceed 350 square feet; and
- h. *Compatibility.* Wall mounted signage within a multiple tenant development shall be compatible in terms of sign material, general color, mounting style, and illumination. Where a center has an existing mixture of different types of signs, the property owner shall submit to the sign administrator and the VRRB a plan for ensuring compatibility as individual

tenant signs transition. Where the property owner does not submit a tenant sign compatibility plan, the Sign Administer shall have the authority, in consultation with the VRRB, to determine compatibility and appropriate signage elements for the building/development. The objective is that over time the center will have wall mounted signs that are compatible with each other.

(4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted, provided the following criteria are met:

- a. Such sign shall not exceed 12 square feet in sign area and six feet in overall height.
- b. Such sign shall be at least 60 feet from any property line.
- c. Such sign shall be at least five feet from any parking lot or accessway curb.
- d. Such sign shall not create a visibility obstruction, and
- e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).

(5) *Peripheral accessory freestanding sign.* For each accessway (driveway) that provides direct access to the property from a public street or approved public access easement, two peripheral accessory freestanding signs (one per each side of the accessway) shall be permitted provided the following criteria are met:

- a. Such sign(s) shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign(s) shall be at least 15 feet from the back of the public street/access easement curb, at least five feet from any parking lot or accessway curb, but no more than 10 feet from any accessway curb.
- c. Such sign(s) shall not create visibility obstructions; and
- d. Such sign(s) shall have mounting pole(s) or structure(s), including any base, that are architecturally compatible with the building with which it is associated.

For the purposes of this subsection, an accessway (driveway) with a dividing median shall be considered as a single accessway and shall be permitted a total of only two signs located along the outside edges of the access way.

(6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:

- a. Window signage shall not exceed 25% of the total window area of an individual tenant or 20 square feet (as measured by the cumulative total of all window signs on the same lease space elevation), whichever is less, and
- b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, color changing, or flashing message.

(7) *Freestanding building frontage sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, each tenant within a multiple tenant development shall be permitted one non-illuminated freestanding building frontage pedestrian-oriented sign, provided the following criteria are met:

- a. Such sign shall be placed within ten feet of the building.
- b. Such sign shall not obstruct pedestrian facilities and shall only be permitted where the sidewalk along a frontage is at least eight feet in width.
- c. Such sign shall not interfere with or cause the removal of landscaping.
- d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
- e. Such sign shall only be readable by pedestrians at the multiple tenant development.
- f. Such sign shall be removed during non-business hours, and
- g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.

(8) *Projecting sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.

(9) *Under canopy sign.* When the roof of a building is extended as a canopy over the public entrances in the building, one non-illuminated sign per principal entrance shall be permitted. Such signs shall not exceed four square feet in size, shall comply with adopted building code clearance requirements, and shall be hung perpendicular to the building.

(10) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.

- (11) *Flag*. Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (12) *General Occupant sign(s)*. General occupant sign(s) shall be permitted provided they are located on the door or the adjoining wall of a principal building's primary entrance(s), do not exceed a combined total of six square feet in area (per entrance), are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building. In the case of multi-use (tenant) buildings, each use/tenant with a separate and exclusive entrance shall be treated separately.

- (e) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5); shared entrance building*.

- (1) A building with multiple uses that all share the public exterior entrances into the building and that has more than 225 feet of building wall facing a public street shall be permitted four wall signs. Each sign shall be roughly proportional in size and general appearance. Such signs may be calculated separately provided the cumulative total square footage of all four signs shall not exceed one square foot of sign area for each linear foot of building wall which faces a public street. The cumulative square footage of all four wall signs shall not exceed 350 square feet. Such wall signs shall be limited to two on the side of a building which fronts upon a public street and shall be a minimum of 50 feet apart. Building elevations that do not face a public street shall be limited to one wall sign per elevation and shall be centered on said elevation, and
- (2) All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. All wall signage shall be limited to two colors on all building elevations.

- (3) *General Occupant sign(s)*. General occupant sign(s) shall be permitted provided they are located on the doorway or the adjoining wall of the principal building's primary entrance(s), do not exceed a combined total of six square

feet in area (per entrance), are no more than seven feet in height, and are non-illuminated. Where plaques, boards, cabinets, and/or similar devices are utilized to mount or display the sign(s) they shall be architecturally compatible with the primary exterior material used on the principal building.

- (f) *Signs permitted on land for banks and other lending institutions.* In addition to the applicable regulations above, the following additional signs are permitted on land used for banks and other lending institutions:
 - (1) *Automatic teller machines.* One sign which shall not exceed two square feet in sign area, and which is posted at the machine. One sign, which shall not exceed two square feet in sign area, and which is posted above the drive-thru lane on the overhead canopy, and
 - (2) *Drive-thru teller lanes.* One sign which shall not exceed two square feet in sign area, and which is posted at the service window. One sign which shall not exceed two square feet in sign area per drive-thru lane, and which is posted above the lane on the overhead canopy.
- (g) *Signs permitted on land for theaters.* In addition to the applicable regulations above, the following additional signs are permitted on land used for theaters:
 - (1) *Marquee sign.* A marquee sign shall be limited to the side of the theater building with the principal public entrance. Such sign shall not exceed one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, not to exceed 350 square feet, and
 - (2) *Poster case signs.* One poster case sign is permitted per movie screen or stage, which shall each not exceed 16 square feet in sign area, including frames. Illumination shall be in such a manner as to light the poster for readability only. Poster case signs shall be used in lieu of any temporary window signs. Such signs shall be mounted on the building wall with the principal public entrance.
- (h) *Signs permitted on land for other businesses with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for other businesses with drive-thru windows:
 - (1) *Wall signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted at the ordering point. One sign per drive-thru lane which shall not to exceed two square feet in sign area, and which shall be posted at the pick-up point, and
 - (2) *Canopy signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted above the lane on the overhead canopy.
- (i) *Signs permitted on land for restaurants with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:

Menu board signs (outside of the Mixed-Use Town Center land use area):

- (1) *Generally*. One sign per drive-thru lane which shall not exceed 30 square feet in sign area and six feet in overall height, and
 - (2) *Order box signs*. One sign per drive-thru lane which shall not exceed one square foot in sign area and 30 inches in overall height.
- (j) *Signs permitted for gasoline stations/convenience stores*. For the purposes of this chapter, gasoline service stations/convenience stores shall be considered single-use non-residential and such sign regulations shall apply. If such establishments also have a restaurant with a drive-thru window, such drive-thru window sign regulations shall apply. In addition to these signs, the following additional signs are permitted:
- (1) *Canopy signs*. Two signs which shall each not exceed nine square feet in sign area, and which shall be posted on two different sides of the canopy over the gas pumps.
 - (2) *Gas pump signs*. Any number of signs calculated separately, and which shall not exceed a cumulative sign area of eight square feet per side of each gas pump island. Only one sign permit shall be required for all the gas pump islands on the site.
 - (3) *Car wash signs*. In addition to the wall signs permitted elsewhere in this chapter, one additional wall sign shall be permitted on the wall of the vehicle entrance at a car wash. Such wall sign shall be permitted one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, and
 - (4) *Car wash order box signs*. One sign per car wash entrance which shall not exceed one square foot in sign area and 30 inches in overall height.
- (k) *Signs permitted on land for large medical campuses on tracts of land ten acres or larger*. For the purposes of this chapter, large medical campuses shall be considered multiple use/multiple building complexes. In addition to the applicable regulations provided for in association with multiple use/multiple building complexes, the following additional signs are permitted on land used for large medical campuses located on tracts of land larger than ten acres:
- (1) *Parking lot directory signs*. Parking lot directory signs shall be located at key decision-making locations within the parking lot in relation to building entrances. The physical layout of the campus shall determine the total number of signs needed. Such signs are not intended to be legible from adjacent streets and shall meet the following criteria:
 - a. Such signs shall be set back a minimum of 35 feet from side and rear property lines, 60 feet from front property lines, and five feet from the edge of driveway pavement.

- b. The entire sign structure shall not exceed 30 square feet, the sign area of such signs shall not exceed 12 square feet, and the sign shall not exceed six feet in overall height.
- c. At a single key decision making location within the parking lot, if one parking lot directory sign is not large enough to accommodate the essential directional information, two such signs may be placed side by side.
- d. The letters and numbers on the signs shall not exceed five inches in height with each tenant/occupant listing to be limited to the same color, size, and shape, and
- e. Such signs shall be architecturally compatible with the principal building.

(2) *Wall signs.*

With the exception of individual medical offices, each separate principal medical use within a building shall be allowed one wall sign. Such wall signs shall be limited to the side of a building which fronts upon a public street or faces upon a customer parking area. The permitted sign area shall be as provided for in this chapter.

Due to its unique safety related characteristics, an emergency room shall be allowed one wall sign for each building wall approach to the emergency room portion of the building. The permitted sign area shall be as provided for in this chapter.

(l) *Signs permitted on non-residential construction sites.* For the purposes of this subsection, multi-family (apartment) complexes shall also be considered commercial (non-residential) construction sites. In addition to the applicable regulations above, the following additional signs are permitted on non-residential construction sites.

(1) *Temporary freestanding construction site sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street frontage, provided the following criteria are met:

- a. The sign shall not exceed 32 square feet,
- b. The sign shall not exceed ten feet in overall height,
- c. The sign shall be set back a minimum of 20 feet from the back of street curb and shall not create any site distance or hazard along any street,
- d. The sign shall not be erected until site plan has been approved and at least a grading permit has been issued, and
- e. The sign shall be removed within 10 days of Certificate of Occupancy or Temporary Certificate of Occupancy being issued.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.