

ORDINANCE NO.: 2014-09

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5, "SIGN REGULATIONS", IN THE SIGNAL MOUNTAIN TOWN CODE TO MODIFY AND CLARIFY CERTAIN SECTIONS RELATING TO SUBDIVISION/RESIDENTIAL DEVELOPMENT ENTRANCE SIGNAGE AND FEATURES.

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WHEREAS, the Design Review Commission has provided a recommendation to the Town Council of Signal Mountain, TN, that there is need to modify and clarify certain sections of the "Sign Ordinance" by amending Title 14, Chapter 5, relating to Subdivision/Residential Development Entrance Signs and Features; now, therefore,

SECTION 1: BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Section 14-502 entitled "Definitions" shall be amended as follows:

Insert the following new definitions into Section 14-502,

"Definitions," alphabetically within current other definitions:

Subdivision/Residential Development Entrance Sign: A sign that identifies a subdivision or residential development by name that is part of or placed on an entrance feature located in a sign easement, common area or on private property at the entrance of the subdivision or residential development.

Subdivision/Residential Development Entrance Features: Any permanent wall, fence, building or architectural element constructed to mark the entrance of a subdivision or other residential development located in a sign easement, common area or private property.

SECTION 2: BE IT FURTHER ORDAINED that Section 14-503,

“Application for sign permit”, be amended to add a new Subsection (3) as follows:

(3) Application for subdivision/residential development entrance features. Copies of construction plans and elevations for subdivision entrance structures or features shall be submitted to the town Building Inspector with specific identification of proposed location, property lines, setbacks, distances from rights-of way, measurements, and materials to be used prior to submittal to the town Design Review Commission. No construction of improvements at the entrance of any subdivision or residential development shall begin prior to the review and approval of the Design Review Commission.

SECTION 3: BE IT FURTHER ORDAINED that Section 14-509, Subsection (3), under “Allowable Signage”, shall be deleted in its entirety and the following language shall be substituted in lieu thereof as follows:

(3) Subdivision/residential development entry signs and features. Signs and entrance features that identify and mark the location of subdivisions and residential developments (including apartments, condominiums, and townhouses):

- a. Shall be located within the area set aside for entrance features the location of which shall be indicated on preliminary and final plats or a development plan approved by the DRC if applicable. Entrance features shall not exceed 200 square feet in total area whether as single or multiple features.
- b. Shall be set back fifteen (15) feet from the rights-of-way of any adjoining arterial or collector streets; one (1) foot from local road rights-of-way and five (5) feet from all property lines. Subdivision entrance features and/or



signage shall not be allowed on town rights-of-way or in required setbacks for any building and shall not obstruct sight triangles as required by Section 16-104 in the Town Code.

- c. Each roadway providing entry into a subdivision or development is considered one entrance regardless of any natural or artificial divisions such as medians or width between opposing lanes.
- d. A sign shall only include the name of the subdivision or development and should be integrated into and complementary of the subdivision or residential entrance feature(s).
- e. Signs shall not exceed a total of twenty-five (25) square feet of an entrance feature regardless of street frontage. Graphic emblems, logos or symbols may be incorporated into the design but are restricted to no more than 10% of the total sign area.
- f. Entrance features should maintain a modest scale that is in proportion with their surroundings. An entrance feature that exceeds four (4) feet in height shall be considered part of the main entryway structure and subject to the aforementioned two hundred (200) square feet dimensional requirements. No entrance structure supporting an entrance sign shall exceed six (6) feet in height.
- g. Entrance features should be of high quality design from durable materials such as stone, brick or stucco. Materials should be consistent with building materials used in the development and consistent with the architectural and aesthetic qualities of the town. Plywood or concrete block used as a visible portion of a sign or entrance feature is expressly prohibited.
- h. Existing landscape and plant materials should be preserved if possible. In new landscaping, the use of native, drought tolerant plants are recommended.
- i. The design of landscaping and architectural features should respond in scale to the rest of the site to reinforce the character of the development.

- j. Entrance feature lighting should be directed toward the sign and shielded to only illuminate the sign and avoid glare.

SECTION 6: BE IT FURTHER ORDAINED that these amendments shall become effective immediately from and after passage as provided by law.

August 11, 2014  
First Reading

October 13, 2014  
Second Reading

  
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Bill Lusk, Mayor

  
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Recorder