

ORDINANCE NO.: 2021-11

AN ORDINANCE TO RETAIN AND RE-ADOPT TITLE 14, CHAPTER 4,
“DESIGN PRINCIPLES AND STANDARDS”, OF THE SIGNAL MOUNTAIN
TOWN CODE

WHEREAS, the Town of Signal Mountain has previously adopted Design Principles and Standards for the development, construction, remodeling or alteration of properties other than single-family residential property within the Town of Signal Mountain; and

WHEREAS, recently enacted State law requires municipalities to re-adopt locally established codes pertaining to construction materials by way of a specified process; and

WHEREAS, the Design Review Commission has reviewed Title 14, Chapter 4 of the Town code and recommends said ordinance be retained and re-adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 4 of the Signal Mountain Town Code, as attached hereto, shall be retained and re-adopted in its entirety.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately from and after its passage as provided by law.

Passed First Reading: August 9, 2021

Passed Second Reading: August 18, 2021



Charles Poss, Mayor



Recorder

ORDINANCE NO. _____

**AN ORDINANCE TO RETAIN AND RE-ADOPT TITLE 14, CHAPTER 4, SECTIONS
408 and 409, OF THE SIGNAL MOUNTAIN TOWN CODE**

WHEREAS, the Town of Signal Mountain has previously adopted Design Principles and Standards for the development, construction, remodeling or alteration of properties other than single-family residential property within the Town of Signal Mountain; and

WHEREAS, recently enacted State law requires municipalities to re-adopt locally established codes pertaining to construction materials by way of a specified process; and

WHEREAS, the prescribed process requires that *"The consideration of a requirement pertaining to construction materials must be by separate vote. If the requirement is to be part of a general ordinance or resolution, then the requirement pertaining to construction materials must be severable from the rest of the ordinance or resolution, and voted on separately."*

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE that Title 14, Chapter 4, Sections 408 and 409 of the Signal Mountain Town Code, as included below, shall be specifically retained and re-adopted in their entirety.

14-408. Exterior forms and materials. (1) The commission requires building materials that are lasting in quality, residential in scale, have good architectural character and appearance.

(2) Durable grades of materials such as stone, brick, wood and stucco are preferred. Synthetic and imitation materials are generally considered inappropriate but may be approved on a case-by-case basis. EIFS Systems (proprietary names of "Sto" or "Drivit") are acceptable equals to stucco.

(3) The use of windows and doors similar in appearance to those used in residential structures is encouraged. Large expanses of glass are discouraged unless they are broken up into smaller components by the use of window mullions.

(4) Painted or factory finished metal should be used with great care and is normally only acceptable for windows, doors, roofs and trim preferably in non-metallic colors. Metal siding is generally considered unacceptable.

(5) Plywood and hardboard siding should be avoided unless it is broken up into smaller components by the use of reveals, battens or other design features.

(6) Large expanses of concrete shall be avoided unless the scale of the material is reduced through the use of offsets and texture.

(7) The use of standard three-tab shingles are normally not acceptable but will be considered on a case-by-case basis. Dimensional asphalt/fiberglass shingles, cedar shakes, slate, or metal shingle or seam roofs are acceptable. (as added by Ord. #2012-3, Feb. 2012)

14-409. Building or mounted equipment. (1) All roof and building-mounted equipment such as air-conditioning units, exhaust fans, vents, satellite dishes, and other similar devices be fully screened from public view. Screening materials shall be of the same general character and compatible with the materials used for walls and roofs.

(2) Building lighting requirements noted under "Site lighting" shall also apply to building lighting.

(3) The use of custom hardware, which is in character with the building development, is encouraged over the use of standard, prefab hardware. The use of custom enclosures is also encouraged.

(a) Customized hardware. Miscellaneous structures and hardware such as mailboxes, trash receptacles, benches, and grocery cart racks, bicycle racks, planting pots, etc. shall be designed to be part of the design concept for the building development.

(b) Standard hardware. It is recognized that some hardware such as newspaper vending machines, ice machines and soft drink vending machines cannot be easily customized. However, unless properly screened or enclosed these types of devices shall be factory or field-painted with muted colors and have all backlighting covered or removed.

(c) Exceptions. Utility buildings used for the storage of equipment or supplies where the equipment or supply storage is not the primary function of the business may use metal building components and discard other subsections of the section of "Building design" providing that the building is completely screened with berms or permanent evergreen vegetation and is not visible from any public access or private residence. (as added by Ord. #2012-3, Feb. 2012)

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately from and after its passage as provided by law.

First Reading

Second Reading

Mayor

Recorder