

CITY OF EAST RIDGE

SIGN ORDINANCE

Zoning Regulations
Article IV; 111.2 - 113
Supplemental Regulations and Exceptions



permanently affixed to the ground as determined by the Chief Building Official.

(p) TRI-VISION SIGNS: A sign with moveable panels and or lights.

INTENT

It is the intent of this sign ordinance to provide a legal framework for the regulation of on-premise and off-premise signs in the City of East Ridge. This ordinance is designed to provide clear standards for the location, size and setback for permitted signs in all zoning districts as well as providing standards for legal non-conforming signs, incidental and temporary signs.

111.2 On-Premise Signs

Unless otherwise provided in this Ordinance, the following regulations shall govern the construction and maintenance of on-premise signs within East Ridge:

111.3 Sign Permits

A sign permit is required of any person or entity that desires to erect or place an on-premise sign on his/her/its property. The fee for the sign permit is directly proportional to the total construction cost of the proposed sign to be built. The East Ridge Inspection Department, or his designee, ("the Director") prior to installation of any on-premise sign must issue a sign permit.

111.4 Multi-Family

In any zoning district that permits multi-family, manufactured home parks and other group dwellings, informational signs, not to exceed a total of sixty (60) square feet in area are permitted. Multi-family and other group dwelling sites that have multiple signs cannot exceed (60) square feet in total sign area. Such signs shall indicate nothing other than name and/or address of the premises and other information relevant to the operation of the premises. Such sign may have indirect illumination but not have internal illumination. Such sign shall meet the setback standards for on-premise signs.

111.5 On-Premise Signs for Churches, Schools, Nonprofit service and Community Organizations

On-premise signs for churches, schools, nonprofit service and community organizations are allowed as a permitted use in accordance with the size, height, setback and vertical clearance standards for on-premise signs as stipulated herein. For those uses located in a residential zone, the size standard shall not exceed **one (1) square foot of surface area for each one (1) linear foot of building face fronting on a** dedicated and accepted public road right-of-way. The sign area shall be calculated per building face; and the allowable sign area for each sign is restricted to the building façade that applies to that calculation. The sum of the calculated square footage of two or more sides cannot be applied to a single building face.

In addition to the allowable on-premise signs for churches, schools, nonprofit service and community organizations, a directional sign may be located off-site on private property to assist in locating these uses. This sign is limited to five (5) square feet in size, shall not exceed thirty (30)

inches in height and shall not be illuminated. This sign shall not block the sight-distance or view of vehicles traversing the public right-of-way. The location of the sign structure must be approved by the Director prior to its construction.

111.6 Zoning Districts

On-premise signs are permitted only in the following zoning districts and other Commercial and Industrial Districts established subsequent to the effective date of these regulations.

- O-1 Office District
- O-2 Hospital and Institution District
- C-1 Tourism Commercial District
- C-2 General Commercial District
- C-4 Planned Commercial District
- C-5 Neighborhood Commercial District
- C-6 Low Traffic Commercial District
- M-2 Light Industrial District
- M-3 Warehouse and Wholesale District

111.7 Attached On-Premise Sign Size Standards

The total surface area of all on-premise signs in the O-1 Office District and the O-2 Hospital and Institution District shall not exceed **one (1) square foot of surface area for each one (1) linear foot of building face fronting on a** dedicated and accepted public road right-of-way. The sign area shall be calculated per building face; and the allowable sign area for each sign is restricted to the building face that applies to that calculation. The sum of the calculated square footage of two or more sides cannot be applied to a single building face.

The total surface area of all on-premise signs for an individual business in all other commercial and industrial districts shall not exceed **one and one half (1.50) square feet of surface area for each (1) lineal foot of building face fronting on a** dedicated and accepted public road right-of-way. The sign area shall be calculated per building face; and the allowable sign are for each sign is restricted to the building face that applies to that calculation. The sum of the calculated square footage of two or more sides cannot be applied to a single building face.

111.8 Detached Sign Standards

One detached on-premise sign is permitted per lot. For purposes of these regulations, a lot constitutes all contiguous land in the same ownership or in the same Hamilton County tax parcel that is not divided by any public right-of-way. Included within this definition are permanent easements that provide access for the lot to and from a public right-of-way. The maximum size of this sign is limited to one hundred and twenty five (125) square feet and it may be placed in addition to any allowable attached on-premise sign. An on-premise pole sign must conform to the setbacks, height and vertical clearance standards as specified herein.

In the C-1 Tourism Commercial District, a single detached off-premise pole sign that serves as a directional sign is permitted. This sign is limited to fifty (50) square feet and is to serve only to direct traffic to an adjacent site. It is not to be used for the purpose of advertising products or services. This sign must be located on private property and not on public right-of-way. In allowing this sign, the host property on which the off-premise directional sign is located must deduct the square footage of this from any allowable on-premise detached sign square footage allowed. In no case shall the square footage exceed the allowable on-premise square footage of the host property. Furthermore, the property where this directional sign is located cannot be subdivided into a separate parcel for purposes of erecting or maintaining only an off-premise directional sign. No more than one off-premise directional sign is permitted per host property. The directional sign must meet all applicable setbacks and height standards herein.

This sign is in addition to any allowable on-site advertising signs.

111.9 Directory (Multiple Tenant) Signs

In lieu of constructing an on-premise pole sign, a monument or directory sign may be located on a lot that accommodates multiple tenants under the same real property management and that serves the entire commercial site. The on-premise directory sign may not exceed one hundred and twenty five (125) square feet in size including the supporting structure. The sign shall not advertise products or sale items and is limited to identifying the tenants or/and the name of the development. The sign structure must be approved by the Director prior to its construction. If a monument or directory sign is constructed in lieu of an on-premise pole sign, then a pole sign may not be constructed.

111.10 On-Premise Traffic Directional Signs

On-premise traffic directional signs are allowed and are in addition to any allowable on-premise signs. These signs are limited to displaying directional arrows or to specific words such as: in, out, entrance, exit, entrance/in only, exit/out only. Such signs shall not block the sight-distance or view of vehicles entering or exiting the property. No traffic directional sign shall exceed thirty (30) inches in height nor more than three (3) square feet in sign area.

111.11 Menu Board and Other Incidental On-Premise Signs

In addition to any detached sign permitted, any business where goods and/or services are offered on a "drive-thru" basis without the necessity of the driver exiting his or her motor vehicle, one (1) additional detached sign per "drive-thru" lane shall be permitted, provided, that such additional detached signs(s) shall not exceed eight (8) feet in height or thirty-nine (39) square feet in sign area. The Director has the discretion to approve the placement of this sign(s). These signs are limited to the services and/or goods offered to their customers. It is not the intent of this subsection to allow any additional detached sign(s), which are primarily designed and

oriented to be read by customers or perspective customers who are not on the premises. For purposes of these regulations, a premise that has multiple "drive-thru" lanes or stalls may locate a sign per lane or stall.

111.12 Maximum Sign Size

See definition, Sign Area. (See definitions this section)

111.13 Setbacks

Setbacks are measured from the closest point of a sign.

Detached on-premise signs shall be set back a minimum of ten (10) feet from any street right-of-way.

Detached on-premise signs with a sign area larger than forty (40) square feet shall be set back a minimum of fifteen (15) feet from any street right-of-way.

All signs shall be set back five (5) feet from all side and rear lot lines.

111.14 Wind Activated Signs

Except for the display of the flags of the United States, any state of the United States, the County of Hamilton and the City of East Ridge, the use of streamers, pennants, pinwheels, tinsel and any other device which hangs freely and is intended to be wind-activated or to circulate, flap, rotate, blow or otherwise be put in motion by the wind shall be prohibited. The devices prohibited by this section of the ordinance may be maintained following the effective date of this ordinance but shall not be replaced following the effective date of this ordinance. All devices prohibited by this section shall be removed no later than twelve (12) months after the effective date of this ordinance.

111.15 Height and Vertical Clearance

All projecting signs shall have a minimum vertical clearance, from the ground to the lowest portion of such sign, or at least eight (8) feet. No projecting signs shall extend more than ten (10) feet from the building.

Detached signs (pole and monument) have no vertical clearance requirement if the sign meets the setback requirement. If a variance is granted to the setback requirement, detached signs shall have a minimum clearance between the ground and the lowest portion of such sign of not less than ten (10) feet.

Interstates

Within 660 feet of the right-of-way, the maximum height of detached on-premise signs shall be no higher than thirty (30) feet above the lower of (a) the closest point on the top of the finished grade of the nearest controlled access facility, or (b) the closest point of the top of the finished grade of the

public road toward which the sign is principally oriented and from which it is intended to be viewed.

All Other Roads

A freestanding sign or its supporting structure, whose closest point is located no closer than ten (10) feet from any right-of-way, may not exceed twenty (20) feet in height above the adjacent public right-of-way, at its closest point. For each additional foot of set-back beyond ten (10) feet from the right-of-way, a freestanding sign may extend an additional one (1) foot in height above the level of the adjacent public right-of-way at its closest point, up to a maximum of thirty five (35) feet in height.

The maximum height for freestanding directory and monument signs is eight (8) feet.

111.16 Temporary Signs

Temporary on-premise signs are allowed upon the issuance of a Temporary Sign Permit, subject to the following requirements:

A temporary commercial sign with a sign area up to fifty (50) square feet in size shall require a temporary sign permit. A temporary sign permit must be issued by the Director prior to said sign being placed into service by the sign owner. A sign fee of **seventy five (\$75)** dollars shall be charged for each year's permit. The sign owner shall attach the temporary sign permit to the sign in a readily viewable fashion or retain it at the site of the sign.

Temporary signs shall comply with all on-premise sign regulations as to location, number of signs and height standards and shall not be larger than fifty (50) square feet.

One temporary sign permit may be issued to the same business license holder on the same lot within a twelve month period. Such permit may be for two, thirty-day (30) advertising periods. **If an applicant is unable to declare the exact time periods to display his/her temporary sign, they may select to only purchase a single 30-day permit for a proportioned fee.** All permits shall state a commencement and expiration date for the permit or periods within that year. No two thirty-day (30) advertising periods shall be consecutive and must be separated by at least thirty (30) days.

Non-commercial temporary signs such as church announcements, recreation organizations and civic club signs and banners, and real estate sales and guide signs below thirty (30) square feet do not require a permit. **Commercial temporary signs advertising events on publicly owned property such as Camp Jordan Park that are below thirty (30) square feet do not require a permit.** Only one temporary sign of this size or smaller is permitted per lot except with specific permission of the East Ridge City Council.

Temporary signs shall not use electrical power for illumination or to serve moving parts.

Temporary signs or banners that are specific to the opening or closing of a business are permitted on a one-time basis and are limited to a 30-day period. A **seventy five (\$75)** dollar temporary sign fee shall be charged for this permit. The Owner of the business must furnish to the Director a copy of the business permit specifying the address of the property and declare to the building official the specific nature of this request. The owner of the business is responsible for removing the temporary special events sign or banner at the end of the permit period.

111.17 Prohibited On-Premise Signs

The following types of signs are prohibited:

- (a) Signs that are violation of the building code or electrical code adopted by the city.
- (b) Abandoned signs
- (c) Signs commonly referred to as wind signs, consisting of one or more banners, commercial flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind.
- (d) Roof signs
- (e) Sandwich board signs.
- (f) Signs that obstruct the vision of pedestrian, cyclists or motorists traveling on or entering public streets.
- (g) Signs that emit sound, vapor, smoke, odor, particles or gaseous matter or involve the use of live animals.
- (h) Signs that have unshielded, illuminating devices.
- (i) Signs that move, revolve, twirl, rotate or flash including animated signs, multi-prism signs and beacon lights, except when required by the Federal Aviation Agency or other governmental agency.
- (j) Blank temporary sign
- (k) Signs that obstruct, conceal, hide or other wise obscure from view any official traffic or government sign, signal or device.
- (l) Snipe signs.
- (m) Vehicle signs, when the vehicle is parked on or otherwise utilizing a public right-of-way, public property, or on private property so as to be intended to be visible from the street right-of-way for the primary purpose of providing advertisement of products or services or directing people to a business or activity and is not regularly used in the conduct of the business.
- (n) Nongovernmental signs that use words such as Stop, Look, Danger or a similar work, phrase or symbol or sign within ten feet of a public right-of-way or 100 feet of traffic control lights that might be confused with traffic control devices.

111.18 Exempt On-Premise Signs

The following types of signs are exempt from the permitting process and other provisions of these regulations except those relating to construction, illumination, safety and nonconformity:

- (a) Address numbers for buildings.
- (b) Changeable message on permitted signs.

- (c) Commemorative and historic signs.
- (d) Temporary construction signs displayed only during the time a valid building permit is in force.
- (e) Government and public signs, including but not limited to community identity and entrance signs and temporary signs for special community events.
- (f) Government/public flags
- (g) Machinery signs such as signs on newspaper machines, vending machines, gasoline pumps and public telephone booths.
- (h) Warning signs.
- (i) Temporary interior window signs.

111.19 Maintenance Requirements and Abandoned Sign Structures

All on-premise signs shall be properly maintained and shall be structurally code complying. Abandoned on-premise signs, as determined by the Director, shall be removed or the defect cured and brought up to acceptable standards by the owner of the property or lessee of the premises within thirty (30) days of written notification by the East Ridge Building Inspection Department. The determination that an on-premise sign is abandoned by be based on the physical appearance of the sign, condition of the sign surface and support structure and condition of the electrical and lighting system. In cases where there is no identification of the sign owner or lessee, the property owner will be given notification.

111.20 General Regulations

No on-premise sign shall contain, display or depict any obscene material as defined by T.C.A. 39-17-901 et Seq.

111.21 Non-Conforming Signs

Any sign that exists legally prior to the adoption of these regulations, but does not conform to the provisions of the Regulations, is a legal non-conforming sign. These legal, non-conforming signs may remain after the effective date of these regulations.

If for any reason the legal non-conforming sign is removed or destroyed, the replacement sign must be constructed in conformance to this ordinance with regard to size, height and setback and to all adopted local, state and national engineering standards pertaining to such a structure. Routine maintenance is permitted with proper permits.

No on-site temporary sign shall be considered a legal non-conforming sign.

111.22 Variances and Appeals

The East Ridge Board of Zoning Appeals may grant variances from on-premise sign standards, except that the East Ridge Board of Appeals cannot grant a variance to the sign size standards.

The East Ridge Board of Zoning Appeals is empowered to hear appeals from the decisions and interpretations of these standards by the Chief Building Official of East Ridge.

112. Off-Premise Signs

Unless otherwise provided in these regulations, the following regulations shall govern the construction and maintenance of any off-premise sign within East Ridge, Tennessee:

112.1 Permits

A sign permit is required to erect or place an off-premise sign. The fee for the sign permit is directly proportional to the total cost of the proposed sign. An approved sign permit from the East Ridge Building Inspection Department shall be required prior to the installation of any off-premise sign. All signs permitted must be completed within six (6) months or the permit is revoked. **No off-premise sign shall be erected on public right-of-way without approval by resolution from the East Ridge City Council.**

Off-premise signs are permitted in the following zoning district:

- C-1 Tourist Court and Motel Commercial District
- C-2 Local Business Commercial District
- C-3 General Business Commercial District
- M-1 Industrial District
- M-2 Wholesale and Light Industry District
- M-3 Warehouse and Wholesale District
- M-4 Industrial District

No sign shall be permitted unless the applicant will report the person owning or responsible for the sign.

112.2 Specifications

Plans and specifications setting out the construction of and methods of support shall accompany all applications for off-premise signs. In addition to any other required information, such plans and specifications shall include the following:

- (a) A detailed site plan of the property, drawn to scale, showing all existing and proposed free-standing signs on site, as well as any buildings, parking areas driveway entrances to the site. The site plan shall specify limits of property ownership, the location and size of all existing off-premise signs for a 1,000-foot distance on the same side of the road as the proposed sign and a 200-foot radius distance around the proposed sign.
- (b) The total number of square feet of the proposed sign.
- (c) The name and addresses of the property owner or lessee of the proposed site. The proposed configuration of the sign including type of supporting structure (e.g., unipole), top height from the ground, height from the bottom of the sign to the ground, dimensions of the sign, the number of sign faces and setback from any public right-of-way.
- (d) The current zoning on the property.

- (e) The location/distance of residential structures immediately adjacent to the site of the proposed off-premise sign.

112.3 Support Structures

Any new or remodeled sign shall conform to all adopted national, state and local engineering standards pertaining to such a structure. All documents used to support compliance with these standards shall be provided to the Director.

112.4 Setbacks

Off-premise signs with a sign area of less than seventy-five (75) square feet shall be located no closer than ten (10) feet to the closest edge of any public right-of-way.

Off-premise signs with a sign area exceeding seventy-five (75) square feet shall be located no closer than twenty (20) feet from the closest edge of any public right-of-way.

Off-premise signs shall not be located within three hundred (300) feet of any residence, or within seven hundred and fifty (750) feet of any park, school, church, hospital, cemetery, historic district, or governmental building.

112.5 Spacing of Signs

No off-premise sign shall be established within one thousand (1,000) feet of any other off-premise sign on the same side of a right-of-way.

No off-premise sign shall be within two hundred (200) feet of any other off-premise sign in a radial direction.

No off-premise sign shall be permitted within three hundred (300) feet of a residential structure in any Residential District.

The minimum distance between off-premise signs on the same side of a public right-of-way shall be measured between the two nearest points of the off-premise signs. For purposes of these regulations the minimum distance between signs shall be measured along the edge of the principle adjacent right-of-way. This measurement shall be made using a perpendicular line from the sign base to the closest point along the adjacent right-of-way and then following the edge of the right-of-way to the nearest point established by the same method for an adjacent sign.

112.6 Minimum Height

Signs with a sign area less than seventy-five (75) square feet shall be erected so that the lowest portion of the sign face is not less than ten (10) feet above ground level at the base of the sign structure.

Signs with a sign area of over seventy-six (76) square feet shall be erected so that the lowest portion of the sign face is not less than twenty (20) feet above ground level at the base of the sign structure.

112.7 State of Tennessee Billboard Standards

Where State controls applies, the applicant for a building permit shall furnish the Director information sufficient for the building official to determine that the proposed sign is or will be permitted by the State of Tennessee.

112.8 Motorist Safety

No off-premise sign, due to its construction or location, shall cause glare or impair the vision of the driver of any motor vehicle or otherwise interfere with any driver's operation of a motor vehicle.

Where there are entrance and exit ramps to any controlled access road or a confluence of traffic, or where operators of vehicles might be required to make sudden decisions in order to safely operate their vehicles, no signs shall be permitted or allowed that will be visually obstructive to drivers and thereby hazardous and dangerous to the traveling public such as interfering with the sight triangle.

No sign shall have moving parts, picture tubes, lights or illumination that vary in intensity, flash or change except that tri-vision off-premise signs with moving parts shall be permitted.

No signs that resemble any regulatory or warning traffic control device or sign as found in the latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways shall be permitted.

112.9 Illuminated Signs

Off-premise signs shall only have stationary illumination and shall not be illuminated by any flashing, intermittent or moving lights. No off-premise sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal.

112.10 Non-Conforming Signs

Any sign that exists legally prior to the adoption of these regulations, but does not conform to the provisions of these Regulations, are declared legal, non-conforming signs.

Any legal non-conforming off-premise sign may be continued in operation and maintenance after the effective date of this regulation. If for any reason the legal non-conforming sign is removed, the replacement sign shall be constructed at the same location as the original off-premise sign and will conform to current standards with regard to size, height and setback. The replacement sign must conform to all adopted local, state and national engineering standards pertaining to such a structure.

112.11 Variances

Variations from these off-premise standards can be granted by the East Ridge City Council if it finds that, by reason of exceptional narrowness, shallowness or

shape of a specific property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, the strict application of these standards would result in peculiar and practical difficulties or undue hardships upon the owner. Further, that the relief of the peculiar and practical detriment to the public good; and that the peculiar and practical difficulties or undue hardship is not created as a result of any act upon the part of the applicant.

112.12 Abandoned Off-Premise Signs

Abandoned signs, as determined by the Director, shall be removed or the defect cured and brought up to acceptable standards by the owner of the property or lessee of the premises within thirty (30) days of written notification by the East Ridge Building Inspection Department. The determination that an off-premise sign is abandoned may be based on the physical appearance of the sign, condition of the sign surface and support structure, condition of the electrical and lighting system, lack of identification of the owner on the sign or absences of any proof of ownership. In cases where there is no identification of the sign owner, the property owner will be given notification.

112.13 Maintenance

All off-premise signs shall be properly maintained and shall be structurally code complying. The term properly maintains includes but is not limited to rusted surfaces, damaged, defective or deteriorated structural components, loose, torn or broken paper or materials. Depending on the structural severity of the sign, all repairs shall be made within a minimum of thirty (30) days after notification by the Director

112.14 General Regulations

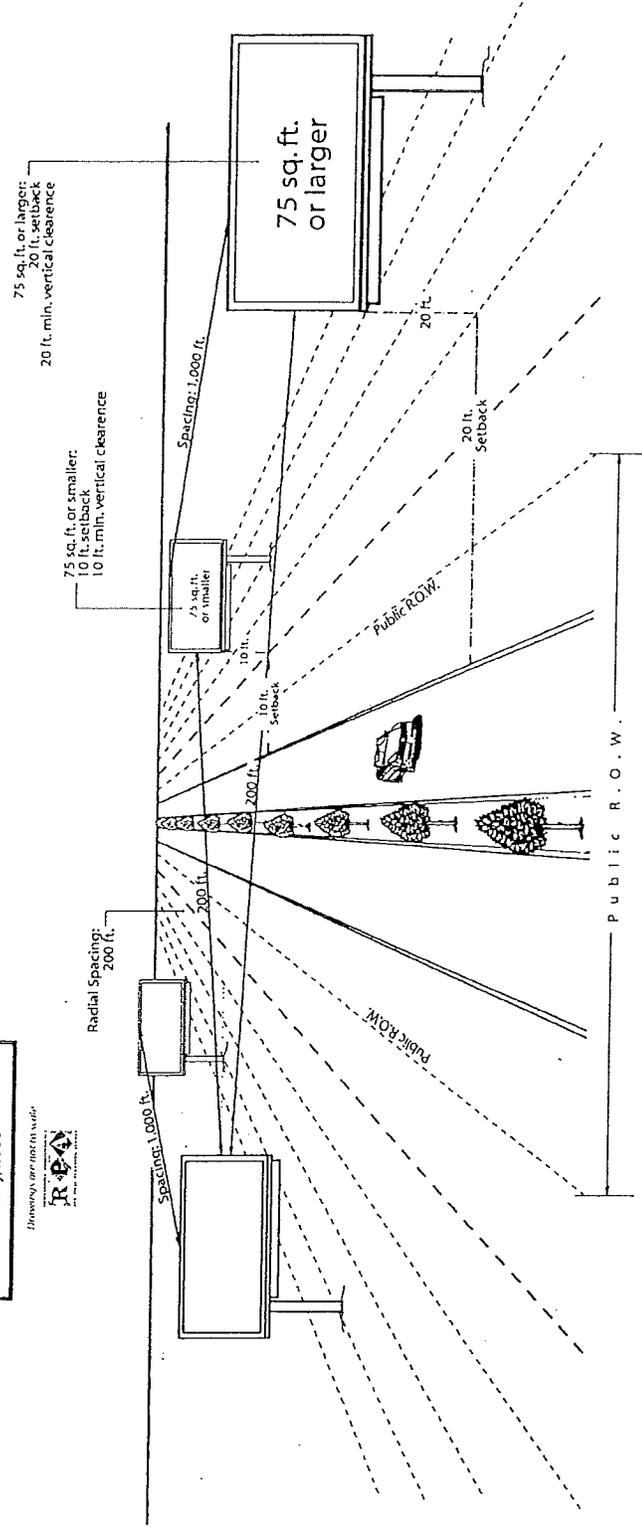
No off-premise sign shall contain, display or depict any obscene material as defined by T.C.A. 39-17-901 et. Seq.

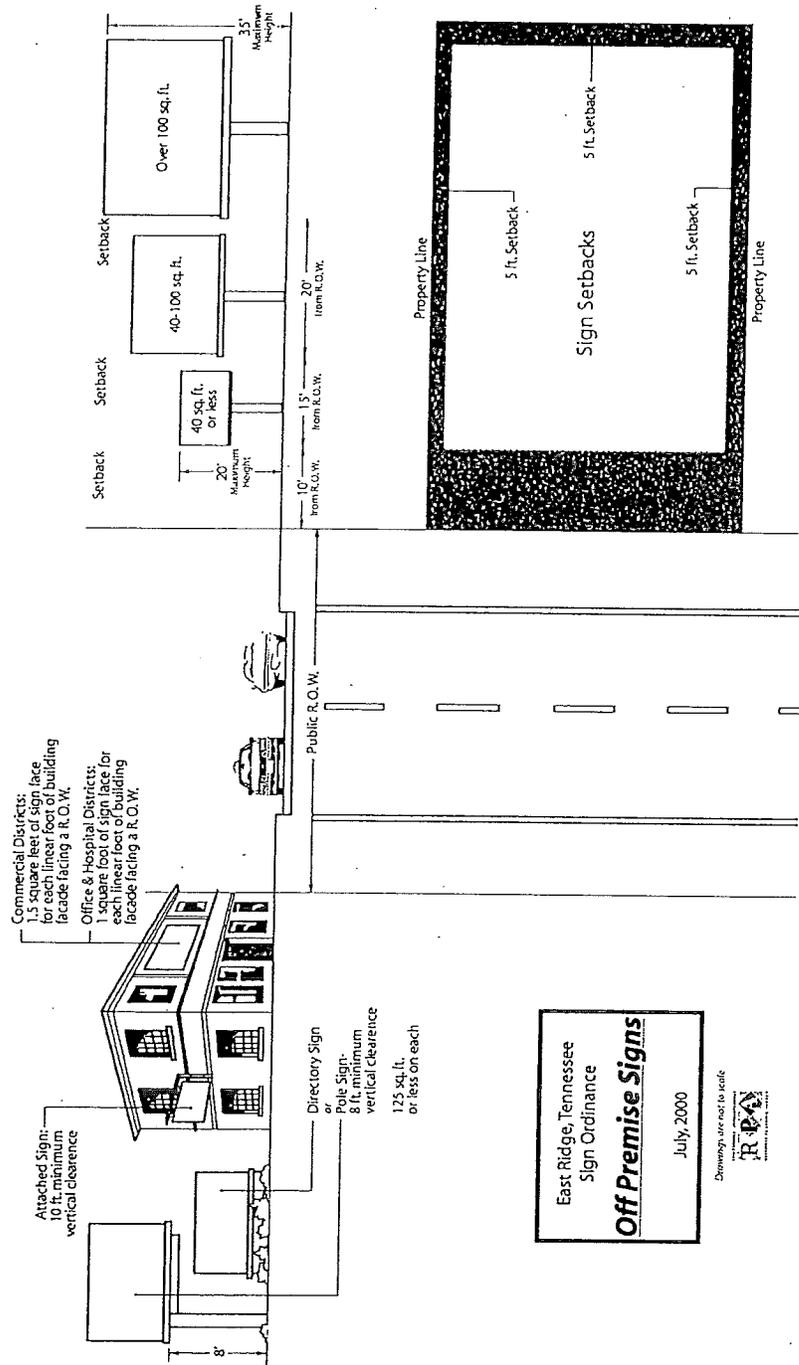
113. Sign Illustrations

For illustrations purposes only, the following depict typical types or categories of signs.

East Ridge, Tennessee
Sign Ordinance
Off Premise Signs
July, 2000

Approved by the Board of Mayor and Aldermen
R.E.A.
East Ridge, Tennessee





East Ridge, Tennessee
 Sign Ordinance
Off Premise Signs
 July, 2000

