

ORDINANCE NO. 1205

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE 1028 WHICH AMENDED THE EAST RIDGE ZONING ORDINANCE NO. 481, BY ADDING AN ADDITIONAL SECTION THERETO, BEING SECTION 111 OF ARTICLE VI (SUPPLEMENTAL REGULATIONS AND EXCEPTIONS), IN THE EAST RIDGE ZONING ORDINANCE AND AMENDING THE NUMBER OF DAYS FOR COMPLIANCE WITH THIS ORDINANCE

WHEREAS, the City of East Ridge previously adopted the East Ridge Zoning Ordinance, No. 481, which is codified at Chapter 2 of Title 14 of the East Ridge City Code; and

WHEREAS, the City of East Ridge adopted Ordinance 1028 which amended Article VI, Sections 108-110, of Ordinance 481 relative to on-premise and off-premise sign regulations; and

WHEREAS, the City of East Ridge seeks to establish additional regulations regarding lighting and storefront displays and monument signs within the City to protect the health, safety, and welfare of the inhabitants and visitors to the City of East Ridge and to promote and enhance the aesthetic designs and/or display character and value of and throughout the City; and

WHEREAS, the City of East Ridge currently has lighting regulations as set forth in Article VI, Section 107; and

WHEREAS, reasonable regulations on lighting and storefront displays and monument signs are also necessary to promote an aesthetic and visually attractive environment that makes the City of East Ridge a desirable place to shop and visit and thereby contributes to the success of all businesses within the City of East Ridge; and

WHEREAS, the City of East Ridge recognizes the need to create reasonable regulations for lighting display, storefront displays, and monument signs in order to protect the residents, business owners and visitors from the negative effects of excessive, distracting, unnecessary, and inefficient lighting and to encourage lighting practices that protect against vehicular distraction, driving interference, and flashing light disturbances; and

WHEREAS, the adoption of this ordinance would be in the best interests of the health, safety, and welfare of the citizens, residents, and visitors of the City of East Ridge.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that Ordinance No. 1028 is hereby amended by

adding an additional section thereto, being Section 111 of Article VI (Supplemental Regulations and Exceptions), in the East Ridge Zoning Ordinance, as follows:

111 Lighting and Storefront Displays and Monument Sign Displays

The purpose and intent of this section is to promote the health, safety, and welfare of the inhabitants of and visitors to the City of East Ridge by establishing regulations to protect against the negative effects of excessive, distractive, unnecessary and inefficient lighting and to encourage lighting practices that protect against vehicular distraction, driving interference, and flashing light disturbances, as well as to preserve, protect and enhance the aesthetic designs and/or display character and value of and throughout the City by creating reasonable regulations for lighting display, storefront displays, and monument signs.

This section shall provide additional business activity and design guidelines and prohibitions for businesses and establishes display restrictions and lighting display location and lumens guidelines for businesses and monument signs. Signs, lighting displays and storefront displays which are not visible to from the public streets and rights-of-way and/or sidewalks are exempt from these regulations.

A. Lighting Display Regulations for Business Storefronts.

- i. This subsection shall provide additional business activity and design guidelines and prohibitions for businesses located within all commercial, office and manufacturing zoned properties or districts.
- ii. “Accent/Storefront Lighting” shall be defined as lighting which outlines or is attached or affixed on a window, architectural feature, door, door opening, or any portion of a window with the intention to attract customers or attention to a storefront. Lights which outline or are placed on windows, on the building façade, doors, or door openings, either inside or outside of a business, and which are visible to the public, are prohibited.
- iii. Accent/Storefront lighting under this regulation shall include the following: LED/strobe lights, lights that mimic flashing emergency lights, flashing lights, LED/light strips, and LED/rope lights. Non-flashing open signs are allowed, not exceeding 2 ft. x 3 ft. in size.



- iv. Festoon-style low-output lights as defined by the NFPA National Electrical Code shall be permitted in commercial districts when placed in outdoor dining areas, canopies, or awnings attached to a building. Internal illuminated canopies or awnings, where the lights illuminate the awning or canopy are prohibited per Ordinance 1029 - Architectural Design Standards.



- v. Holiday lights installed at the start of the East Ridge Christmas parade and ending on January 7 are exempt from this requirement. Holiday lights which are utilized during this time must be removed or turned off not later than January 7 of each year.

B. Storefront Display Regulations.

- i. This subsection shall provide additional business activity and design guidelines and prohibitions for businesses located within all commercial, office, and manufacturing-zoned properties or districts.
- ii. For new construction, renovations of 50%, or business sold two years after the effective date of this ordinance, the maximum window space occupied by signs and merchandise shall not exceed 50% of the total storefront window area.
- iii. For existing businesses, storefront signage that lawfully existed and was maintained on the effective date of this ordinance or any amendment thereto may be continued although while such storefront signage does not conform to all of the provisions contained in this chapter, the following shall apply:
 - (a) 100% visibility for any storefront entrance/exit shall be maintained, and no signage is allowed except Push or Pull “Guidance” Signs no more than 4 in. x 6 in. on entrance /exit doors at the storefront for existing businesses.
- iv. Businesses in operation at the time of this ordinance can continue current storefront signage and on-premises detached signage. However, if a business ceases operations, the owner has thirty days (30) to remove all signage from the business storefront and all detached on-premises signs.
- v. When ownership of the business is sold or renovations exceed 50% of the county tax appraised value, storefront display regulations outlined in this ordinance shall apply.

- vi. If a business closes for renovations or damage, the owner has 180 days to complete the renovation to remain legal but non-conforming. If renovation exceeds 50% of the county tax appraised value of the building, then the following applies.
 - (a) The maximum window space occupied by signs and merchandise shall not exceed 50% of the total front storefront window area and shall apply to new businesses or businesses that have gone through renovations or damage exceeding 50% of the appraised building value.
 - (b) Businesses with non-conforming on-premises signs shall remove all detached signage from the parcel and adhere to the detached on-premises sign standards outlined within Ordinance 1028 – On-premise and off-premise signs
- vii. Renovation/damage shall be defined as renovation, restoration, modifications, addition, or retrofit of a building that exceeds fifty percent 50% of the current appraised value of the building, the appraised value shall be established by the Hamilton County Tax Assessors office
- viii. Existing businesses must comply with new light display regulations within 90 days of the passage of this ordinance.

C. Multi-Tenant Detached Monument or Directory Sign Regulations.

- i. This section shall provide additional design guidelines for monument & directory signs within all commercial, office and manufacturing zoned properties or districts.
- ii. Max sign height shall not exceed 15 feet in height. *See Table 1- size requirements*
- iii. Max sign area shall not exceed 125 sq ft in area per side.
- iv. The sign shall be constructed of the same or similar architectural elements and in similar materials and colors as the buildings as described in Section 109, subsection G, parts (1)(a) – (1)(e).

Table 1

Commercial, Office & Manufacturing, Development's max leasable sq ft.

If the Square Footage of development is between 0 and 15,000SF, then:

- Max Sign Area including supporting structure may not exceed 80SF
- Max Height of Sign may not exceed 11ft.

If the Square Footage of development is between 15,000SF and 50,000SF, then:

- Max Sign Area including supporting structure may not exceed 100SF
- Max Height of Sign may not exceed 13ft.

If the Square Footage of the development is between 50,000SF and 100,000SF, then:

- Max Sign Area including supporting structure may not exceed 125SF
- Max Height of Sign may not exceed 15ft.

BE IT FURTHER ORDAINED that all businesses shall have ninety (90) days from the effective date of this ordinance to bring such business into compliance with this ordinance.

BE IT FURTHER ORDAINED that if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately after its passage, the public welfare of the city requiring it.

Approved on first reading August 8 & October 10 2024

Approved on second reading October 24 2024



Brian W. Williams, Mayor

Attest:



J. Scott Miller, City Manager

Approved as to form:



Mark W. Litchford, City Attorney