

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, ARTICLE XIV, TITLED "SIGN REGULATIONS," BY AMENDING SECTION 14.07, TITLED "SIGNS FOR RESIDENTIAL DISTRICTS"; SECTION 14.09, TITLED "SIGNS FOR EDUCATION DISTRICTS"; SECTION 14.10, TITLED "SIGNS FOR OFFICE-INDUSTRIAL DISTRICTS"; SECTION 14.11, TITLED "SIGNS FOR NEIGHBORHOOD BUSINESS DISTRICTS"; 14.12, TITLED "SIGNS FOR COMMUNITY BUSINESS DISTRICTS"; AND SECTION 14.13, TITLED "SIGNS FOR BUSINESS PARK AND GENERAL INDUSTRIAL DISTRICTS;" ALL FOR THE PURPOSE OF CORRECTING A CONFLICT REGARDING WALL SIGNS FOR BUILDINGS WITH STREET FRONTAGE ON MORE THAN ONE STREET AND TO LIMIT THE HEIGHT OF WALL SIGNS.

WHEREAS, the City of Oak Ridge is continually reviewing the Zoning Ordinance to update provisions and make it more understandable to the general public; and

WHEREAS, the following amendment will correct a discrepancy in the Zoning Ordinance regarding signage for businesses in the Community Business District with street frontage on more than one street; and

WHEREAS, the discrepancy pertains to whether additional wall signs will count toward the maximum sign area allowed; and

WHEREAS, staff has reviewed and recommended that additional wall signs not be counted toward the maximum sign area allowed, which is consistent with how staff has previously interpreted the conflicting provisions; and

WHEREAS, additionally, staff recommends language to limit the height of wall signs to address City Council concerns that were raised at the April 9, 2018 meeting; and

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same at its May 17, 2018 meeting; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.07, titled "Signs for Residential Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," is hereby amended by deleting Subsection 1.b., titled "Multi-family Identification Sign," and it replacing it with a new Subsection 1.b., titled "Multi-family Identification Sign," which new subsection shall read as follows:

Section 14.07. Signs for Residential Districts.

1. Types, Size and Location of Signs Allowed:

b. Multi-family Identification Sign.

One (1) Identification Sign, which is a permanent, indirectly illuminated or nonilluminated, wall sign announcing the identification of a multifamily dwelling shall be allowed per multifamily building. Such sign shall not exceed ten (10) square feet in surface display area. The top of a wall sign shall be no higher than

the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.07, titled "Signs for Residential Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," Subpart d., titled "Signs for non-residential uses in residential districts," is hereby amended by deleting Subsection 1.d.2., and it replacing it with a new Subsection 1.d.2., which new subsection shall read as follows:

Section 14.07. Signs for Residential Districts.

1. Types, Size and Location of Signs Allowed:

d. Signs for non-residential uses in residential districts.

- (2) One (1) indirectly illuminated or non-illuminated wall sign shall also be allowed per principal building provided that the following requirements are met: the area of the wall sign is not to exceed two (2) square feet per linear foot of the front face of the principal building to which it is attached, as per Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities; wall signs shall be placed flat against the principal building; the name and/or logo located on an awning shall be considered part of the wall sign; and the top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less, except that in the R-4 High Density Residential District, the top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or sixty (60) feet above ground level, whichever height is less.

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.09, titled "Signs for Education Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," Subsection 1.b., titled "Wall Signs," is hereby amended by deleting Subpart (4) and it replacing it with a new Subpart (4) which new subpart shall read as follows:

Section 14.09. Signs for Education Districts.

1. Types, Size and Location of Signs Allowed:

b. Wall Signs.

- (4) The top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less.

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.10, titled "Signs for Office-Institutional Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," Subsection 1.b., titled "Wall Signs," is hereby amended by deleting Subpart (4) and it replacing it with a new Subpart (4) which new subpart shall read as follows:

Section 14.10. Signs for Office-Institutional Districts.

1. Types, Size and Location of Signs Allowed:

b. Wall Signs.

- (4) The top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less, except that in the O-2 Office District, the top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or sixty (60) feet above ground level, whichever height is less.

Section 5. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.11, titled "Signs for Neighborhood Business Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," Subsection 1.b., titled "Wall Signs," is hereby amended by deleting Subpart (4) and it replacing it with a new Subpart (4) which new subpart shall read as follows:

Section 14.11. Signs for Neighborhood Business Districts.

1. Types, Size and Location of Signs Allowed:

b. Wall Signs.

- (4) The top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less.

Section 6. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.12, titled "Signs for Community Business Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," is hereby amended by deleting Subsection 1.c., titled "Wall Signs," and it replacing it with a new Subsection 1.c., titled "Wall Signs," which new subsection shall read as follows:

Section 14.12. Signs for Community Business Districts.

1. Types, Size and Location of Signs Allowed:

c. Wall Signs.

- (1) One (1) illuminated or non-illuminated sign, with an area not to exceed two (2) square feet per linear foot of the wall to which it is attached as per *Display 1 Illustrations of Single Occupancy and Multi-Occupancy Buildings and Facilities*. In the event the tenant has street frontage on two (2) or more public/private streets, one (1) additional wall sign shall be allowed per street frontage provided that each additional sign does not exceed two (2) square feet per linear foot of the leasable front face wall of the primary building frontage. Additional signs shall not count against the maximum overall area of signage allowed.
- (2) Wall signs shall be placed flat against the principal building or parallel to the building on a canopy and may only face public/private streets or parking areas which are part of the development.

- (3) In the event the name and/or logo are located on an awning(s), the square footage shall be deducted from the allowable square footage for a wall sign.
- (4) The top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less, except that in the B-2 General Business District, the top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or sixty (60) feet above ground level, whichever height is less.

Section 7. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 14.13, titled "Signs for Business Park and General Industrial Districts," Subsection 1, titled "Types, Size and Location of Signs Allowed," Subsection 1.b., titled "Wall Signs," is hereby amended by deleting Subpart (4) and it replacing it with a new Subpart (4) which new subpart shall read as follows:

Section 14.13. Signs for Business Park and General Industrial Districts.

1. Types, Size and Location of Signs Allowed:

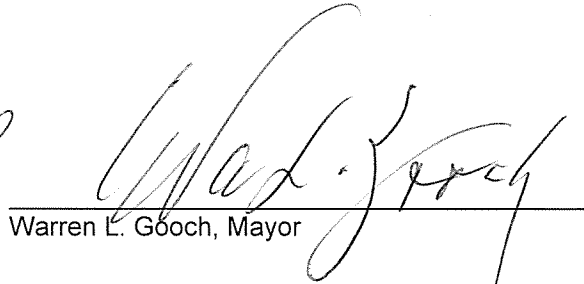
b. Wall Signs.

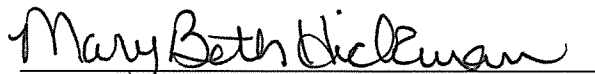
- (4) The top of a wall sign shall be no higher than the apparent roofline or cornice of the building to which it is attached, or thirty-five (35) feet above ground level, whichever height is less.

Section 8. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

  
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 Kenneth R. Krushenski, City Attorney

  
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 Warren L. Gooch, Mayor

  
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 Mary Beth Hickman, City Clerk

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