

ORDINANCE 2018-06

TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND VARIOUS SECTIONS OF THE SIGN REGULATIONS PERTAINING TO TEMPORARY SIGNS, AND ADDING A NEW TEMPORARY SIGN TYPE FOR TEMPORARY MULTI-STORY BUILDING DEVELOPMENT-IN-PROGRESS SIGNS.”

WHEREAS, the City of Franklin encourages responsible growth and development and has adopted Zoning requirements to regulate the location, size, placement, and physical characteristics of signage that is intended to promote and protect the public health, safety, comfort, morals, and convenience of the community; and

WHEREAS, the City of Franklin is continuing to experience unprecedented growth and development, including new developments with multi-story buildings over three (3) stories; and

WHEREAS, the City of Franklin Board of Mayor and Aldermen (BOMA) and the Franklin Municipal Planning Commission have evaluated the need for, and determined that it is reasonable to establish regulations to permit the installation of temporary signage for new multi-story building development-in-progress signs; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I: That Chapter 5, Subsection 5.12.7, Table 5-14 of the Franklin Zoning Ordinance is hereby amended to correct an error in the table numbering, to add a new Temporary Sign Type, and by deleting the following text noted with a ~~strike through~~ and adding the following text noted in **bold**, and is approved to read as follows:

5.12.7 Summary Table of Sign Standards

Table 5-14, Summary Table of Sign Standards, sets out the minimum requirements for signs in the City:

TABLE 5-14B: SUMMARY TABLE OF SIGN STANDARDS

Sign or Device	Base District	Maximum Number	Maximum Sign Area (in Sq Ft per Side, Total)	Maximum Height (in Ft)	Maximum Setback (in Ft)	Timing	Conditions
TEMPORARY							
Freestanding Development-in-progress	All	1 per contractor or supplier per entrance and 1 per pod of development	32, 64	6	Right-of-way	Non-residential: Remove within 1 year. Residential: Remove after 80% build-out, or 3 years, whichever occurs first.	NA 5.12.10(4)

TABLE 5-148: SUMMARY TABLE OF SIGN STANDARDS

Sign or Device	Base District	Maximum Number	Maximum Sign Area (in Sq Ft per Side, Total)	Maximum Height (in Ft)	Maximum Setback (in Ft)	Timing	Conditions
Multi-Story Building Development-in-progress	All	1 per building	Total of 1 sq. ft. per linear ft. of building side	See Conditions	NA	Remove upon the issuance of final certificate of use and occupancy	5.12.10(6)
Notes: NA = Not Applicable							

SECTION II: That Chapter 5, Subsection 5.12.10(4) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(4) Freestanding Temporary Development-In-Progress Signs

The following provisions shall apply to all temporary development-in-progress signs:

- (a) Maximum of one per contractor or supplier per entrance and one per pod of development;
- (b) Maximum sign area of 32 square feet per side, with a total of 64 square feet;
- (c) Maximum height of six feet;
- (d) Minimum setback at the right-of-way line per applicable district regulations;
- (e) Signs in nonresidential projects removed within one year; and
- (f) Signs in nonresidential projects removed after 80 percent of buildout, or three years, whichever occurs first.

SECTION III: That Chapter 5, Subsection 5.12.10 of the Franklin Zoning Ordinance is hereby amended to add a new Subsection 5.12.10(6) by adding the following text noted in **bold**, and is approved to read as follows:

(6) Temporary Multi-Story Building Development-In-Progress Signs

Temporary Multi-Story Building Development-In-Progress signs shall:

- (a) Be limited to one (1) per building;**
- (b) Be limited to buildings of three (3) stories or more in height;**
- (b) Not be illuminated;**
- (c) Not exceed the height of the roofline; and**
- (d) Be removed upon the issuance of a final certificate of use and occupancy.**

SECTION IV: That Chapter 5, Subsection 5.12.11(8) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(8) Temporary Signs, If Not Otherwise Regulated

The following provisions shall apply to all temporary signs:

- (a) Maximum sign area of 32 square feet per side, with a total of 64 square feet;

- (b) Maximum height of six feet;
- (c) Minimum setback at the right-of-way line per applicable district regulations; and
- (d) No more than two such signs allowed per lot.

SECTION V: Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

DRAFT