



Legislation Text

File #: 18-0361, **Version:** 1

DATE: April 18, 2018

TO: Franklin Municipal Planning Commission

FROM: Jim Svoboda, Assistant Director of Planning and Sustainability
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of 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." (04/26/18 FMPC 9-0, 05/08/18 1st Reading 7-0, 06/12/18 2nd Reading 7-0) THIRD AND FINAL READING

Background/Staff Comments

The Building and Neighborhood Services Department (BNS) has received requests for "topping off" banners to be placed at the top of multi-story buildings under construction. The existing sign ordinance only permits freestanding temporary development-in-progress signs (maximum of 6-feet tall and maximum sign area of 32 sq.ft), but does not permit temporary signs that can be attached to the building. BNS presented the concept for a proposed text amendment at a Board of Mayor and Alderman (BOMA) work session in January 2018, and BOMA was agreeable with moving forward with drafting a text amendment to add a new type of attached temporary signage for multistory buildings. Staff drafted the proposed Ordinance and presented it to the Planning Commission and BOMA at the March 2018, Joint Conceptual Workshop.

The proposed Ordinance adds a new temporary sign type for Multi-Story Building Development-in-progress signs. These sign types would be permitted in any base district and limited to buildings of 3 stories or more in height. One temporary sign would be permitted per building and the temporary sign would not be permitted to be illuminated or installed to exceed the height of the roofline. The temporary sign would be required to be removed when the final Certificate of Occupancy is issued for the building.

The proposed Ordinance also makes several minor revisions to Section 5.12 to correct an error in the Table numbering for Table 5-14, renames the existing Temporary Development-in-progress sign type to be called Temporary Freestanding Development-in-progress sign, and clarifies that the sign type "Temporary Sign" in non-residential districts (Subsection 5.12.11(8)) applies to "Temporary signs, If not otherwise regulated" as listed in Table 5-14.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.