



HISTORIC
FRANKLIN
TENNESSEE

ITEM #14
WRKS 06/21/12

MEMORANDUM

June 13, 2012

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, ACA - Community and Economic Development
Chris Bridgewater, Building and Neighborhood Services Department Director

SUBJECT: Temporary Signs – Review of Standards

Purpose

The purpose of this discussion is two-fold: 1) for staff to provide an overview of the City's temporary sign standards and to receive direction on whether the Board of Mayor and Aldermen (BOMA) desires to restrict the length of time and frequency temporary signs may be displayed since the City's sign ordinances do not define "temporary"; 2) Alderman Burger has requested consideration of allowing larger temporary signs (up to 32 sq. ft.) on residentially zoned property when a property has significant frontage along the adjacent public right-of-way.

Background

Section 5.12 of the City's Zoning Ordinance provides standards for temporary signs. Generally, these standards differentiate between Residential and Non-Residentially-zoned property and, Construction Site Development signs. The City's standards regulate size, height, and number of signs per parcel but there is no standard for the length of time signs can be displayed. In other words, our ordinances do not define "temporary". Direction from the BOMA is requested on whether staff should survey other communities to identify various options for regulating the duration and frequency of various temporary signs.

In addition, Alderman Burger has requested consideration of an ordinance amendment to allow residentially-zoned properties that have significant frontage the option of displaying a thirty-two (32) square foot temporary sign. Presently, the City's Sign Ordinance limits the size of temporary signs on residentially-zoned property to six (6) sq. ft. Staff recommends consideration be given to allow the larger sign for residentially-zoned properties with five hundred (500) feet or more of frontage.

Financial Impact

Not applicable at this time except for the time staff would spend surveying other communities and compiling information.

Recommendation

Staff recommends proceeding with surveying other communities to identify various options for regulating and monitoring the length of time temporary signs may be displayed and present our findings at an upcoming joint FMPC/BOMA Workshop. Staff also recommends not considering any other changes to the temporary sign section of the Zoning Ordinance until this study has been discussed.

City of Franklin – Temporary Sign Regulations
Excerpt from Section 5.21 City of Franklin Zoning Ordinance
Board of Mayor and Aldermen
Work Session Discussion
June 21, 2012

5.12.10 (5) RESIDENTIAL - Temporary Signs, If Not Otherwise Regulated

The following provisions shall apply to all temporary signs, if not otherwise regulated:

- a) Maximum sign area of six (6) square feet per side, with a total of twelve (12) square feet;
- b) Maximum height of six (6) feet;
- c) Minimum setback at the right-of-way line per applicable district regulations; and
- d) No more than two (2) such signs shall be allowed per lot.

5.12.11 (8) NONRESIDENTIAL - Temporary Signs

The following provisions shall apply to all temporary signs:

- a) Maximum sign area of thirty-two (32) square feet per side, with a total of sixty-four (64) square feet;
- b) Maximum height of six (6) feet;
- c) Minimum setback at the right-of-way line per applicable district regulations; and
- d) No more than two (2) such signs allowed per lot.

5.12.10 (4) 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 thirty-two (32) square feet per side, with a total of sixty-four (64) square feet;
- c) Maximum height of six (6) 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 build-out, or three years, whichever occurs first.