

ORDINANCE NO. 07-3213

AN ORDINANCE TO AMEND TITLE 20, CHAPTER 1, SECTION 20-126 TO ELIMINATE THE DIFFERENCE FOR SIGN REQUIREMENTS BETWEEN MULTI-TENANT STRUCTURES THAT HAVE SEPARATE UTILITIES AND FIREWALLS AND THOSE STRUCTURES THAT DO NOT HAVE SEPARATE UTILITIES AND FIREWALLS.

WHEREAS, From time to time it is necessary to review and update the Sign Ordinance; and

WHEREAS, The Sign Ordinance makes a distinction in the B-4, B-5, MU, M-1, M-2, M-3 and M-4 Districts between structures that have separate utilities and firewalls and structures that do not; and

WHEREAS, There is no clear reason given why the sign regulations should be based on whether a structure has separate utilities and firewalls or does not have such features; and

WHEREAS, The sign types and sizes permitted are very similar between structures with separate utilities and firewalls and those without; and

WHEREAS, When examining the differences between sign types and sizes permitted in the current regulations as related to structures with or without utilities and firewalls, the least restrictive requirements were chosen; and

WHEREAS, The proposed amendment would clarify and streamline the Sign Ordinance for both the staff and the public; and

WHEREAS, at their August 28, 2007 meeting, the Planning Commission recommended approval of this proposed amendment; and

WHEREAS, a copy of this amendment was distributed to the Beautification Commission for their review and comment and to date no comments have been received.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF LEBANON, TENNESSEE:

Section 1. That pursuant to Title 20, Chapter 1, Section 20-107, Lebanon Sign Regulations, that the Lebanon Sign Regulations, Title 20, Chapter 1, Section 20-126, (3)(d), (iv) and (v) *Commercial or noncommercial multi-tenant complex*, be deleted in its entirety and be replaced with the following Title 20, Chapter 1, Section 20-126, (3)(d), (iv) *Commercial or noncommercial multi-tenant complex*:

- iv Commercial or noncommercial multi-tenant complex:
 - (A) Type – Ground.
 - Number – 1 per lot maximum.
 - Size – 200 sq. ft. plus 1 additional sq. ft. for each foot of linear street frontage over 200 ft., not to exceed 300 sq. ft. maximum.
 - Setback – 5 feet from property line and 8 feet from power lines minimum.

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Height – 24 feet maximum when located within 200 feet of a residential zone, otherwise 40 feet maximum.

Type – Attached (see definition of “attached sign”).

Number – 2 per occupant maximum.

Size – 3 sq. ft. per linear foot of occupant frontage, not to exceed 150 sq. ft. per occupant.

Setback – N/A

Height – 24 feet maximum when located within 200 feet of a residential zone, otherwise 40 feet maximum.

Type- Canopy sign.

Number – 1 per side, 3 maximum.

Size – 50 sq. ft. each, maximum.

Height – minimum 12 feet; 24 feet maximum when located within 200 feet of a residential zone, otherwise 40 feet maximum.

Section 2. This Ordinance shall take effect on and after its passage.

Notice of Public Hearing was published in the “Wilson Post” on September 28, 2007.

A Public Hearing was held at 5:55 PM in the City Council Chambers on October 16, 2007.

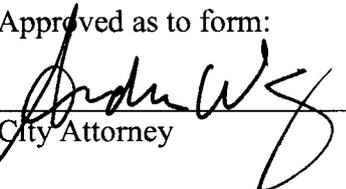
Attest:


Commissioner of Finance & Revenue

Approved:


Mayor

Approved as to form:


City Attorney

Passed first reading: September 18, 2007

Passed second reading: October 16, 2007

TO BE PUBLISHED September 28, 2007

PUBLIC NOTICE

In reference to Ordinance No. 07-3213, notice is hereby given that the Mayor and City Council of the City of Lebanon, Tennessee, will hold a public hearing at 5:55 PM on October 16, 2007 in the Council Chambers for the purpose of discussing and hearing comments from the citizens on the proposed amendments to the Lebanon Sign Ordinance relative to eliminating the difference between the sign requirements for multi-tenant structures that have separate utilities and firewalls and those structures that do not. The Lebanon Municipal Regional Planning Commission recommended these amendments at their August 28, 2007 meeting. The proposed amendments to Title 20 and public hearing are being conducted pursuant to the laws of the State of Tennessee (TCA 13-7-203 and 13-7-204) and the City of Lebanon, Tennessee. Copies of the amendment are available for inspection at the following locations: City of Lebanon Mayor's Office and Planning Office at 200 Castle Heights Avenue North.

Individuals needing auxiliary aids for effective communication and/or other reasonable accommodation in programs and services of the City of Lebanon are invited to make their needs and preferences known to the ADA Compliance Coordinator by calling 443-8610.

Bill and send proof of publication to City of Lebanon, Mayor's Office, 200 Castle Heights Avenue North, Attn: Debbie Jessen