

ORDINANCE NO. 10 -3

AN ORDINANCE TO AMEND PART 121 "BILLBOARDS AND SIGNS" OF THE OAK HILL MUNICIPAL CODE BY DELETING THE EXISTING PART 121 AND REPLACING IT WITH A NEW SECTION 121

WHEREAS, the Board of Commissioners and the City Manager invested with the administration of the City of Oak Hill; and

WHEREAS, the current Part 121 of the Oak Hill Municipal Code entitled "Billboard and Signs" as enacted February 21, 1957; and

WHEREAS, Section 4-218 "Sign Regulations" was enacted on April 12, 1988; and

WHEREAS, the Board of Commissioners desires to update and modernize the City's sign ordinance; and

WHEREAS, a new sign ordinance has been drafted for consideration by the Board of Commissioners.

NOW, THEREFORE, BE IT ORDAINED by the City of Oak Hill that the Board of Commissioners hereby enacts this Ordinance as follows:

1. Part 121 and any part of any section of Part 136 of the Oak Hill Municipal Code that references signs or signage are deleted in its entirety.
2. A new Part 121 is hereby enacted which supersedes and replaces the existing Part 121.

PART 121

SIGN REGULATIONS

121.00 PURPOSE

Goal and Intent of Sign Regulations:

To preserve and maintain the character of a proud community with historic roots back to the 1780's, whose residents treasure their single family homes on large, tree-filled lots; and

To protect the natural beauty of the residential-only neighborhoods from obtrusive and unsightly signage that would compromise this serene setting; and therefore

To develop sign specifications that if left unregulated, can result in visual clutter, confusion for drivers, and interference with the efforts to establish and maintain a desirable community identity.

"Successful urban design involves the encouragement of projects that enhance the physical setting. Streetscape enhancements, including landscaping, street furnishings, public art, and signage, can be powerful in establishing a sense of place...Taking a holistic approach to all aspects of the built environment results in a place that many people can benefit from in tangible ways. When a place feels cared for, people enjoy spending time there. In this sense, the issues of urban design in general and sign design in particular are not just aesthetic, but economic as well." Excerpted from Context-Sensitive Signage Design, published by American Planning Association, 2001, pp. 40-41.

The overall intent of these regulations is to emphasize that height, size, and design restrictions are narrowly tailored to serve significant government interest; that being traffic safety, aesthetics, and economics, while maintaining a content neutral approach. "The enhancement of pedestrian environments, the creation of attractive gateways, and the strengthening of the overall vitality

and image of the community are all helped by adopting a good set of sign regulations” as referenced in the publication of the American Planning Association (2001) entitled Context-Sensitive Signage Design.

Objectives:

- A. To maintain public safety and traffic safety by ensuring that signs are properly designed, constructed, installed and maintained;
- B. To minimize the distractions and obstructions of view that contributes to traffic hazards and endangers public safety;
- C. To protect existing development and promote high standards of quality in new development by encouraging appropriately designed, placed and sized signage;
- D. To provide an effective guide for communication identification through signage while preventing signs from dominating the visual appearance of the areas in which they are located.
- E. To preserve important views to other natural features.
- F. To set signage in a strong landscaped surrounding to be more visible than a cacophony of uncontrolled messages.
- G. To ensure that signage does not detract from the sense that Oak Hill’s environment is a continuous landscape.
- H. To preserve and enhance the existing city character of Oak Hill while creating a strong sense of city identity and community or “sense of place”.
- I. Encourage the development of good sign regulations for both aesthetic and economic purposes, which enhance the physical setting, encourages people to invest in the local community.

121.001 DEFINITIONS

Abandoned sign -- Any sign that identifies or advertises an institution, product or service that is no longer located on the premises where the sign is displayed.

Animated sign -- Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.

Banners, pennants, festoons and balloons -- A sign having characters, letters or illustrations applied to cloth, paper or fabric of any kind, with only such non-rigid material for background.

Building Marker -- any sign indicating the name of a building or date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material which is architecturally compatible with the building.

Canopy sign -- any sign that is a part of, attached to, or made up of an awning, canopy, or other protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable copy sign -- A sign in which the wording is removable and changeable.

Construction sign -- A temporary sign providing information about development on a site and the parties involved in the project.

Dilapidated sign -- any sign that is structurally unsound, has defective parts, or is in need of painting or other maintenance.

Directional Sign -- A sign whose message is exclusively limited to guiding the circulation of motorists or pedestrians on the site.

Directory Sign -- A sign or group of signs attached to a building or freestanding, which identifies the institution, owner, address, or occupation of a group of institutions, but contains no advertising.

Electronic message display -- any sign that displays still images, scrolling images, or moving images, including video and animation, utilizing a series or grid of lights that may be changed through electronic means, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, or other electronic media or technology.

Exempt sign -- Certain signs listed in this Ordinance that are exempt from the requirements of obtaining a sign permit.

Existing sign -- Sign existing as of the date of the adoption of this ordinance.

Flag -- Bunting or fabric of distinctive color and design and uses as an emblem, standard, or symbol, containing no advertising message, but may include company logos and names, and government flags and which is hoisted on a permanent flagpole.

Freestanding sign -- A sign that is attached to, erected on, or supported by some structure (pole, frame or other structure) that is not itself part of or attached to a building or other structure whose principal function is something other than to support the sign.

Front facade -- The portion of the structure that faces the road frontage and contains the primary entrance to an institution.

Height of sign -- The vertical distance measured from the lowest adjacent grade below the sign to the highest point of the sign or sign structure.

Historical Type Signage -- A sign structure that is designed to resemble an historic marker or stand is allowed provided however, that the maximum sign height is 6 feet from the final grade of the property and that the sign structure as constructed does not exceed 18 inches above the height of the sign. Signs placed by the Tennessee Historical Commission shall be exempt from the size and height limitations of this ordinance.

Illegal sign -- Any sign erected without a permit (excluding exempt signs), any sign that promotes an institution or service that no longer exists, any sign that is considered to be a danger to the general public or any sign not meeting the requirements of this Ordinance.

Illuminated sign -- Any sign lighted by or exposed to artificial lighting either by lights in the sign or directed toward the sign.

Incidental sign -- Sign whose purpose is to provide information relating to the institution located on the site. No commercial message or logo is allowed on an incidental sign.

Ingress/egress sign -- Incidental signs used to direct traffic onto and from a site.

Marquee Sign -- any sign attached to, or made part of, a permanent roof-like structure that projects beyond a building face and is not supported from the ground.

Nonconforming sign or sign structure -- Any sign or sign structure that legally was erected prior to the adoption this ordinance and otherwise does not conform to the requirements of this ordinance.

Ordinance -- Part 121 of the Oak Hill Municipal Code as adopted as Ordinance 10-3.

On-premises sign -- Any sign identifying or advertising, person, activity, goods, located on the premises where the sign is installed and maintained.

Painted wall sign -- A sign applied to a building wall with paint and which has no sign structure.

Political sign -- A sign identifying and urging voter support for a particular election issue, political party or candidate for public office.

Portable sign -- A sign designated or intended to be moved easily that is not permanently affixed to the ground.

Projecting sign -- A sign attached to and projecting out from a building face or wall.

Public right of way -- Land that is dedicated to a public agency for the purpose of infrastructure, roadway or waterway.

Real Estate Sign -- A temporary sign that relates to the sale, lease or rental of property or buildings.

Roof Line -- the highest horizontal point of the wall visible to the public, excluding any architectural feature which extends above such apparent horizontal roof line if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.

Roof Sign -- A sign erected on a roof that projects above the highest point of the roofline, parapet or fascia of the building.

Sign -- Any device, or structure that uses color, graphics, illumination, or writing to advertise, announce or identify a person, entity or institution.

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Sign area -- The sign area shall be determined by computing the area that will encompass the extreme limits of the sign face, including any open areas within the sign face.

Sign face -- The entire area of a sign upon which copy is placed.

Sign structure -- The supports, uprights, bracing or framework of any structure exhibiting a sign, be it single faced, double faced or v-type.

Snipe sign -- An off premise sign that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, and fences or to other objects.

Solar Panels -- Solar equipment used to power electrical items affiliated with the sign.

Special event sign -- Signs or banners advertising the name, time, and place of a bona fide special event when conducted by a public agency, or for the benefit of any church, civic, or charitable cause.

Subdivision sign -- A sign located at the primary entrance to a subdivision.

Swinging sign -- A sign that is attached to a bracket, arm or mast and is not permanently fastened to a wall or pole.

Temporary sign -- A sign not designed or intended for permanent display.

Tubular lighting -- Lighting such as but not limited to neon, gas, fiber optics, light emitting diode (LED) or other similar forms of lighting, installed on an exterior building façade, canopy, awning, architectural feature or any other structural component of the building outside the area of any allowable wall signs, for the purpose of drawing visual attention to the institution.

Two sided sign or two faced sign -- A sign constructed to display its message on the outer surfaces of two identical and opposite sides.

Vehicle sign -- A portable sign affixed to or inside a vehicle for the purpose of directing people to an institution or cause in close proximity to where the vehicle is located.

Wall Sign -- A sign mounted flat against a wall, building or structure, not to extend out twelve (12) inches past the wall, building or structure.

Window sign -- A sign affixed to the interior or exterior of a window or placed immediately behind a windowpane so as to attract the attention of persons outside the building.

121.002 GENERAL PROVISIONS

Applicability. Except as otherwise provided for in this section, it shall be unlawful to construct, enlarge, move or replace any sign or cause the same to be done, without first obtaining a sign permit from the City.

121.003 EXEMPT SIGNS

Signs exempt from permit requirement. A sign permit shall not be required for the following:

- A. An official sign or notice issued by any court, public agency or office.
- B. A traffic directional, warning or information sign authorized by any public agency.
- C. A private street or road name sign or a traffic directional sign, which does not exceed four (4) square feet per sign face.
- D. "No trespassing," "no hunting," "no fishing," "no loitering" and like signs not exceeding one (1) square foot in area.
- E. Any on-premises sign, such as an alarm sign or notice of home alarm system signs, not exceeding one (1) square foot in area. Such signs shall not number more than three (3) per site.
- F. A residential real estate sign not exceeding six (6) square feet (2 feet x 3 feet) per sign face and two sign faces, and not more than one sign per property; unless the aforementioned property is a corner lot with two streets, there may be one sign per street frontage.
- G. An ingress/egress sign, which does not exceed four (4) square feet per sign face.

- H. Incidental signs not exceeding four square feet per face. Such incidental signs shall not number more than three (3) per site. This includes alarm system signage placed by the driveway at the street.
- I. Building marker or Historical type signage. Such signs shall be authorized by the City Manager or their designee and shall not exceed four (4) square feet per face. Signs placed by the Tennessee Historical Commission shall be exempt from the size and height limitations of this ordinance.
- J. Temporary holiday lights and decorations with no commercial message.
- K. Governmental flags not exceeding a total of sixty (60) square feet. Governmental flags shall be limited to three (3) per site. Free standing flag pole location must be placed within the approved building envelope and shall be limited in height to the roof line of the principal structure on the lot.
- L. Building markers, names or buildings and dates of erection when cut into any masonry surface or when constructed of permanent metallic or masonry materials and attached to the surface of a building.
- N. Signs legally existing at the time of adoption of this ordinance.
- M. Non-governmental flags that contain no commercial message provided they do not exceed fifteen (15) square feet per sign face and one (1) such sign per site. Free standing flag pole location must be placed within the approved building envelope and shall be limited in height to the roof line of the principal structure on the lot.
- P. Political signs with the size limit as stated in Section 121.009-5 of this Ordinance.

121.004 PROHIBITED SIGNS

121.004.1 Signs Prohibited. It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained, any sign not expressly authorized by, or exempted from, this ordinance. The following signs are expressly prohibited:

- A. Signs, which obstruct free ingress to or egress from a required door, window, fire escape or other required exit way.
- B. Signs and/or sign structures, which obstruct the view, may be confused with, or purport to be, a governmental or traffic direction/safety sign.
- C. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals.
- D. Snipe signs erected on public property or on private property (such as private utility poles) located on public property, other than signs erected by a public authority for public purposes or as otherwise approved by the City Manager or their designee.
- E. Signs, which contain any moving, flashing, animated lights, visible moving or movable parts, or giving the appearance of animation, i.e., animated signs and electronic message display signs.
- F. Signs or sign structures other than freestanding and vertical wall extension, any portion of which extends above the parapet, building roofline or canopy against which the sign is located.
- G. Except as otherwise provided, no sign shall be permitted in the public right-of-way except those authorized or issued by a public agency or regulated utility.
- H. Abandoned or dilapidated signs.
- I. Signs mounted on a roof.
- J. Portable signs, unless temporary as provided for in this Ordinance.
- K. Inflatable signs.
- L. Internally lit signs.
- M. Banners, pennants, festoons, and balloons, except those otherwise provided for in this Ordinance.
- N. Signs that are painted on the facade of a building.
- O. Window signs.

- P. Business signs.
- Q. Marquee signs.
- R. Off-premise signs other than for governmental purposes.

121.005 NONCONFORMING SIGNS

- A. The utilization of a nonconforming sign and/or sign structure as defined herein may continue subject to the conditions and requirements listed below. When the use and/or ownership of the property changes, the signs on that property must be brought into compliance with the provisions of this Ordinance.
- B. No alterations to a non-conforming sign/sign structure shall be permitted except minor repairs and maintenance. Any structural or other substantial maintenance or improvements to a nonconforming sign (except for painting or refinishing the surface of an existing sign face or sign structure so as to maintain the appearance) shall be deemed an abandonment of the nonconforming status, shall render any prior permit void and shall result in the reclassification of such signs an illegal sign.
- C. Any sign or sign structure that sustains damage of 25% or less of its size, not to any fault of the property owner, shall be allowed to be rebuilt in its entirety provided that such sign structure shall comply with applicable setbacks from the existing right of way and is completed within a period of sixty (60) days from the date the damage occurred. Any sign or sign structure that sustains damage of greater than 25% of its size, not to any fault of the property owner, shall be rebuilt in accordance with this Ordinance or removed.

121.005-1 Abandonment or Destruction. Any sign which is destroyed, removed or taken down may not be reinstalled.

121.006 DESIGN, CONSTRUCTION AND MAINTENANCE OF SIGNS

All permanent signs shall be designed, constructed, and maintained in accordance with the following standards:

121.006-1 Calculations-measurement standards.

- A. Individual signs -- The sign area shall be determined by computing the area that will encompass the extreme limits of the sign face, including any open areas within the sign face.
- B. Two face signs -- The sign area shall be determined by adding together the area of all sign faces.
- C. Height -- The sign height shall be measured from the lowest adjacent grade below the sign to the highest point of the sign or sign structure. Average grade shall be the lower of existing grade prior to construction or the newly established grade after construction. The ground where the signage is placed shall not be artificially raised to increase sign height.

121.006-2 Sign Setback. All permanent signs shall be set back at least ten (10) feet from the street right-of-way.

121.006-3 Sign Illumination. Permitted methods of illumination may be divided into several types as described below. All signs shall be engineered in compliance with applicable portion of the City's building and electrical codes. All electrical service to ground mounted signs shall be placed underground. Electrical service to all other signs shall be concealed from public view.

- A. Indirect Illumination. The sign has neither an internal light nor an external source, which is intended to specifically light that sign. Rather, the sign depends on the general lighting of the area (e.g., parking lot, traffic or pedestrian areas) for illumination.

B. Externally Lit Signs. Spotlights specifically directed to light the sign. The spotlights shall be fully shielded so that they are not visible from roads or adjoining property. The use of solar panels must be approved by the Planning Commission.

121.006-4 Material, Color, and Style. The material and style of permanent signs shall be subject to the following:

A. Signs shall not have mirrored backgrounds.

B. Sign materials shall be compatible with proposed building materials for new buildings and will be harmonious with the requirements in this Ordinance. The frame of the sign for freestanding signs for new buildings shall be of the same material as the building as much as possible and shall match the architecture of the building.

C. The following materials may be allowed, if appropriate to the design.

- Brick
- Natural stone, including panels. Natural materials favored; but use of imitation stone is subject to review by the Planning Commission
- Stained split-face block
- Wood
- EIFS or similar, in conjunction with brick, split-face block or stone
- Metal panels, when used in combination with brick, split-face block or stone
- Plastic, or other synthetic materials, can only be used for the sign face when used in combination with brick, split-face block, or stone
- Wrought iron, painted

The following materials are prohibited for sign backgrounds, frames, supports, and ornamentation:

- Unpainted metal poles. Poles shall be enclosed by a masonry veneer
- Smooth face concrete blocks, whether painted or unpainted
- Metal panels, when used without brick, split-face block, or stone
- Plastic or other synthetic materials when used without brick, split-face block, or stone

D. The color (being black, grey, and white) of the background shall be uniform on entire sign and letters shall be uniform on entire sign with dark background and color of letters shall be uniform on entire sign. If more than one sign is used, as in the case of a corner with two (2) frontages, both signs shall be uniform in color, but the two signs shall be half the size of any normally requested sign (with a total area of both signs to be equal to or less than that allowed for a lot with one frontage) by an owner who has frontage on only one street. All signs shall contain white lettering unless there is not enough contrast with the building surface material for reasonable legibility. In such cases, black lettering shall be used. Colors shall not be used as a form of advertising even though such color may be a trademark.

E. Signage in the same development and/or using a common entrance is required to be coordinated between the multiple uses to achieve compatibility of materials and colors in signage.

121.006-5 Maintenance. All signs, including related landscaping areas, shall be maintained at all times. Signs, which are obsolete in information, defaced, missing some portion, peeling or cracking shall be deemed in disrepair. Landscaping, which consists of dead or diseased plant material, overgrown or hazardous plant material shall be deemed in disrepair. The City shall give 30 days' written notice for the owner to comply with maintenance requirements. Should the owner and/or property occupant fail to comply within the prescribed period, the City may remove (or cause to be removed) the sign with the cost of removal charged to the owner.

121.006-6 Obstruction. All signs shall be erected so as to not obstruct or impair driver vision at ingress-egress points and intersections. No sign shall be permitted which poses a traffic hazard. If, in the opinion of the City Manager or their designee, any sign does constitute a traffic hazard or is detrimental to the general safety of the public, the City may remove such sign with no prior notice to the owner.

121.007 FREESTANDING SIGN STANDARDS

121.007-1 Area and Quantity. The area and quantity of any freestanding sign face shall conform to the following:

- A. Residential. Residential subdivisions may erect freestanding identification signs. Such signs shall be located at the primary entrance(s) to the development/ subdivision or at the beginning of the street upon which the development/ subdivision connects directly to an arterial or collector street. Upon approval by the planning commission, a subdivision sign may be erected in a recorded sign easement provided that it does not pose a traffic hazard. Such signs shall be administered and maintained by an established homeowner's association or maintenance organization. Signs for such developments shall not exceed fifty (50) square feet of sign face divided among not more than four (4) sign faces. No single sign face shall exceed fifteen (15) square feet. Such signs shall not be internally lit. The maximum height of a subdivision entrance sign shall be six feet.
- B. Institutional. Each institutional use shall be permitted one (1) freestanding sign. Such sign shall have no more than 50 square feet of sign face divided among not more than two sign faces. No one face shall exceed 32 square feet.

121.007-2 Height. The maximum height of any freestanding sign for an institutional use shall not exceed six (6) feet above ground level with the exception of historical type signage which is allowed an eighteen inch increase for the structure. The ground shall not have been artificially raised for the purpose of increasing the sign's height, although landscaping at the base of the sign structure shall be required to be installed to help integrate the signs with their sites and the planting area, or a berm including plants/flowers up to one and one-half foot (1.5'), shall be allowed with a gradual slope, and will not be included when calculating the height of the sign. Sign permit applications shall show landscaping proposed and be compatible with the overall site landscaping plan. All landscaping areas must be approved by the City Manager or their designee.

121.007-3 Structure Size. The size of the support structure for any freestanding sign shall not exceed the area of sign face. This provision does not apply to walls in which signs and their structures have been integrated. Wall sizes must be approved by the Planning Commission.

121.007-4 Spacing Limitations. Freestanding signs on any premises shall be spaced at intervals of 50 foot minimum, or at the discretion of the City Manager or their designee, along each public way which views the premises. If less than 50 feet of any building is visible from any public way, only one sign shall be permitted along that public way.

121.007-5 Non-governmental Flags. Non-governmental flags are deemed to be freestanding signs and shall be subject to the provisions of this Ordinance (with the exception of height requirements). No such flag shall be for advertising purposes and exceed 15 square feet per face. A flag and a freestanding sign combination is permissible only in those circumstances where the total area of both the flag (doubled) and the freestanding sign shall not exceed the total allowable area for freestanding signs on the site. Free standing flag pole location must

be placed within the approved building envelope and shall be limited in height to the roof line of the principal structure on the lot.

121.008 WALL SIGN STANDARDS

121.008-1 Institutional/Public. Wall signs for institutional/public facilities shall not exceed 32 square feet with a total limitation of one sign per façade per building. Signage on any one façade shall not occupy more than ten percent of that façade. Signs shall be mounted in a flat fashion and not extend beyond the building face for more than 12”.

121.009 TEMPORARY SIGN STANDARDS

121.009-1 Permit Exemption. Temporary signs shall require a temporary sign permit from the City unless otherwise noted below. All temporary signage must be removed upon expiration of the permit. In addition, temporary signs shall be subject to the standards in this Ordinance.

121.009-2 Types. The following types of signs shall be classified as temporary signs:

- A. Special event signs (such as those which are used to promote a special event of a civic, philanthropic, athletic or religious nature).
- B. Land subdivision or development signs.
- C. Signs advertising the sale or lease of property upon which they are located. These signs are exempt from needing a sign permit.
- D. Political signs. These signs are exempt from needing a sign permit.
- E. On-premises special event signs such as those to promote non-profit organizations or those with direct benefit to the community.
- F. Construction signs. Only one company or group may place a construction sign on any property at a time.

121.009-3 Area, Height and Location. The area, height and location of any temporary sign shall conform to the following:

- A. Area. The total area of temporary signs shall not exceed 40 square feet except for real estate signs for residential property, which shall not exceed six (6) square feet per face and two (2) faces.
- B. Height. The maximum height of temporary signs shall not exceed six (6) feet, while the lower edge shall not exceed two (2) feet in height from the average grade.
- C. Location. No temporary sign shall be located as to obstruct or impair driver vision at institution ingress-egress points and at intersections. All temporary signs shall be located at least ten (10) feet from the street edge with the exception of residential real estate signs which must be located outside of the right of way.
- D. Number. The number of temporary signs per property shall not exceed one.

121.009-4 Time Limits. Temporary signs shall be subject to the following time limits:

- A. Special Event Signs. Special event signs may be erected no sooner than 14 days preceding a special event and shall be removed within 48 hours following the special event. The same or similar special event shall not be advertised more than four times a year.
- B. Signs Announcing the Subdivision of Land. Such signs may be erected on the land being developed after receiving final subdivision approval by the City, and shall be removed when 100 percent of the development lots are conveyed.
- C. Signs Advertising the Sale or Lease of Property. Such signs shall be removed within seven days after the property is sold or leased.
- D. Construction Signs. Such signs shall be removed within seven days after the contractor has requested the final inspection on the site.

121.009-5 Political Signs

A. Area. Political signs shall not exceed thirty-two square feet in area per face in all districts.

B. Location. No political sign shall be permitted on any public right-of-way or public property. Any political sign located on private property shall be located at least six (6) feet from edge of pavement. Vehicle signs for political candidates shall not be parked on any public right-of-way.

C. Time Limits. Political signs shall be removed within three days after such election. Vehicle signs for political candidates shall also be removed three days after such election.

121.010 SIGN PERMIT ADMINISTRATION

121.010-1 Sign Permit Required. Unless specifically exempted under Section 121.003 of this ordinance, a sign permit must be obtained from the City Manager or their designee prior to erecting, altering, or relocating a sign.

121.010-2 Sign Permit Application. The application requirements for a sign permit shall be established by the City in a form and content appropriate to demonstrate that the sign will be in compliance with this ordinance. The City Manager or their designee shall have thirty (30) days to review the application and render a decision to the applicant. The application must provide detailed description that includes material, dimensions, color, style, location and setback on site and illustration of proposed sign and comply with all aspects of this Ordinance. Notwithstanding this provision, the Board of Zoning Appeals must review and approve any signs to be erected as part of a conditional use permit. There will also be a sign review fee as set by the Board of Commissioners.

121.010-3 Regulatory Enforcement. The City Manager or their designee will periodically inspect signs in order to determine whether there are violations of this ordinance.

121.010-4 Violation Notice. A violation of this Ordinance is a violation of the Zoning Ordinance and is subject to the enforcement procedures and penalties as provided herein.

Impoundment/disposal of any sign(s) unlawfully erected off-premises or in the public right-of-way may be removed immediately by the City and may be claimed at City Hall during normal business hours after payment of a sign removal fee as set by the Board of Commissioners. The City may dispose of any signs not claimed within three (3) days.

Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

BE IT FINALLY ORDAINED by the City of Oak Hill, Davidson County, Tennessee that this ordinance shall be effective immediately upon its final passage, the public welfare requiring it.

MAYOR

CITY MANAGER

PASSED FIRST READING

PASSED SECOND READING

APPROVED AS TO FORM AND LEGALITY, CITY ATTORNEY