

## ARTICLE VIII

### SIGNS, LIGHTING, PARKING AND LOADING REQUIREMENTS

#### DIVISION 8000. PURPOSE

The purpose of this Article is to regulate sign placement, size and number; ensure that lighting does not create problems on adjoining properties; and ensure the provision of adequate loading and parking areas for each land use.

#### DIVISION 8100. SIGN STANDARDS

Purpose. The purpose of this Division is to establish minimum regulations for the display of signs. Traffic control signs erected by public agencies shall be exempt from the provisions of this Division.

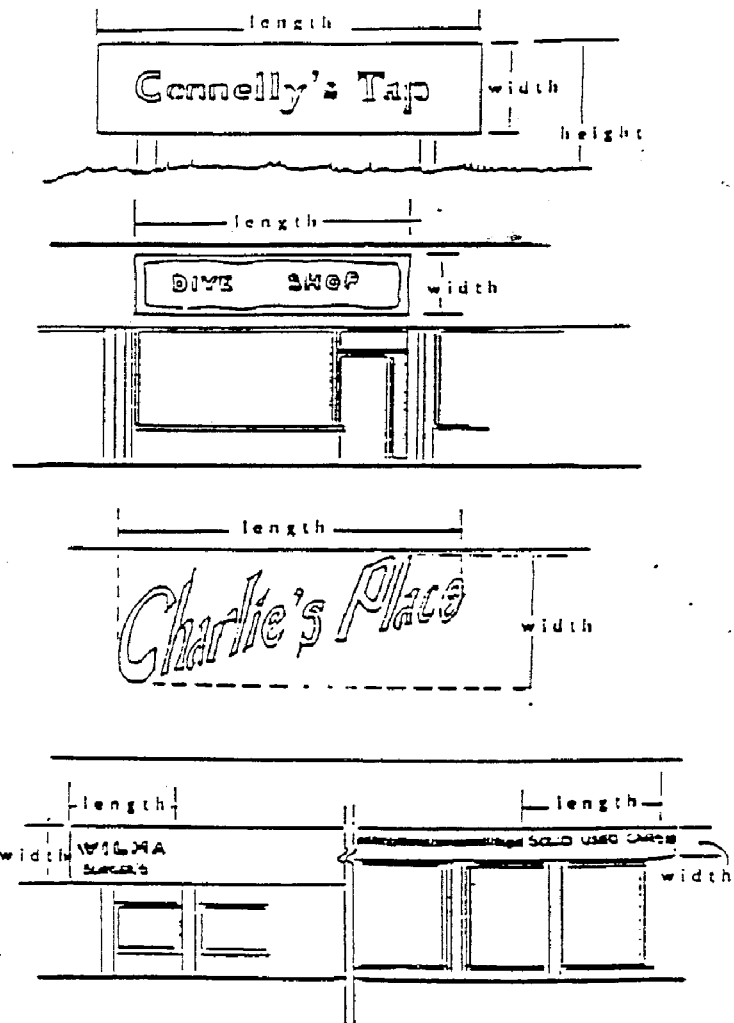
#### SECTION 8110. SIGN FACE AREA

Sign face area shall be defined by the following (see illustration on next page):

- A. In the case of ground, marquee and off-site signs (see Section 8160 for definition), the entire surface area of the sign on which copy could be placed is the sign face area. The supporting structure or bracing of a sign shall not be counted as a part of the sign's face area. Where a sign has two (2) display faces that are back to back, the area of only one (1) face shall be considered the sign face area. Where a sign has more than one (1) display face, all areas which can be viewed simultaneously shall be considered the sign face area.
- B. For a sign (other than ground, marquee, or off-site) whose message is fabricated together with the background which borders or frames that message, the sign face area shall be the total area of the entire background.
- C. For a sign (other than ground, marquee, or off-site) whose message is applied to a background which provides no border or frame, the sign area shall be the area of the smallest rectangle which can encompass all words, letters, figures, emblems, and any other elements of the sign's message.

## DETERMINATION OF SIGN FACE AREA

### SIGN FACE



## SECTION 8120. SIGN LIGHTING

Permitted methods of illumination may be divided into several types as described below. The illustration on the following page demonstrates how signs shall be illuminated.

- A. General: 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. Internal Message: The sign is made of metal, wood, or other material that is not translucent, and the message is cut out of the material and replaced with a translucent material. The sign's light source is located inside the sign.
- C. Internal Sign: The sign is made of translucent material with internal lights.
- D. Back-Lighting: The message is raised beyond both the sign's background and the cover-lighting sources which illuminate the background.
- E. Shielded Spot Light: The sign is lighted by spot-lights specifically directed at it. The spot-lights are fully shielded so that they are not visible from streets or adjoining property.

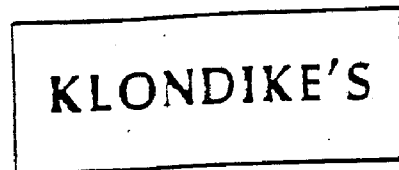
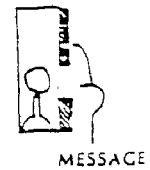
# SIGN ILLUMINATIONS



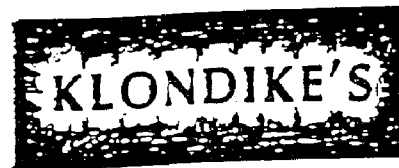
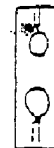
**GENERAL**  
NO ILLUMINATED AREA



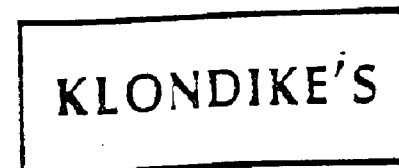
**INTERNAL MESSAGE**  
ILLUMINATED LETTERS ONLY



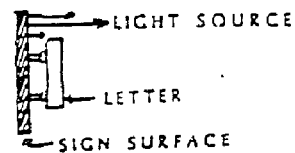
**INTERNAL SIGN**  
ENTIRE FACE ILLUMINATED



**BACK-LIGHTING**



**SHIELDED SPOTLIGHT**  
FACE ILLUMINATED  
BY EXTERNAL LIGHT



## SECTION 8130. GENERAL REGULATIONS

- A. No person shall erect, alter, or relocate any sign within the unincorporated areas of the County without first obtaining a sign permit (see Section 9240). The following are exceptions:
  - 1. Memorial signs and tablets displayed on public property or in cemeteries.
  - 2. Address numerals and signs bearing the same name of occupants of the premises not exceeding one (1) square foot in area.
  - 3. Legal notices.
  - 4. Traffic and parking signs which bear no advertising.
- B. The repainting, changing of parts, and maintenance of signs located on the site shall not be deemed alterations requiring a sign permit.
- C. Except for time and/or temperature signs, no flashing, fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants, or other decorations shall be permitted.
- D. No sign shall obstruct a clear view to and from traffic along any street right-of-way, entrance, or exit.
- E. No signs, including traffic signs and similar regulatory notices, except those placed by or on behalf of a governmental entity\*, shall be allowed to project or be located within public rights-of-way within the unincorporated County.
- F. Any spot lights permitted to illuminate signs shall be shielded so that they cannot be seen from adjoining roads or property.
- G. Height and Clearance
  - 1. The height of a ground sign shall be measured from the mean ground level to the highest point of the sign face area or its supporting structure, whichever is greater.
  - 2. The height of a wall sign shall be measured from the base of the building below the sign to the top of the sign face. The top of the sign shall be neither higher than a maximum permitted building height nor more than three (3) feet higher than the highest ceiling elevation in the building.
  - 3. The clearance of a projected sign shall be measured from the base of the sign face to the ground below.

- H. No sign shall be attached to a roof except those mounted to the roof and not extending higher than the roof line and meeting all other sign regulations.
- I. Signs may be located within a required bufferyard along any right-of-way except where otherwise prohibited in the Ordinance. No sign, however, shall be located along any side or rear lot line within a required bufferyard.

#### SECTION 8140. SIGNS IN SHOPPING CENTERS, OFFICE AND INDUSTRIAL PARKS, AND CAMPUSES.

In shopping centers, office and industrial parks, and campuses, all signs shall be designed in accordance with an approved signage plan for the development. This plan shall set a standard sign design for the entire center, park, or campus. The signage plan shall include, at minimum, the following components: limitations on colors for lettering and background, method of illumination, and placement. The signage plan shall be filed as part of the land development process, shall be enforced by the County as well as by the developer, and shall conform with the following requirements:

##### A. Shopping Centers

1. Background and Border Colors: All signs throughout the development, except franchise signs, shall be on a background of a single color. One or two colors may be used in the same relationship on all signs as a border.
2. Lettering Colors: In addition to the background colors and border colors, no more than two colors shall be used for lettering in the development, except as provided on franchise signs.
3. Lighting: All signs shall have the same form of lighting throughout the development.
4. Franchise Signs: These signs shall include those of the anchor tenants in the shopping center, as well as nationally-franchised businesses that use the same logo nation-wide. All such franchise businesses and anchor tenants shall be located in buildings that are either freestanding, or accentuated by their height, staggered building lines, or other architectural detailing so that the use of difference signage does not disrupt the continuity of the center.
5. Bonuses: Where franchise signage, except those of the anchor tenant(s) and franchises on freestanding buildings, conforms to the mandated color pattern, or is placed on an insert on the standard sign (see illustration for requirements), a ten (10) percent increase in sign areas shall be permitted. If these signs are entirely internally illuminated and use only a single color light and face of a copper or wood face, the bonus shall be increased to twenty (20) percent.

- B. Parks and Campuses. Signage colors are unlimited except where buildings are divided into a series of units with individual outside access and signage. In such cases, signs shall follow the shopping center regulations, without the franchise/anchor store exemptions. For freestanding buildings, the development shall set the permitted mix (in percent of the total sign area allocated to each of the used types) between ground, wall or other types of permitted signs.

#### SECTION 8150. PERMITTED SIGNS

No signs shall be permitted for any use except as provided in the Section and Section 8160. Each use shall be permitted at least one sign. Uses not limited to one sign in Table 8150 are permitted more than one sign as long as the total of all the sign face areas does not exceed the maximum permitted sign face area.

The Table of Permitted Signs, Table 8150, is on the following page.

Table 8150\*

## Table of Permitted Signs

## Type of Signs

| <u>Use</u>              | <u>Ground</u> | <u>Wall</u> | <u>Projecting</u> | <u>Graphic</u> | <u>Directional</u> |
|-------------------------|---------------|-------------|-------------------|----------------|--------------------|
| Agricultural            |               |             |                   |                |                    |
| Nursery                 | 1             | Y           | 0G                | N              | N                  |
| All Other               | 1             | Y           | 0G                | N              | N                  |
| Residential*            |               |             |                   |                |                    |
| Residential Development | 1/ent         | N           | N                 | N              | b                  |
| Institutional (all)     | 1             | Y           | 0G                | N              | b                  |
| Commercial              |               |             |                   |                |                    |
| Shopping Center         | 1/ent         | Y           | N                 | 0              | a                  |
| Office Park             | 1/ent         | Y           | N                 | N              | b                  |
| Bank                    | 1             | Y           | 0G                | N              | N                  |
| Gas Station             | 1             | Y           | 0G                | 0              | a                  |
| Motel-Hotel             | 1             | Y           | 0G                | N              | a                  |
| Movie Theater           | 1             | Y           | 0G                | 0              | N                  |
| Office                  | 1             | Y           | 0G                | N              | N                  |
| Restaurant              | 1             | Y           | 0G                | 0              | a                  |
| All Other               | 1             | Y           | 0G                | 0              | N                  |
| Industrial              |               |             |                   |                |                    |
| Industrial Park         | 1/ent         | Y           | N                 | 0              | b                  |
| All Other               | 1             | Y           | 0G                | N              | N                  |

Y = this sign type is permitted

1/ent = one sign per road entrance is permitted

1 = only one sign for the use is permitted

0 = this sign type may be substituted for a wall sign subject to the standards set forth in Section 8170 E.

a = this off-site sign is permitted only for those uses indicated that are within one-half mile of I-40 or I-65.

b = only on-site signs are permitted

N = Not permitted

OG = this sign type may be substituted for a Ground Sign.

\* = For real estate signage see Temporary Signs, Section 8170 D.



## SECTION 8160. SIGN PERFORMANCE STANDARDS

This section states that specifications for each of the sign performance standards according to sign type (five sign types are permitted by this Ordinance), and according to land use. These standards shall be subject to additional requirements as specified in other sections of this Division. For each sign type, the following standards are specified: the maximum total sign face area permitted, the maximum permitted height, the permitted lighting source, and any additional requirements or limitations.

Unless a maximum number of signs are given in Table 8150, there is no limitation on the number of signs of a permitted type as long as the total of all the sign face areas does not exceed the maximum permitted sign face area.

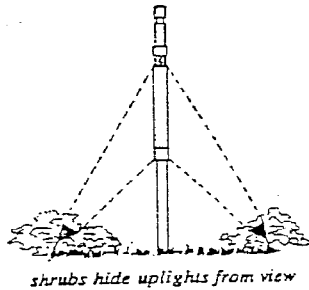
8160 A.1 \* GROUND SIGN (ANY ZONE)  
(IN SQUARE FEET)

Site Frontage in Feet

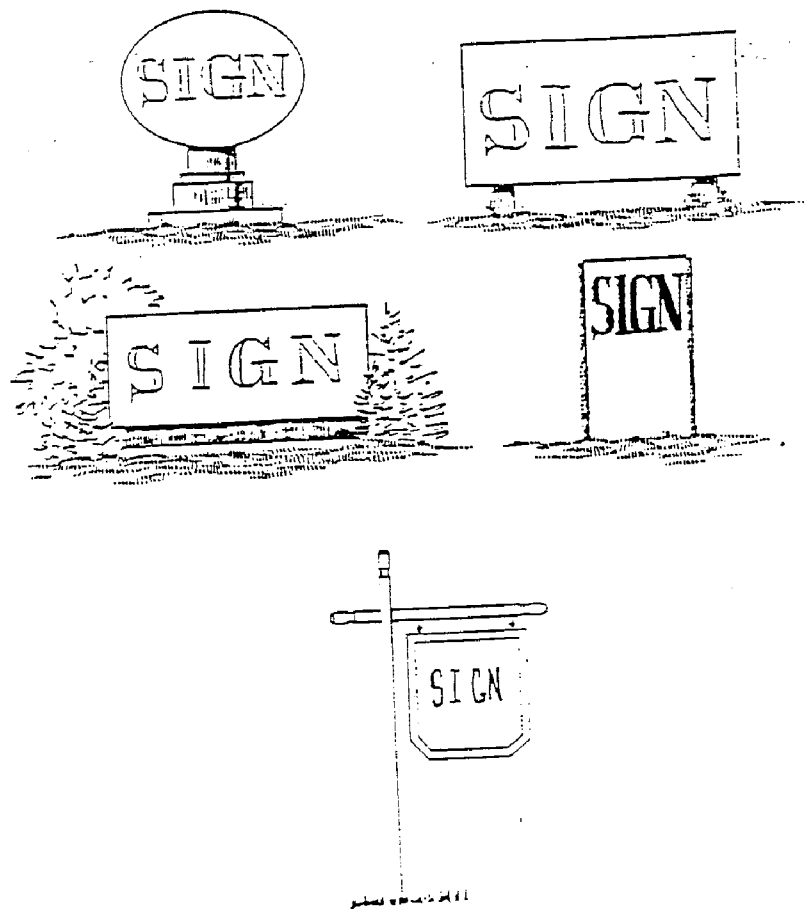
|                                     | 0-100 | 100-200 | 200-400 | 400-800 | 800-1200 | 1200+ | Max. Height |
|-------------------------------------|-------|---------|---------|---------|----------|-------|-------------|
| Residential Unit                    | 2     | 2       | 2       | 2       | 2        | 2     | 6           |
| Nursery                             | 24    | 36      | 50      | 50      | 50       | 50    | 6           |
| Agricultural                        | 24    | 24      | 24      | 24      | 24       | 24    | 6           |
| Residential Development             | 24    | 36      | 50      | 50      | 50       | 50    | 8           |
| Inst./Bank                          | 24    | 36      | 50      | 50      | 50       | 50    | 10          |
| Shopping Center/<br>Industrial Park | 24    | 36      | 50      | 50      | 80       | 120   | 15          |
| Gas Convenience                     | 24    | 36      | 50      | 50      | 50       | 50    | 12*         |
| Motel, Hotel                        | 24    | 36      | 50      | 50      | 50       | 50    | 10          |
| Movie                               | 24    | 36      | 50      | 50      | 50       | 50    | 12          |
| Office                              | 24    | 36      | 50      | 50      | 50       | 50    | 10          |
| Restaurant                          | 24    | 36      | 50      | 50      | 50       | 50    | 10          |
| All Other                           | 24    | 36      | 50      | 50      | 50       | 50    | 10          |

\* Maximum height regulation for existing non-conforming signs (businesses such as gas convenience, etc.) shall be adjusted by Staff based on safe height clearances for vehicles accessing the property.

2. Permitted Lighting. Shielded spot-light and internal message signs are permitted in all districts. Internal sign and back-lighting are permitted in the Urban and Suburban Districts only.
3. Ground signs must be located a minimum of 15 feet from road edge pavement and off right-of-way.\*



## GROUND SIGNS



B. 1\*

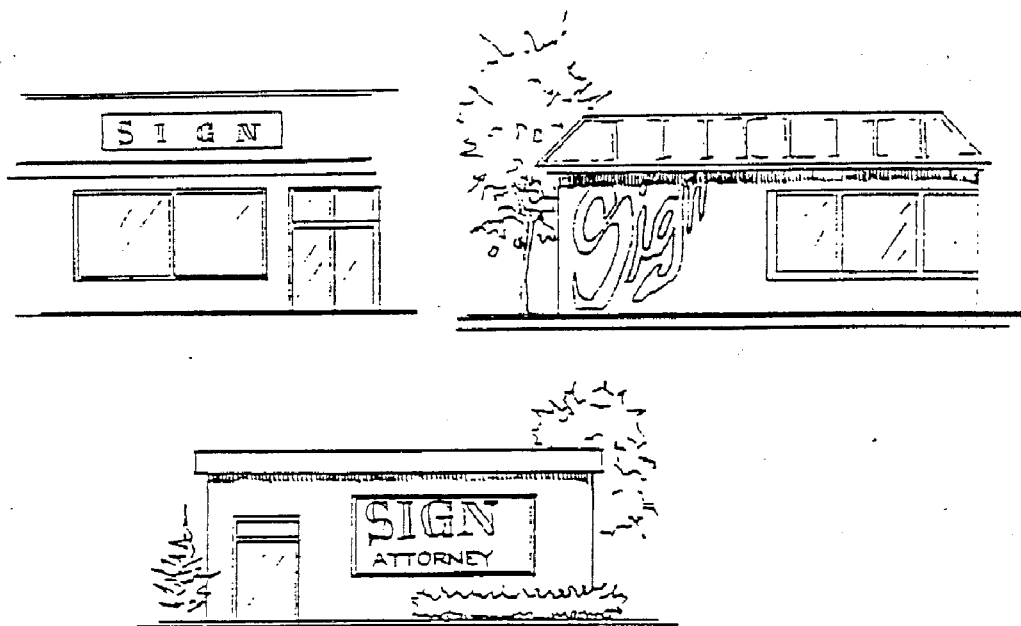
WALL OR FAÇADE SIGN (ANY ZONE)  
(IN SQUARE FEET)

Building Width in Feet

|                                          | <u>-20</u> | <u>20-40</u> | <u>40-80</u> | <u>80-150</u> | <u>150+</u> |
|------------------------------------------|------------|--------------|--------------|---------------|-------------|
| Agricultural                             | 24         | 24           | 24           | 24            | 24          |
| Inst. & Bank                             | 25         | 36           | 50           | 50            | 50          |
| Gas Convenience                          | 25         | 36           | 50           | 50            | 50          |
| Motel, Hotel                             | 24         | 36           | 50           | 50            | 50          |
| Movie                                    | 24         | 36           | 50           | 50            | 50          |
| Office, Other Commercial &<br>Industrial | 24         | 36           | 50           | 80            | 120         |
| Restaurant                               | 24         | 36           | 50           | 50            | 50          |
| All Other                                | 24         | 36           | 50           | 50            | 50          |

- (a) Add 25% to allowed wall sign if no ground sign is used.
  - (b) Corner buildings will be allowed only one wall on which to compute the total amount of wall signage. No wall sign shall exceed size allowed for the wall on which the sign is to be placed.
2. Permitted Lighting. Shielded spot-light and internal message are permitted in all districts. Internal sign and back-lighting are permitted in the Urban and Suburban Districts only.

## WALL SIGNS



C. Projecting Signs\*

1. Maximum permitted sign face area (in sq. ft.)

Site Frontage in Feet

|                  | <u>0-<br/>100</u> | <u>100-<br/>200</u> | <u>200-<br/>400</u> | <u>400-<br/>800</u> | <u>800-<br/>1200</u> | <u>1200+</u> | <u>Max.<br/>Hgt.</u>              |
|------------------|-------------------|---------------------|---------------------|---------------------|----------------------|--------------|-----------------------------------|
| Residential Unit | 2                 | 2                   | 2                   | 2                   | 2                    | 2            | Not to<br>Exceed<br>Roof-<br>Line |
| Nursery          | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Agricultural     | 24                | 24                  | 24                  | 24                  | 24                   | 24           |                                   |
| Gas Convenience  | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Inst. / Bank     | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Motel, Hotel     | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Movie            | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Office           | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| Restaurant       | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |
| All Other        | 24                | 36                  | 50                  | 50                  | 50                   | 50           |                                   |

2. Permitted lighting same as wall sign.
3. Minimum clearance to bottom – 10 feet
4. Maximum height not to exceed roofline.
5. The projecting sign option allowed instead of ground sign.
6. Sign may not project into street right-of-way.

D. \* Graphic Signs

1. Maximum Permitted Sign Face Area (in sq. ft.) shall be 20% larger than would be the wall sign for which the graphic sign is being substituted. This option may be used only where the entire shopping center, office park, or industrial park is restricted to this type of sign, i.e., individual store or building use shall be required.

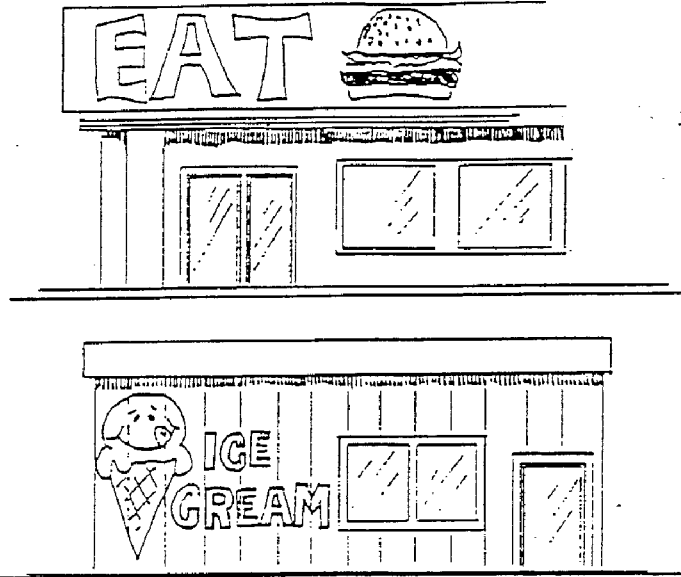
| DISTRICT & Land Use | Building Width in Feet |              |              |               |             |
|---------------------|------------------------|--------------|--------------|---------------|-------------|
|                     | <u>-20</u>             | <u>20-40</u> | <u>40-80</u> | <u>80-150</u> | <u>150+</u> |
| URBAN               |                        |              |              |               |             |
| Shopping Center     | 30                     | 60           | 100          | 150           | 200         |
| SUBURBAN            |                        |              |              |               |             |
| Shopping Center     | 20                     | 40           | 60           | 100           | 150         |
| CROSSROADS CENTER   |                        |              |              |               |             |
| Shopping Center     | 8                      | 16           | 24           | 36            | 48          |

2. Permitted Lighting. Shielded spot-lighting and internal letter are permitted in all districts. Internal sign and back-lighting are permitted in the Urban and Suburban Districts only.

E.\* Directional Signs

The maximum sign face area for off-site directional signs shall be governed by Section 8170 C. On-site directional signs shall be no more than eight square feet in sign face area and shall not exceed three feet in height.

## GRAPHIC SIGNS



## SECTION 8170. DETAILED SIGN REGULATIONS BY SIGN TYPE

### A. Development Signs

1. All development signs shall be ground signs. One (1) real estate sign per street frontage shall be allowed for new developments consisting of more than two (2) lots or more than two (2) occupiable buildings. The sign shall have a maximum of two hundred (200) square feet in surface area, per side, and a maximum height of twelve (12) feet. Square footage shall be determined by one (1) square foot per unit approved, per side, within the maximum limits. All developments of twenty-five (25) units or less shall be allowed a twenty-five (25) square foot sign. Signs shall be located a minimum of twelve (12) feet from the street right-of-way. The sign shall be removed after the sale of ninety-five (95) percent of all the occupiable square footage in the development to the end user.
2. Residential development signs shall only provide the name of the subdivision.
- 3.\* A development sign shall contain only the name of the development or individual store names, logos, wording, or similar features.
4. Lighting of a development sign may be provided by internal lighting, back-lighting, the general lighting of the area, or by shielded spot-lights.
5. All development signs must be located on-site. The use of off-site development signs is not permitted.

### B. Off-Site Signs

1. Purpose. Off-site signs shall be permitted as a conditional use under the requirements of this Subsection. The purpose of these signs is to facilitate the reasonable advertising of vehicle service, food, lodging, and other establishments located within 1,200 feet of the centerlines of either I-65 or I-40 as measured from connecting roads and drives.\*
2. Location
  - a. Off-site signs shall be permitted only along the frontages of I-65 and I-40.\*
  - b. A maximum of four (4) off-site signs shall be permitted for each side of the road for each interchange or intersection of I-65 or I-40. One sign in each direction shall be permitted for vehicles service establishments, one sign in each direction for food establishments, one sign in each direction for lodging establishments, and one sign

in each direction for other establishments not fitting within these categories.\*

- c. Off-site signs must be located between one-quarter (1/4) mile and three-quarter (3/4) miles from an interchange or intersection. Off-site signs must be located at least five hundred (500) feet from the closest off-site sign on the same side of I-65 or I-40.\*
- d. Precise locations for off-site signs shall be granted as a conditional use by the Planning Commission. Where the County has, or is able to acquire, appropriate easements or property, such as a location shall take priority. In areas where this option does not exist, off-site signs may be located on private property. The criteria for determining which available private lands are selected for off-site sign location include:
  - (1) The degree to which a particular location would facilitate the legible display of information to the intersection.
  - (2) The degree to which a particular location would give good advanced notice of the subject interchange or intersection.
  - (3) The degree to which a particular location would minimize impacts on surrounding properties.

### 3. Configuration

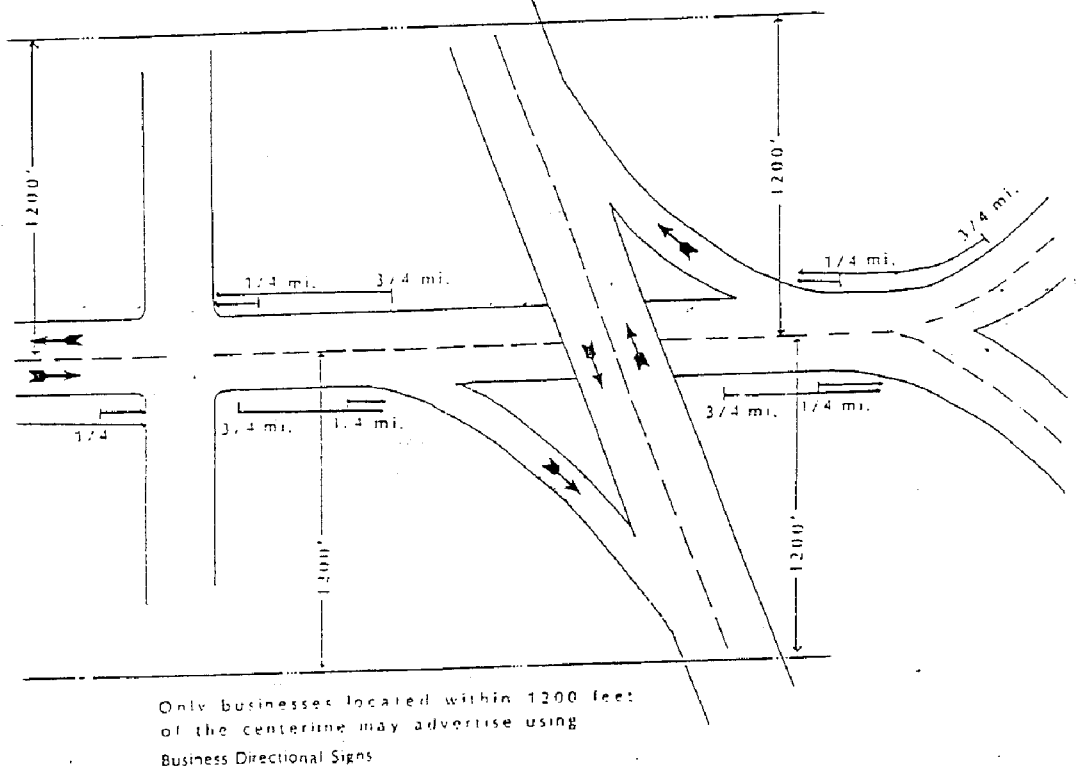
- a. Each off-site sign shall contain a general message such as "Vehicle Service," "Food," "Lodging," or any combination of these three messages indicating the type or types of establishments located off the upcoming exit.
- b. Each off-site sign shall contain areas for the display of establishment names and/or logos. No other information shall be permitted.
- c. The display area for each establishment shall be a square area, two (2) feet on each side.
- d. The following illustration depicts the overall configuration of off-site signs and the arrangement of the display areas for each establishment.

4. Approval and Installation Procedure

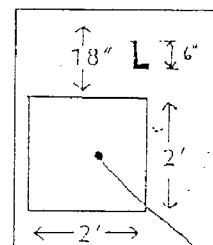
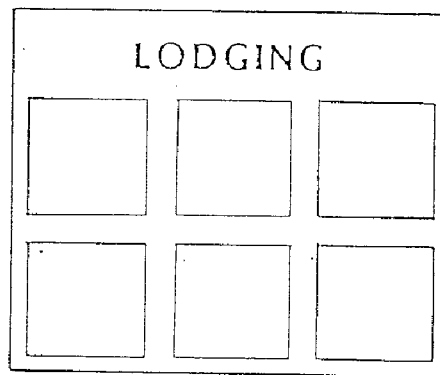
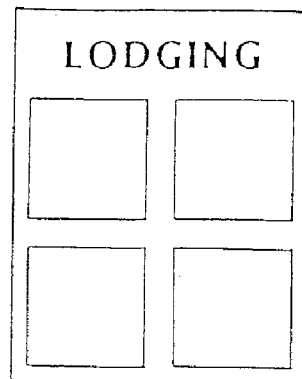
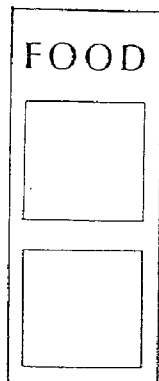
Upon the request of a sign company or land-owner, or upon Planning Department notice, the County shall review request to construct and install off-site signs. As a conditional use, permits to develop off-site signs shall be awarded on a first-come, first-served basis. Conditions for approval of such a request include:

- a. All existing off-site signs of any establishment to be advertised on the requested off-site sign shall be removed.
- b. All establishments to be advertised on the requested off-site sign shall be required to bring on-site signs, landscaping and lighting into conformance with this Ordinance.

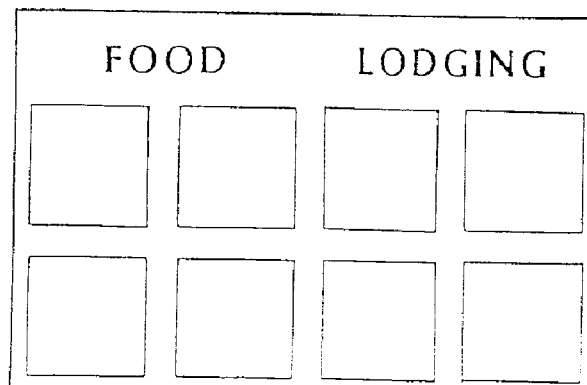
## LOCATION OF OFF-SITE SIGNS



## OFF-SITE SIGNS



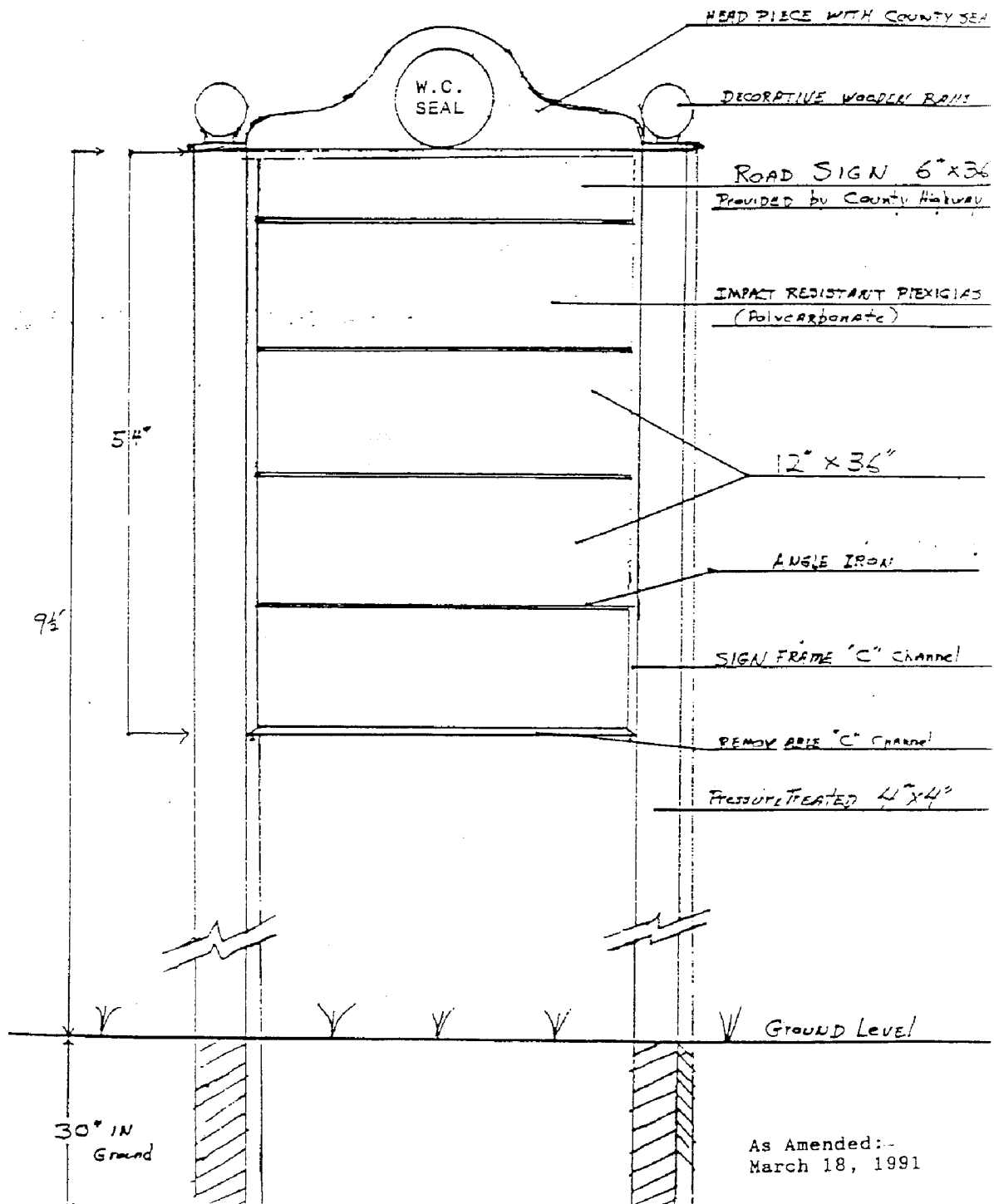
ESTABLISHMENT  
DISPLAY  
AREA



C. Directional Signs

Off-site directional signs are permitted to give sufficient notice of the location of governmental facilities, hospitals, colleges, schools, unincorporated communities, and general commercial areas. Legal business, institutional, or industrial uses located on a County road may purchase a \$100 permit per zoned lot for a 12" x 36" sign to be used in a Multi-Sign Frame. Multi-Signs will be located at intersections approved by the County Development Office. Multi-Sign Frame dimensions are as shown on the following page.\*

PERMANENT DIRECTIONAL SIGN (MULTI-SIGN)



#### D. Temporary Signs

Temporary signs must conform to all applicable regulations of this Division. Sign permits for temporary signs are required for portable signs only.\* No temporary signs of any type, other than non-commercial messages placed by or on behalf of a governmental entity, shall be located within, or project into, any public road right-of-way within the unincorporated County.

1. Political Signs. Political signs located on private property are exempt from County regulation.
2. Portable signs must be permitted; however, portable signs shall require a temporary sign permit issued by the Planning staff. No fee shall be charged for this permit. The permit shall be valid for fourteen (14) days. No establishment or individual shall be permitted to obtain a temporary sign permit for a portable sign more than four (4) times in one (1) year. Portable signs shall not exceed thirty-two (32)\* square feet of area and shall follow all of the standards otherwise required for signs by this Section.
3. Real Estate signs do not require a permit. Only one (1) real estate sign may be located adjacent to each separate street frontage of a lot and one "open house" sign when appropriate, provided that the sign is:
  - a. located entirely within the property to which to sign applies; and
  - b. not directly illuminated; and
  - c. removed within seven (7) days after a deed has been recorded for the sale, or a lease signed for the rental, or lease of the property; and
  - d. no larger than six (6) square feet in surface area per side and a maximum of six (6) feet high for properties of less than five (5) acres in all districts or greater than five (5) acres in the Suburban, Neighborhood Conservation, Restricted Single-Family or Mobile Home districts; and no larger than twenty-four (24) square feet and twelve (12) feet high for properties greater than five (5) acres in the Estate, Suburban Estate, Rural, Crossroads Center, Interchange, and Urban districts.

Parcels of over ten (10) acres with more than 450 feet of road frontage may have a sign a maximum of forty-eight (48) square feet in area per side and a maximum height of twelve (12) feet.

- e. Special requests for signs larger than allowed in these standards, may be appealed to the Board of Zoning Appeals, if a topographic or other similar consideration should make such allowance desirable.

#### 4. Directional Real Estate Signs

Temporary Directional Real Estate Signs will be permitted under the following criteria:

- a.\* Williamson County shall provide the dimension, color and design of a standard directional sign. Temporary direction "REALTY FOR SALE" signs will use only those words "Realty for Sale" in white letters on a red arrow on white background and shall not exceed 2 sq. ft. in size and will be posted no higher than 4 feet from ground level. The sign will allow one line of 1/2" letters for owner's identification only. These signs will be allowed at as many intersections as needed, provided they are not located within a road right-of-way owned or controlled by the County. These signs will have no time limitations during which they can be posted. "Open House" riders will be allowed on the "Realty for Sale" sign only on the weekend and only during the hours of the supervised open house.
- b. Only one standard direction sign will be allowed to point in each direction at each intersection.

#### 5.\* Auction Signs and Community Special Events

The maximum sign size will be 4 ft x 4 ft. The sign shall be posted no more than 15 days prior to the event and will be removed by the day following the event. There will be a limit of five 4 ft x 4 ft off-site signs allowed per event. These 4 ft x 4 ft signs will be no higher than 5 ft from ground level at any point. There will be an unlimited number of 2 sq. ft. directional signs allowed 15 days prior to the event and posted no higher than 4 ft from ground level.

#### 6.\* Temporary directional signs for seasonal agricultural uses will be permitted under the following criteria:

- a. Each use will be allowed to post as many as five signs.
- b. Each use will not exceed 2 sq. ft. in size.
- c. No sign shall be posted higher than 4 ft from ground level.

- d. No use will be allowed to post signs longer than 45 days.

E. Optional Signs

Signs designated as “optional” by Table 8150 may be substituted for a permitted wall sign. The optional sign’s face area shall be governed by the maximum permitted sign face area for the selected sign type as given in Section 8160. Under no circumstances shall the use of both a wall sign and an optional sign exceed the total permitted sign face area of the most restrictive maximum permitted sign face for the types of signs to be used. Thus, when sign types are mixed, the maximum permitted total sign face area shall be governed by the most restrictive standard.\*

## DIVISION 8200. EXTERIOR LIGHTING STANDARDS

### A. Purpose

The purpose of this Section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of a light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are causes for the regulation. This Section is not intended to apply to public street lighting.

### B. Exterior Lighting Plan

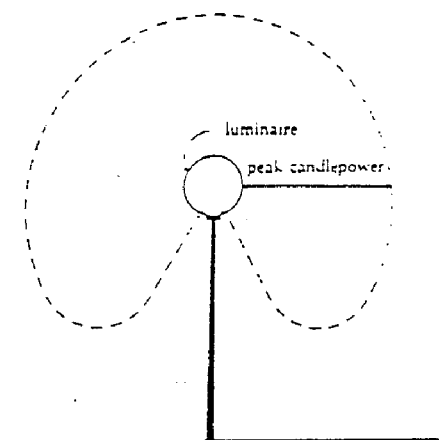
At the time any exterior light is installed or substantially modified, and whenever a zoning certificate is sought, an exterior lighting plan shall be submitted to the County in order to determine whether the requirements of this Section have been met and that adjoining property will not be adversely impacted by the proposed lighting.

### C. Exterior lighting for parking areas shall meet one (1) of the following standards:

1. If a light source or luminaire has no cutoff (see illustration), then the maximum permitted illumination and height of the luminaire shall be as follows:

| <u>Use and District</u>       | <u>Maximum Permitted illumination (in foot candles)</u> | <u>Maximum Permitted height of luminaire ( in feet)</u> |
|-------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| Residential Parking Areas     | .2                                                      | 12                                                      |
| Non-Residential Parking Areas | .3                                                      | 16                                                      |

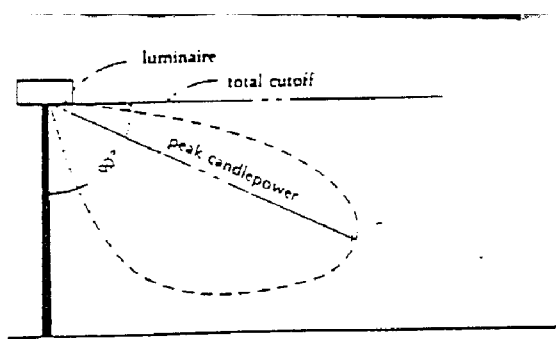
Commentary: Exterior lighting fixtures frequently produce unsightly glare. At times, the glare may even result in a safety hazard. The standards imposed by this Section are designed to reduce the hazard and nuisance of these fixtures.



NO CUTOFF LUMINAIRE

2. If a luminaire has total cutoff of an angle greater than ninety (90) degrees (see illustration below), then the maximum permitted illumination and height of the luminaire shall be:

| <u>Use and District</u>                                         | <u>Maximum Permitted illumination (in foot candles)</u> | <u>Maximum Permitted height of luminaire ( in feet)</u> |
|-----------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| Residential Parking Area                                        | 0.50                                                    | 15                                                      |
| Non-Residential Parking Areas in districts other than Urban (U) | 0.75                                                    | 20                                                      |
| Non-Residential Parking Areas in the Urban (U) district         | 1.00                                                    | 25                                                      |

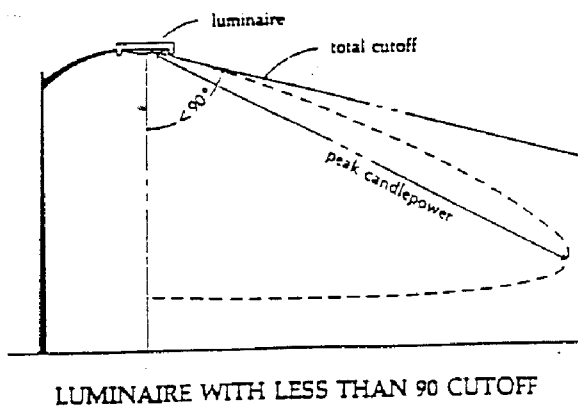


90 CUTOFF LUMINAIRE

3. If a luminaire has total cutoff of light at an angle less than ninety (90) degrees (see illustration below) and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the maximum permitted illumination and height of the luminaire shall be:

| <u>Use and District</u>                                         | <u>Maximum Permitted illumination (in foot candles)</u> | <u>Maximum Permitted height of luminaire ( in feet)</u> |
|-----------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|
| Residential Parking Area                                        | 0.50                                                    | 20 ft                                                   |
| Non-Residential Parking Areas in districts other than Urban (U) | 0.75                                                    | 25 ft                                                   |
| Non-Residential Parking Areas in the Urban (U) district         | 1.0                                                     | 30 ft                                                   |

Commentary: This type of light fixture may be taller and provide greater illumination at the property line than the other two (2) types specified above, because the design of this fixture ensures that its light source will not be directly visible off-site.



D. Exterior Lighting for Specified Outdoor Recreational Uses

Ball diamonds, playing fields, and tennis courts have unique requirements for night-time visibility and generally have limited hours of operation. These uses may be exempted from the exterior lighting standards if the applicant can satisfy the Planning Commission upon site plan review that the following requirements are met:

1. The site plan must meet all other requirements of this Division and this Ordinance; and
2. Any exterior light sources shall not exceed the maximum permitted luminaire height of seventy (70) feet;\* and
3. If provided that the luminaire is shielded in either its orientation or by a landscaped bufferyard to prevent light and glare spill-over to adjacent residential property, then the luminaire may exceed a total cutoff angle of ninety (90) degrees. The maximum permitted illumination at the interior bufferyard line shall not exceed two (2) foot candles. The maximum illumination must be verified by submission of properly documented photometrics.\*

E. Additional Regulations. Notwithstanding any other provision of this Section to the contrary:

1. No flickering or flashing lights shall be permitted.
2. Light sources or luminaries shall not be located within bufferyard areas except on pedestrian walkways.

## DIVISION 8300. OFF-STREET PARKING AND OFF-STREET LOADING STANDARDS

The following Sections describe required standards for off-street parking, and off-street loading.

### SECTION 8310. OFF-STREET PARKING STANDARDS

#### A. Required Number of Parking Spaces to be provided.

The following minimum number of parking spaces shall be required of the uses specified below.

References herein to “employee(s) on the largest work shift” means the maximum number of employees working at the facility during a single given day, regardless of the time period during which this occurs, and regardless of whether any such person is a full-time employee. The largest work shift may occur on any particular day of the week or during a lunch or dinner period in the case of a restaurant.

Handicapped parking space requirements shall be according to Tennessee State Regulations which require two (2%) percent of all space provided (or a minimum of one where less than twenty spaces) be set aside and designated for the use of the physically disabled. (The two percent (2%) requirement is very minimal and twice this amount is preferred). They shall be 12’6” wide and located as near as possible to the building entrances. Also, they shall be clearly marked signs for use of the handicapped.

The term “capacity” as used herein means the maximum number of persons that may be accommodated by the use as determined by its design or by fire code requirements, whichever is greater.

1. Commercial and Entertainment Uses except as specifically designed below: one (1) space per three hundred (300) square feet of gross floor area of customer sales and service, storage and/or office gross floor area.

Other commercial and entertainment uses:

Banks: one (1) space per two hundred (200) square feet of gross floor area, plus five (5) spaces of off-street waiting (loading) spaces per drive-in lane.

Beauty and Barber Shops: three (3) spaces per operator or one (1) space per one hundred (100) square feet of gross floor area, whichever is larger, plus one (1) space per employee on the largest work shift.

Funeral Homes: one (1) space per four (4) patron seats or twenty-five (25) spaces per chapel unit, whichever is greater.

Grocery Stores and Supermarkets: one (1) space per one hundred (100) square feet of gross floor area of customer sales and service, plus one (1) space per two hundred (200) square feet of gross floor area storage.

Hospitals: two (2) spaces per three (3) patient beds, plus one (1) space per staff doctor and each other employee on the largest work shift.

Hotels and Motels: one (1) space per room or suite, plus one (1) space per every three (3) employees on the largest work shift, plus one (1) space per three (3) persons to the maximum capacity of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses (e.g. restaurants and bars).

Private Clubs: one (1) space per three (3) persons to the maximum capacity of the facility.

Repair Services: one (1) space per three hundred square feet of gross floor area, plus one (1) space per employee on the largest work shift.

Restaurants, Fast Food with Drive-in: two (2) spaces per three (3) seats.

Restaurants, Standard: one (1) space per three (3) patron seats or one (1) space per hundred (100) square feet of gross floor area, whichever is greater, plus one (1) space per employee on the largest work shift.

Rural Retreat – Extensive: If overnight lodging is provided, one (1) space per guest room and/or camp site plus one (1) space per five (5) persons to the maximum capacity of all meeting and/or banquet facilities. If no overnight lodging is provided, one (1) space per three (3) persons to the maximum capacity of all meeting, restaurant, and/or banquet facilities.

Rural Retreat – Limited: One (1) space per three (3) persons to the maximum capacity of the facility

Schools, Commercial or Trade: one (1) space per three (3) students, plus one (1) space per employee (including faculty) at capacity class attendance period.

Shopping Center, (less than one hundred thousand {100,000} square feet or more of floor area): five (5) spaces per 1,000 square feet of gross floor area.

Shopping Center, Regional (one thousand {100,000} square feet of gross floor area): four (4) spaces per one thousand (1,000) square feet of gross floor area.

Theaters and Auditoriums: one (1) space per three (3) patrons based on maximum capacity. This requirement may be satisfied on a space-by-space basis by the facility providing written proof that it has the use of a nearby parking lot available to its patrons (e.g. by contractual agreement).

2. Commercial/Recreational Uses: one (1) space per four (4) patrons to the maximum capacity of the facility plus one (1) space per two (2) employees on the largest work shift.

Other Commercial/Recreational Uses:

Bowling Alleys: five (5) spaces per lane, plus one (1) space per employee on the largest work shift.

Marinas: one (1) space per two (2) boat slips, plus a number of large ten (10) foot by forty (40) foot spaces for trailers, as determined by the county on a case-by-case basis.

Skating Rinks, Ice or Roller: one (1) space per three-hundred (300) square feet of gross floor area.

3. Institutional, Indoor Recreational, and Special Residential Uses: one (1) space per three (3) patrons to the maximum capacity, plus one (1) space per employee on the largest work shift.

Other Institutional, Indoor Recreational, and Special Residential Uses:

Camps, Day or Youth: one (1) space per employee on the largest work shift, plus one (1) space per camp vehicle normally parked on the premises.

Cemeteries: one (1) space per employee, plus one (1) space per four (4) visitors to the maximum capacity.

Churches: one (1) space per five (5) seats to the maximum capacity.

Community and Recreation Centers: one (1) space per two hundred fifty (250) square feet of gross floor area, or one (1) space per four (4) patrons to the maximum capacity, whichever is greater, plus one (1) space per employee on the largest work shift.

Day or Nursery Schools: one (1) space per five (5) students for up to fifty (50) students, plus one (1) space per ten (10) students past fifty(50). A one-way circular drive is required with a minimum dimension of forty (40) feet by forty (40) feet at the entrance to the school. No parking space shall back onto a public street.

Group Dwellings: one (1) space per bedroom or sleeping room.

Libraries and Museums: one (1) space per two hundred fifty (250) square feet of gross floor area or one (1) space per four (4) seats to the maximum capacity, whichever is greater, plus one (1) space per employee on the largest work shift.

Monasteries and Convents: one (1) space per six (6) residents, plus one (1) space per employee on the largest work shift, plus one (1) space per five (5) chapel seats if the public may attend.

Nursing Homes: one (1) space per six (6) patient beds, plus one (1) space per employee on the largest work shift, plus one (1) space per staff member and per visiting doctor.

Schools:

- a. Elementary and Junior High: one (1) space per teacher and per staff member, plus one (1) space per two (2) classrooms.
- b. Senior High: one (1) space per teacher and per staff member on the largest work shift, plus one (1) space per five (5) non-bused students.
- c. College: one (1) space per staff member on the largest work shift, plus one (1) space per two (2) students of the largest class attendance period.

Swimming Facilities: one (1) space per seventy-five (75) square feet of gross water area, plus one (1) space per employee on the largest work shift.

Tennis, Racquetball, Handball Courts: four (4) spaces per court, plus one (1) space per employee on the largest work shift.

4. Nursery Uses: one (1) space per employee on the largest work shift, plus one (1) space per two hundred (200) square feet of gross floor area of inside sales or display.

5. Office Uses:

Offices, General: one (1) space per one thousand (1,000) square feet of gross floor area.

Medical Offices: five (5) spaces per doctor.

Personal Services: one (1) space per two hundred (200) square feet of basement and first floor gross floor area, plus one (1) space per three hundred (300) square feet of any additional floor area for customer service, plus one (1) space per employee on the largest work shift.

Office-Industrial: two and one half (2.5) spaces per one thousand (1,000) square feet of gross floor area.

6. Outdoor Recreational Uses: one (1) space per four (4) expected patrons at maximum capacity.

Other Outdoor Recreational Uses:

Golf Courses, nine and eighteen hole: thirty six (36) spaces per nine (9) holes, plus one (1) space per employee on the largest work shift, plus fifty (50) percent of spaces otherwise required for any accessory uses (e.g. bars, restaurants).

Outdoor Swimming Pools: one (1) space per seventy-five (75) square feet of gross water area.

Tennis Courts: three (3) spaces per court.

7. Public Service Uses: one (1) space per employee on the largest work shift, plus one (1) space per company vehicle normally stored or parked on the premises.
8. Residential Uses: one and one-half (1.5) spaces for one (1) bedroom units and two (2) spaces for units containing two (2) or more bedrooms.
9. Road Service Uses:

Convenience Grocery Stores: one (1) space per two hundred (200) square feet of gross floor area.

Fast-Food Restaurants: one (1) space per fifty (50) square feet of gross floor area, plus one (1) space per employee on the largest work shift.

Taverns, Dance Halls, Night Clubs, and Lounges: one (1) space per fifty (50) square feet of gross floor area, plus one (1) space per employee on the largest work shift.

Vehicle Sales and Services: one (1) space per fifteen-hundred (1,500) square feet of gross floor area.

Vehicle Repair and Maintenance Services: one (1) space per four hundred (400) square feet of gross floor area, plus one (1) space per employee on the largest work shift.

10. Industrial Uses:

Manufacturing: one (1) space per employee on the largest work shift, plus one (1) space for each company vehicle regularly stored or parked on the premises.

Truck Terminals: one (1) space per employee on the largest work shift, plus one (1) space per truck normally parked on the premises, plus one (1) space per three (3) patrons to the maximum capacity.

Warehousing: one (1) space per employee on the largest work shift, plus one space for every six thousand (6,000) square feet of gross floor area.

B. All parking areas shall be paved and maintained in a dust-free condition at all times.

C. Off-Street Parking Design Standards

1. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. The length of parking spaces can be reduced to sixteen and one-half (16.5) feet including wheel stop if additional space of one and one-half (1.5) feet in length is provided for the front overhang of the car. The parking space shall have a vertical clearance of at least seven (7) feet.
2. Horizontal widths for parking rows, aisles, and modules shall be provided at widths no less than listed in the following table:

**Table of Horizontal Widths of  
Parking Rows, Aisles, and Modules**

|                         | One-way<br>Parallel | Angle of Parking Space<br>From Perpendicular |           |           |           |
|-------------------------|---------------------|----------------------------------------------|-----------|-----------|-----------|
|                         |                     | <u>30</u>                                    | <u>45</u> | <u>60</u> | <u>90</u> |
| Single Row of Parking   | 9'                  | 17'                                          | 18'       | 18'       | 18'       |
| Driving Aisle           | 12'                 | 12'                                          | 13'       | 18'       | 24'       |
| Minimum Width of Module | 21'                 | 29'                                          | 31'       | 36'       | 42'       |
| Two Rows of Parking     | 18'                 | 34'                                          | 36'       | 36'       | 36'       |
| Driving Aisle           | 12'                 | 12'                                          | 13'       | 18'       | 24'       |
| Minimum width of Module | 30'                 | 46'                                          | 49'       | 54'       | 60'       |

3. Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space. All off-street parking facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner which least interferes with traffic movements. No driveway across public property, or requiring a curb cut, shall exceed a width of twenty-five (25) feet.
4. Handicapped Parking. Parking for the handicapped shall be provided at a size, number and location as specified by State and Federal regulations.

## SECTION 8320. OFF-STREET LOADING STANDARDS

Any use with a gross floor area of six thousand (6,000) square feet or more which requires deliveries or shipments must provide off-street loading facilities in accordance with the requirements of this Section.

- A. Every retail establishment, industrial or manufacturing use, warehouse, wholesale use, freight terminal, railroad yard, hospital, or sanitarium having an aggregate gross floor area of six thousand (6,000) square feet or more shall provide off-street loading facilities as follows:

| <u>Gross Floor Area</u><br><u>(in square feet)</u> | <u>Number of Berths</u> |
|----------------------------------------------------|-------------------------|
| 6,000 – 24,999                                     | 1                       |
| 25,000 – 79,999                                    | 2                       |
| 80,000 – 127,999                                   | 3                       |
| 128,000 – 198,999                                  | 4                       |
| 199,000 – 255,999                                  | 5                       |
| 256,000 – 319,999                                  | 6                       |
| 320,000 – 391,999                                  | 7                       |

For each additional seventy-two thousand (72,000) square feet (or fraction thereof) of gross floor area, one (1) additional off-street berth shall be provided.

- B. Every public assembly use, such as auditoriums, convention halls, exhibition halls, stadiums or sports arenas, funeral homes, and restaurants and hotels with
- a gross floor area of greater than thirty thousand (30,000) square feet, shall provide off-street berths as follows:

| <u>Gross Floor Area</u><br><u>(in square feet)</u> | <u>Number of Berths</u> |
|----------------------------------------------------|-------------------------|
| 6,000 – 29,999                                     | 1                       |
| 30,000 – 119,999                                   | 2                       |
| 120,000 – 197,999                                  | 3                       |
| 198,000 – 290,999                                  | 4                       |
| 291,000 – 389,999                                  | 5                       |
| 390,000 – 488,999                                  | 6                       |
| 489,000 – 587,999                                  | 7                       |
| 588,000 – 689,999                                  | 8                       |

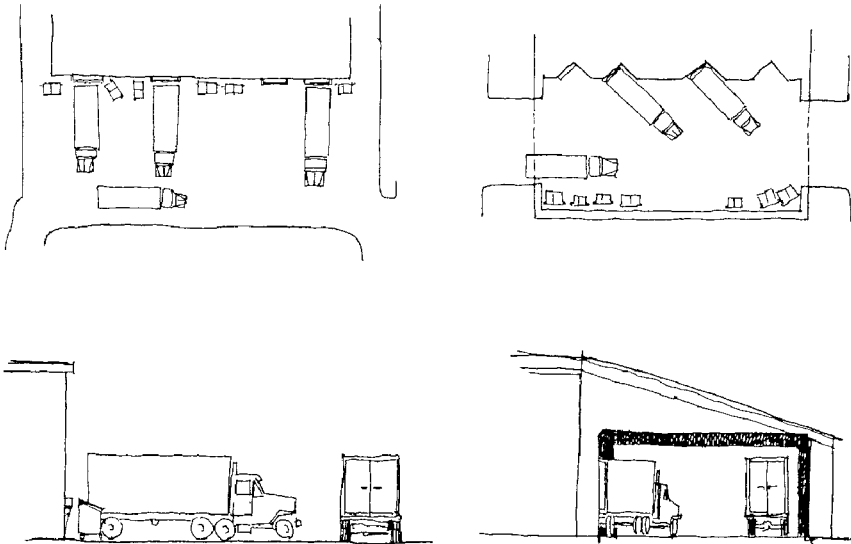
For each additional one hundred five thousand (105,000) square feet (or fraction thereof) of gross floor area, one (1) additional off-street berth shall be provided.

- C. One (1) loading berth shall be provided for the first six thousand (6,000) to one hundred thousand (100,000) square feet of office floor area with one (1) additional berth to be provided for each one hundred thousand (100,000) square feet of floor area.
- D. The minimum area for each off-street loading space, excluding area for maneuvering, shall be two hundred fifty (250) square feet.
- E. At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or the right-of-way while the truck or van is being loaded or unloaded.

#### SECTION 8321. LOADING AREAS ADJOINING RESIDENTIAL USES.

Whenever a loading area abuts residentially zoned land, or residential uses, the provisions of this Section shall control the design of the loading area.

- A. Where nonresidential buildings of less than 6,000 gross square feet have loading doors in the rear or side adjoining residential uses or property which is zoned Rural (R), Estate (E), Suburban Estate (SE), Suburban (S), Restricted Single-Family (RS), or Mobile Home (MH), they shall shelter all loading areas in one of the methods set forth in the illustrations below.



- B. For all nonresidential buildings over 6,000 gross square feet, the loading area shall be sheltered in a shed. The following standards shall be followed in the design of the shed.
1. All loading bays shall be enclosed by the shed, so that trucks of 50 feet total length or less are fully screened within the shed when parked at any loading bay.
  2. All trash storage, whether individual cans or containers or dumpsters shall be enclosed within the shed, or similarly completely screened from all residential properties.
  3. The loading shed may be configured as a shed or using some other roof form intended to reduce the apparent building bulk to neighboring properties.
  4. The exterior of the shed shall be constructed of materials that make it blend with the overall architecture of the building and the rear of structures facing residential uses or residential zoning shall be of similar materials to the front of the building.

## DIVISION 8400. ROAD STANDARDS

The following Sections govern the standards that apply to controlling access to specific roads.

### SECTION 8410. ACCESS

Access to public roads and highways in Williamson County shall be limited to ensure that the congestion created by turning movements is reduced to an absolute minimum.

- A.\* All proposed major residential subdivisions shall take direct access only to residential streets or minor collectors. In cases where average density is less than one (1) dwelling unit per five (5) acres, such requirement may be waived by the Planning Commission.
- B.\* All non-residential uses and institutional residential uses serving eight (8) or more persons shall not take direct access to local streets, or minor collectors. Arterial and major collector roads may be used for such access, except that non-residential uses located within the Community Crossroads (CC) District may take direct access to a major collector road. (See Division 4500 F).
- C. All uses shall be discouraged from taking more than one point of access. In instances where more than one access point is required, the number shall be minimized by combining access points when possible.
- D. Uses on minor collectors have at least one hundred (100) feet of frontage may have one (1) access per one hundred (100) feet of frontage. Uses that have less than one hundred (100) feet of frontage shall have a system of shared access points with linked parking areas for internal circulation.
- E. Access points for uses fronting on major collectors shall be separated by the greatest distance possible. Under no circumstances shall this separation distance fall below two hundred (200) feet.
- F. Uses fronting on arterial roads shall take access at least four hundred (400) feet apart. Parallel access or reverse frontage roads shall be used to increase the distance between intersections to one thousand (1,000) feet wherever possible.

### SECTION 8420. ACCESS PLAN

In order to minimize the number of access points on arterial and collector roads, the Planning Commission shall, when the first development occurs in an area, work out an access plan for the area. All land owners shall be required to conform to this plan in order to get site plan or subdivision approval.

## SECTION 8430. TEMPORARY ACCESS

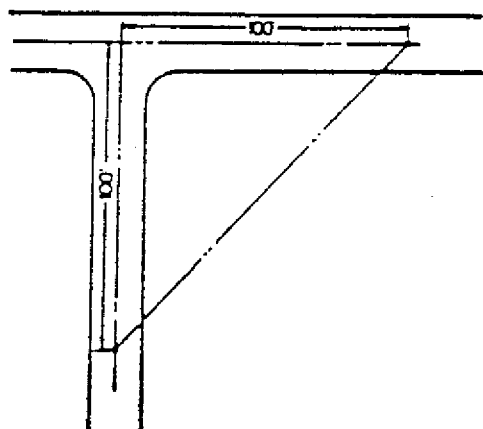
All proposed development plans must meet the requirements of Section 8420, however, no developer shall be denied a zoning certificate or plan approval for the sole reason that a property cannot meet the standards of Section 8410. Rather, a temporary access may be permitted which shall expire when the permanent access to the property via adjoining parking lots, parallel access, or reverse frontage roads becomes feasible. The property owners shall pay the cost of closing the temporary access and connecting to the permanent access.

## SECTION 8440. ROAD RIGHT-OF-WAY CONSTRUCTION

Roads and their rights-of-way shall be construction and provided in accordance with Williamson County Subdivision Regulations. In addition, the requirements in the next two sections must be met.

## SECTION 8450. CLEAR VIEW OF INTERSECTING STREETS

- A. In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear vision formed by the two (2) intersecting streets (see illustration below). The size of the triangular area shall be a function of traffic volume and speed.
- B. On any portion of a lot that lies within the triangular area described and illustrated below, nothing shall be erected, placed, planted, or allowed to grow in such a manner that materially impedes vision between a height of two-and-a-half (2.5) feet and ten (10) feet above the grade at the two (2) street centerlines.
- C. The triangular area shall be formed by a point on each street centerline, located twenty-five (25), fifty (50) or one hundred (100) feet from the intersection of the street center lines, and a third line connecting the two (2) points, as indicated in the following illustration:



## SECTION 8460. PRIVATE ROADS

- A. Private roads serving developments of less than one (1) unit per five acres are permitted for residential developments provided they conform fully to the County's standards for public roads. All lots shall have building envelopes 200 feet apart or fire hydrants will be required.\*
- B. Every development containing private roads must adopt a covenant which contains provisions for the takeover of roadway maintenance responsibilities by Williamson County in the event such action is requested by the residents of a development containing private roads.
- C. All private roads must be inspected according to Subdivision Ordinance provisions.
- D. A development of two (2) residential lots, each being greater than five (5) acres in size, may also take access from a common driveway in all districts except Urban, provided that the lots are created via a plat of subdivision duly approved by the Williamson County Planning Commission as minor subdivision plat.
- E. Allow up to five (5) residential lots, each greater than five (5) acres on a private driveway provided that all lots are created via a plat of subdivision duly approved by the Williamson County Planning Commission as a major subdivision.
- F. Private driveways shall not be adjacent to each other and shall be separated in accordance with Section 8410.
- G.\* In the Crossroads Center, Neighborhood Conservation-Trailer, Suburban and Suburban Estate districts one lot of less than five accessed by a twenty-five (25) foot easement, may be subdivided from a parcel with adequate road frontage. In the Suburban Estate district the original parcel must be of five (5) acres or greater. The lot must be at least 60,000 square feet if no public water is available. No new driveway cuts on an arterial road may result from such subdivision; driveway cuts on major collector roads must be two hundred (200) feet apart and access cuts on minor roads must be one hundred (100) feet apart. All such subdivisions must meet requirements for a minor subdivision. All non-residential proposals require Planning Commission approval either as a conditional use or under the criteria for a non-residential site plan, as directed in Table 4002\*.

## SECTION 8470. MINIMUM ROAD FRONTAGE

- A. Each lot shall have a minimum road frontage equivalent to its minimum required width (see Article VI) except that:
  - 1. Lots located on a cul-de-sac must conform to the required width for their lot size at the required building setback line. Lots located on a curve may have a minimum frontage equivalent to seventy-five (75%) percent of the minimum width.\*
  - 2.\* Lots in the Rural, Estate, Crossroads Center, Neighborhood Conservation-Trailer, Suburban and Suburban Estate districts may have private driveways within easements as in C. below.\*
- B. Deleted
- C. In the Rural, Estate, Crossroads Center, Neighborhood Conservation-Trailer, Suburban and Suburban Estate districts when a private driveway within an easement to a public road is used as access to a lot, such easement must have a minimum width of twenty-five (25) feet.

# AMENDMENTS

## ARTICLE VIII

| <u>Section/Division</u> | <u>Date</u> | <u>Book/Page</u> | <u>Topic</u>                 |
|-------------------------|-------------|------------------|------------------------------|
| 8470A                   | 06-20-88    | 13/640           | Road Frontage                |
| 8470                    | 09-19-88    | 14/63            | Road Frontage                |
| 8460                    | 09-19-88    | 14/64            | Private Roads                |
| 8150                    | 03-20-89    | 14/192           | Sign Standards               |
| 8160A - F               | 03-20-89    | 14/200           | Sign Standards               |
| 8170                    | 03-20-89    | 14/200           | Sign Standards               |
| 8310                    | 03-20-89    | 14/193           | Parking Standards            |
| 8460A                   | 03-20-89    | 14/193           | Road Standards               |
| 8460H                   | 03-20-89    | 14/193           | Road Standards               |
| 8470C                   | 03-20-89    | 14/194           | Road Standards               |
| 8410A                   | 11-20-89    | 14/392           | Access                       |
| 8170D4                  | 05-20-91    | 14/743           | Realty Signs                 |
| 8170D5                  | 05-20-91    | 14/743           | Auction Signs                |
| 8460F                   | 07-15-91    | 15/37            | Private Roads                |
| 8460H                   | 07-15-91    | 15/37            | Private Roads                |
| 8130E                   | 11-12-91    | 15/140           | General Regulations          |
| 8150                    | 11-12-91    | 15/140           | Permitted Signs<br>Table     |
| 8160A 1,3               | 11-12-91    | 15/140           | Ground Signs Table           |
| 8160B 1                 | 11-12-91    | 15/140           | Wall/Facade Signs<br>Table   |
| 8160C 1-6               | 11-12-91    | 15/140           | Projecting Signs<br>Table    |
| 8160D 1,2               | 11-12-91    | 15/140           | Delete Marquee Sign<br>Table |
| 8170A 3                 | 11-12-91    | 15/140           | Delete "I-840"               |
| 8170B 1                 | 11-12-91    | 15/140           | Delete "I-840"               |
| 8170B 1a-c              | 11-12-91    | 15/140           | Delete "I-840"               |
| 8170C&C1                | 11-12-91    | 15/140           | Directional Signs            |
| 8170D 1-6               | 11-12-91    | 15/140           | Temporary Signs              |
| 8170E                   | 11-12-91    | 15/140           | Delete "A-F"                 |
| 8200D 2&3               | 07-10-95    | 17/4             | Exterior Lighting            |
| 8410B                   | 07-10-95    | 17/4             | Road Access                  |
| 8410B                   | 02-10-92    | 15/194           | Road Access                  |
| 8460A,B,H               | 02-10-92    | 15/194           | Private Roads                |
| 8460H                   | 11-08-93    | 16/169           | Private Roads                |
| 8470A,C                 | 11-08-93    | 16/169           | Minimum Road Frontage        |

## AMENDMENTS

### ARTICLE VIII

| SECTION/DIVISION | DATE    | BOOK/PAGE | TOPIC                                    |
|------------------|---------|-----------|------------------------------------------|
| 8170 D           | 5/08/00 | 19-680    | Political Signs                          |
| 8470 B, C        | 1/12/04 | 22-176    | Minimum Road Frontage                    |
| 8460             | 1/12/04 | 22-176    | Private Roads                            |
| 8130 E           | 7/10/06 |           | Signs                                    |
| 8170 D           | 7/10/06 |           | Temporary Signs                          |
| 8170 D 1         | 7/10/06 |           | Political Signs                          |
| 8170 D 4 a       | 7/10/06 |           | Real Estate Signs                        |
| 8170 D 4 c       | 7/10/06 |           | Directional Real Estate Signs            |
| 8310 A. 1        |         |           | Parking                                  |
| 8310 A.1         | 5/15/07 |           | Rural Retreat – Limited and<br>Extensive |