



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2021-843, **Version:** 2

An ordinance to amend Sections 17.36.110, 17.36.120, and 17.40.550 of the Metropolitan Code of Laws relative to historic signage (Proposal No. 2021Z-017TX-001).

WHEREAS, under Metropolitan Code of Laws § 17.40.410, the Historic Zoning Commission is empowered to recommend the creation of historic overlays; and

WHEREAS, preserving historic signage meets the purpose and intent of an overlay, as outlined in § 17.36.100.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.36.110 of the Metropolitan Code of Laws is hereby amended by adding a new subsection F as follows:

F. Historic Landmark Signage (HS) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no signage shall be constructed, altered, repaired, relocated or demolished in whole or in part unless the action complies with the requirements set forth in this title.

Section 2. That Section 17.36.120 of the Metropolitan Code of Laws is hereby amended by adding a new subsection E as follows:

E. Historic Landmark Signage.

1. Signage must meet all of the following criteria to qualify as a Historic Landmark Sign (HS):

a. Materials, technology, and design. The signage must be representative of excellence in a particular period of construction; and/or must be unique in that it demonstrates extraordinary aesthetic quality, creativity or innovation.

b. Integrity. The signage design must retain the majority of its character-defining features (materials, technologies, structure, colors, shapes, symbols, text, and/or art) that have historical significance, or are integral to overall sign design, or convey historical or regional context. If character-defining features have been altered or removed, the majority must be potentially restorable to their historic function and appearance. This overlay shall not regulate the content or message of the signage.

c. Location. The sign shall not be an ~~off-site sign~~ or billboard, as defined in the Zoning Code.

d. An historic landmark sign must be constructed more than fifty years before the date of application.

2. Sign calculations for a landmark sign:

a. ~~Where the landmark sign does not identify the business occupying the premises and is not used by an owner or occupant of the premises to advertise a business currently occupying the premises, the landmark sign shall not count against the total allowable sign area for the premises and shall not count against the number of signs allowed for the premises.~~

b. ~~Where the landmark sign does identify the business occupying the premises or is used or adaptively reused by an owner or occupant of the premises to advertise a business currently occupying the premises, f~~
Fifty percent of the square footage of the landmark sign shall count toward the total allowable sign area and

shall count against the number of signs allowed for the premises.

eb. Sign calculations shall be determined and confirmed by the Codes Department.

Section 3. That Section 17.40.550 of the Metropolitan Code of Laws is hereby modified as follows:

The zoning administrator shall not issue any zoning, building or demolition permit for the construction, alteration, repair, demolition or relocation of a building or other structure within ~~HP or HL~~ any historic overlay district, or for the construction, demolition, relocation or additions increasing habitable area of a building or other structure within an NC overlay district, without prior approval of the historic zoning commission.

Section 4. This ordinance shall take effect from and after its final passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring.

Analysis

This ordinance, as substituted, amends the Metropolitan Code of Laws to create an Historic Landmark Signage district. This would require a sign to qualify as a historic landmark sign. Criteria in determining whether a sign qualifies as a historic landmark sign include the materials, technology, and design of the sign, the historical integrity of the sign, and the sign's location. An historic landmark sign must be constructed more than 50 years before the date of application.

Fifty percent of the square footage of the landmark sign would count toward the total allowable sign area and count against the number of signs allowed for the premises. Sign calculations would be determined and confirmed by the Codes Department.

This has been approved by the Planning Commission.