

\*This is the B-2 Zoning & Permitted Sign Standards Section(s) of the Elizabethton Zoning and Land Use Control. For more information and provisions of the Elizabethton Planning Commission, please visit: <https://cms1files.revize.com/elizabethton/elizabethton-t14.pdf>

## CHAPTER 3

### PROVISIONS GOVERNING USE DISTRICTS

**14-307. B-2 (Arterial) Business District.** It is the intent of this district to establish business areas that encourage groupings of compatible business activities, reduce traffic congestion to a minimum and enhance the aesthetic atmosphere of the City of Elizabethton. In this district the following uses shall be permitted:

- (1) Any use permitted within a B-1 Neighborhood Business District;
- (2) Hotels and motels;
- (3) Automobile sales establishments;
- (4) Restaurants and craft distilleries;
- (5) Offices;
- (6) Amusement centers;
- (7) Death care services;
- (8) Public owned and operated facilities;
- (9) Camping related facilities; 14-31
- (10) Civil, cultural, and fraternal activities.
- (11) Self-service storage facilities provided that a site plan must be approved by the Elizabethton Regional Planning Commission; and
- (12) Crematories accessory to funeral homes provided that:
  - (a) A site plan must be approved by the Elizabethton Regional Planning Commission;
  - (b) If one-half (1/2) or greater of the perimeter of the property on which the site is located borders any residentially zoned property, then all record owners of bordering residential properties shall be notified by U.S. Mail of the time and place that the Elizabethton Regional Planning Commission will consider the site plan. Said notification shall be sent no more than ninety (90) days and no less than thirty (30) days in advance of the time the Elizabethton Regional Planning Commission considers site plan. (Ord. #49-10, May 2013, as amended by Ord. #54-4, Jan. 2018 **Ch1\_12-13-18**)

**14-504. Permitted sign standards.**

(5) B-2 (Arterial) Business District.

(a) Monument signs:

(i) Dimensions: Maximum one-hundred sixty-two (162) square feet per face; maximum ten feet (10') in height.

(ii) Location: Minimum five feet (5') setback from all property lines.

(iii) Illumination: External or internal illumination.

(b) Freestanding signs:

(i) Dimensions: Maximum one-hundred sixty-two (162) square feet per face; maximum twenty-five feet (25') in height.

(ii) Location: Minimum ten feet (10') setback from all property lines.

(iii) Illumination: External or internal illumination.

(iv) Materials: All metal or wooden poles shall be enclosed.

(c) Wall signs:

(i) Dimensions: Maximum of three (3) square feet per running linear foot.

(ii) Location: Between the architectural openings in the ground-level floor of the building and the architectural openings in the preceding floor or roofline if the building is only one (1) story.

(iii) Illumination: External or internal illumination.

(iv) Number: The number of signs per building face shall not exceed one (1) plus the number of public entrances on the building face to which the sign is attached.

(d) Canopy signs:

(i) Dimensions: Maximum of forty percent (40%) of the total canopy face area. 14-48

(ii) Location: Signage shall only be permitted on a maximum of three (3) canopy faces.

(iii) Illumination: External and internal illumination.

(e) Projecting signs:

(i) Dimensions: Maximum of twelve (12) square feet.

Projection over a public sidewalk shall be a maximum of four feet (4') with a minimum eight foot (8') ground clearance.

(ii) Location: No projecting sign shall extend in a vertical dimension above the highest architectural point of the façade to which it is mounted.

(iii) Illumination: External and internal illumination.

(iv) Number: The number of projecting signs per building face shall not exceed the number of entrances on the building face to which the sign is attached.

(f) Awning signs; and:

(i) Dimensions: Maximum sign copy or graphics, as defined herein, area of fifteen percent (15%) of the area of the façade to which the awning is attached. Minimum eight foot (8') ground clearance.

(ii) Location: The top of the awning shall be between the architectural openings in the ground-level floor of the building and the architectural openings in the preceding floor or roof line if the building is only one (1) story.

(iii) Illumination: External and internal illumination.

(iv) Number: The number of awning signs per building face shall not exceed the number of entrances on that building face.

(v) Material: Covering shall be made from cloth, vinyl, acrylic, eradicable fabric or other flexible, cloth-like material with a matte finish. Metal, wood, or hard plastic shall be explicitly prohibited.

(g) Window signs:

(i) Dimensions: Maximum of twenty-five percent (25%) of the total ground-level floor window square footage. For structures where ground-level floor windows span multiple interior floors, the interior height of the ground level floor shall be applied to the exterior windows to perform the calculation. The total square footage of the exterior windows of the building may be used in the calculation by special exception.

(ii) Location: Ground-level floor of the building.

(iii) Illumination: None