

ORDINANCE 25-O-14 amending the Murfreesboro City Code, Chapter 25.2, Signs, Sections 25.2-2 and 25.2-26, regarding second-floor signs, Murfreesboro Building and Codes Department, applicant [2025-801]

WHEREAS, the City promotes and protects the public health, safety, and general welfare; and,

WHEREAS, the City seeks to allow adequate opportunity for free speech in the form of messages or images displayed on signs, while balancing that interest against public safety and aesthetic concerns impacted by signs; and,

WHEREAS, City staff recommends changes to the regulations imposed by Chapter 25.2, Signs, of the Murfreesboro City Code narrowly tailored to support the City's interests; and,

WHEREAS, City staff recommends changes to Sections 25.2-2 and 25.2-26 of Chapter 25.2, Signs, of the Murfreesboro City Code, in order to allow for second floor signs in certain zoning districts within the City; and

WHEREAS, City Council finds that these recommendations are consistent with State and Federal law and the reasonable regulation of lawful activity.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Chapter 25.2, Signs, Article I, General Provisions, Section 25.2-2, Definitions; Interpretation, of the Murfreesboro City Code is hereby amended at subsection (A), by adding the following definition in alphabetic order:

“Second-floor sign.” A type of attached sign that is mounted on the second floor of a multi-tenant commercial building. Second-floor signs do not include projecting signs. A tenant space must have a minimum of twenty linear feet of frontage on the second floor of a building, excluding the basement, to be eligible for a second-floor sign. Any measurement of building frontage shall apply only to the second-floor frontage owned or leased and occupied by the tenant but shall not include a common area. A second-floor sign must be attached to the area occupied by the second-floor tenant and must be set back at least twelve inches from the outer limits of tenant's building frontage. No part of a second-floor sign shall cover, obstruct, interfere, or extend above or below any window, window ledge, window frame, cornice, accent band, or other architectural feature. A second-floor sign must use individual solid cast letters, channel letters, or reverse channel letters attached directly to the building or to a raceway of the same color as the building. Raceways must be kept in good repair, including without limitation repairing old holes from previous signs.

SECTION 2. Chapter 25.2, Signs, Article II, Sign Regulations, Section 25.2-26, On-site permanent sign requirements, of the Murfreesboro City Code is hereby amended at subsection (C), by adding the following subsection (10):

(10) SIGNS PERMITTED IN GDO-1, GDO-2, GDO-3, GDO-4 AND PUD ZONING DISTRICTS:

(a) Commercial use areas of PUD or commercial zoned areas of GDO-1, GDO-2, GDO-3, or GDO-4.

[1] Type – Second floor signs:

Number – One per second-floor tenant. Limited to the number of occupied tenant spaces on a second floor that have at least twenty linear feet of an exterior wall along the frontage.

Size – 30" maximum height; allowable area of 1.5 sq ft per linear foot of tenant frontage (100 sf maximum area). Signage may not exceed a length of 75% of the frontage of tenant's occupied space.

Setback – N/A

Height – limited to second story of a commercial multi-tenant building

Illumination – push-thru style lighting; exposed neon tube or LED light sources are prohibited.

(b) Nothing in this section shall be construed to limit or curtail noncommercial speech in favor of commercial speech. A person may erect a sign in conformity with this section that is used in whole or in part for noncommercial speech.

SECTION 3. The captions and headings of the sections throughout this Ordinance are intended solely to facilitate reading and reference to the sections and provisions of this Ordinance. Such captions shall not affect the meaning or interpretation of this Ordinance.

SECTION 4. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

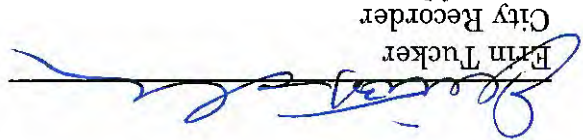
1st reading

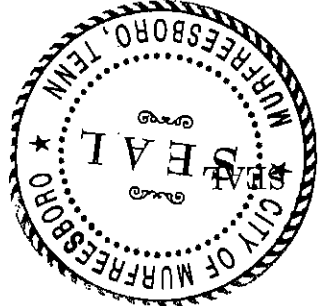
April 17, 2025

2nd reading

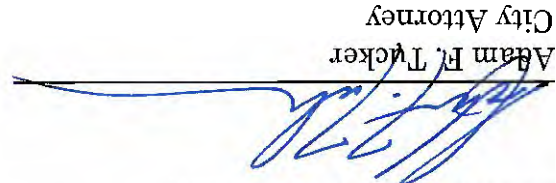
May 1, 2025

ATTEST:


Erin Tucker
City Recorder



APPROVED AS TO FORM:


Adam F. Tucker
City Attorney

Shane McFarland, Mayor

