

9.11 GENERAL SIGN REGULATIONS, ALL DISTRICTS(AMENDED 6/5/03)

These conditions are established as a reasonable and impartial method of regulating advertising structures in order to insure light, air, and open space; to reduce hazards at intersections; and to protect property values of the entire community. The regulations for signs, billboards, and other advertising structures are enumerated below:

1. Definitions.

- A. Spectacular Sign: These signs have advertising copy which is animated, wired for lights or luminous tubing, or both, with copy action controlled by the flashed circuit breakers or matographs.
- B. Freestanding Signs: Any sign supported by structures or supports that are placed on, or anchored to the ground and that are independent from any building or structure, also known as ground and pole signs.
- C. Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported, by means of wheels; signs converted to A or T-Frame; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business shall be prohibited.
- D. Roof Signs: Any sign erected and constructed on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
- E. Wall Sign: Any sign attached parallel to, but within six (6) inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which display only one sign surface.
- F. Projection Sign: Any sign affixed to a building or wall in such a manner that its leading edge extends more than six (6) inches beyond the surface of such building or wall.
- G. Shingle Sign: A projection or wall sign not over six (6) square feet in area, constructed of metal or other non-combustible material attached securely to a building and not projecting more than twenty-four (24) inches over public property.
- H. Marquee Sign: Any sign attached to, in any manner, or made a part of a marquee.
- I. Marquee: Any Permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the

building, generally designed and constructed to provide protection from the weather.

- J. Off-Premise(s) Sign: Any sign or advertising display which illustrates or announces any activity, service or product that is provided at a location, other than the site upon which the sign or advertising display is located. For the purposes of this ordinance, off-premises signs do not include temporary campaign signs for elections for public office or public signs, as defined in this ordinance.
- K. Public Sign: Any temporary or permanent sign erected and maintained by the City, County, State, or Federal Government for traffic direction or for the designation of or direction to any school, hospital, historical site, or public service, property or facility.
- L. Temporary Sign: Any sign that is used only temporarily and is not permanently mounted.
- M. Mall Grouping Sign: Signs on one pole identifying a group of stores, businesses, or professional offices located in one development. These include office center signs and shopping center signs.
- N. Sign Height: No sign shall be erected to exceed the maximum height limitation for the district in which it is located. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.
- O. Individual Sign Area: The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
- P. Multi-faced Sign Area: The sign area for a sign with more than one face shall be computed by adding together the area of all the sign faces visible from any point.

2. General Regulations Applicable to All Zoning Districts.

- A. No sign shall be erected where by reason of its position, wording, illumination, size, shape or color it may obstruct, impair, obscure, interfere with the view of, or be confused with, any authorized

traffic control sign, signal or device, nor in any way obstruct vehicular and pedestrian traffic;

- B. No sign having flashing, intermittent or animated illumination shall be permitted within three hundred (300) feet of property in any residential district unless such sign is not visible from such property;
- C. No illuminated sign shall be permitted within fifty (50) feet of property in any residential district unless the illumination of such sign is so designed that it does not shine or reflect onto such property;
- D. No building walls or roofs shall be used for display of advertising in the following zoning districts: R-1, R-2, R-3 and RP Zones; **(amended 2/1/07)**
- E. The building setback for freestanding signs shall be one-half the customary building setbacks for the various zoning districts. In the C-1 districts, no freestanding signs will be permitted on sidewalks or within street rights-of-way;
- F. Temporary signs shall not be erected or otherwise fixed to any pole, tree, stone, fence, or any other object within the right-of-way of any street;
- G. No sign shall be erected, constructed or maintained so as to obstruct any fire escape or any window or door or opening used as a means of egress;
- H. All signs, which extend over a sidewalk, shall be at least nine (9) feet above the sidewalk;
- I. Blue, red and amber beacon or blue, red and amber flashing lights are prohibited on any sign in the Town of Spring City;
- J. The Spring City Building Inspector/City Manager shall issue a permit for a non-illuminated temporary sign, which he considers compatible with a temporary use permit. In no case shall the sign be more than thirty-two (32) square feet in size and must be removed at the termination of the temporary use permit.
- K. The advertising display area of all signs in the Town of Spring City, Tennessee shall not exceed one hundred twenty eight (128) square feet in area, unless noted otherwise.
- L. Temporary off-premise signs, which display special events or activities, may be permitted subject to review and approval by the Spring City Building Inspector/City Manager. The Spring City Building Inspector/City Manager shall determine the type and location for any temporary off-premise sign that it deems permissible. Any temporary off-premise sign permit shall expire after forty-five (45) days. The Building Inspector/City Manager

may issue an extension for an additional forty-five (45) days for a temporary off-premise sign.

- M. No building permit shall be issued for construction on property where a non-conforming sign is located. Any builder, owner or agent shall have the option of removing all non-conforming signs or altering all non-conforming signs so that they are in compliance with this ordinance, before the Building Inspector/City Manager may be authorized to issue a building permit for construction on that site.
- N. No building permit shall be issued for any additional, new or replacement sign on property where a non-conforming sign is located. Any builder, owner or agent shall have the option of removing all non-conforming signs or altering all non-conforming signs so that they are in compliance with this ordinance, before the Building Inspector/City Manager may be authorized to issue a permit for additional, new or replacement sign.
- O. Public signs shall be allowed in all zones.

3. Specific Sign Regulations:

A. Spectacular Sign.

- 1. These signs shall be illuminated with electricity only.
- 2. All spectacular signs shall be constructed of non-combustible materials.
- 3. All spectacular signs shall comply with the applicable provisions of the National Electric Code.

B. Freestanding Signs.

- 1. A freestanding sign supported by wood material shall not be at any point over twenty-four (24) feet above the ground level.
- 2. Lighting reflectors may project beyond the face of the sign.
- 3. The bottom coping shall be no less than three (3) feet above the ground which space may be filled with platford decorative trim or light wooden construction.
- 4. Wherever anchors or supports of wood are embedded in the soil, the wood shall be pressure-treated with an approved preservative.
- 5. The application for a permit to construct a freestanding sign must be accompanied by a certification from an architect or engineer stating that the sign is designed and shall be constructed in such a manner as to comply with Section 1205 - Wind Loads, of the

Standard Building Code, Southern Building Code Congress International, Inc.

6. All freestanding signs shall be in compliance with the provisions of the Tennessee Department of Transportation Rules and Regulations for the Control of Outdoor Advertising Authorization No. 0206 and any supplements thereto.

C. Roof Signs.

1. All roof signs shall be so constructed as to leave a clear space of not less than six (6) feet between the roof level and the lowest part of the sign and shall have at least five (5) feet clearance between the vertical supports thereof; a portion of a roof sign structure shall not project beyond an exterior wall.
2. Every roof sign shall be constructed entirely of steel construction, including the upright supports and braces, except that only the ornamental lattice work may be of wood construction.
3. The bearing plates of all roof signs shall distribute the load directly to or upon masonry walls, steel roof girders, columns or beams. The building must be designed to bear the stress of these members.

D. Wall Sign.

1. Wall Signs attached to exterior walls of solid masonry, concrete or stone, shall be safely and securely attached to the same by means of metal anchors, bolts or expansion screws of not less than three-eighth (3/8) inch in diameter and shall be embedded at least five (5) inches.

Wood blocks shall not be used for anchorage, except in the case of wall signs attached to buildings with walls of wood. A wall sign shall not be supported by anchorage secured to unbraced wall.

E. Projection Sign.

1. All projecting signs shall be constructed entirely of metal or other non-combustible material and securely attached to a building or structure by metal supports such as bolts, anchors, supports, chains.
2. The dead load of projecting signs, not parallel to the building or structure, and the load due to wind pressure shall be supported with chains, guy-wires, or steel rods having net cross sectional dimension of not less than three-eighth (3/8) inch in diameter. Such supports shall be erected or maintained at an angle of at least forty-five (45) degrees with the horizontal to resist the dead load and at an angle of forty-five (45) degrees or more with the face of the sign to resist the specified wind pressure. If such projecting sign exceeds thirty (30) square feet in one facial area, there shall be provided at least two (2) such supports on each side not more than eight (8) feet apart to resist the wind pressure.

3. All supports shall be secured to a bolt or expansion screw that will develop the strength of the supporting chain, guy-wires or steel rod, with a minimum of five-eighth (5/8) inch bolt or lag screw, by an expansion shield. Turn buckles shall be placed in all chains, guy-wires or steel rods supporting projecting signs.
4. Chains, cables, guy-wires or steel rods used to support the live or dead load of projecting signs may be fastened to solid masonry walls with expansion bolts or by machine screws in iron supports, but such supports shall not be attached to an unbraced parapet wall. Where the supports must be fastened to walls made of wood, the supporting anchor bolts must go through the wall and be plated or fastened on the inside in a secure manner.
5. A projecting sign shall not be erected on the wall of any building so as to project above the roof or cornice wall or above the roof level where there is no cornice wall; except that a sign erected at a right angle to the building, the horizontal width of which sign perpendicular to such wall does not exceed eighteen (18) inches may be erected to a height not exceeding two (2) feet above the roof or cornice wall or above the roof level where there is no cornice wall. A sign attached to a corner of a building and parallel to the vertical line of such corner shall be deemed to be erected at a right angle to the building wall.

G. Marquee Sign.

1. All marquee signs shall be constructed entirely of metal or non-combustible material and may be attached to, or hung from a marquee, and such signs when hung from a marquee shall be at least nine (9) feet at its lowest level above the sidewalk or ground level.
2. Marquee signs shall not extend outside the line of a marquee.
3. Marquee signs may be attached to the sides and front of a marquee, and such sign may extend the entire length and width of said marquee, provided such sign does not extend more than six (6) feet above, nor one (1) foot below such marquee.
4. Under no circumstances shall a marquee sign have a vertical dimension greater than eight (8) feet.

H. Shingle Sign.

1. The specific regulations for the projection and wall sign should also apply to the shingle sign.

4. Specific Outdoor Advertising Display Regulations for Each Zoning District.

A. Signage Regulations for the R-1 Zone. (amended 6/25/07)

All illuminated signs are prohibited, but all other sign types that are allowed shall have a maximum square footage of sixteen (16)

feet and with a maximum height of six (6) feet measured to the top of the sign.

- B. Signage Regulations for the R-2 Zone. (amended 6/25/07)
All illuminated signs are prohibited, but all other sign types that are allowed shall have a maximum square footage of sixteen (16) feet and with a maximum height of six (6) feet measured to the top of the sign.
- C. Signage Regulations for the R-3 Zone. (amended 6/25/07)
All illuminated signs are prohibited, but all other sign types that are allowed shall have a maximum square footage of sixteen (16) feet and with a maximum height of six (6) feet measured to the top of the sign.
- D. Signage Regulations for the C-1 Zone. (amended 6/25/07)
Pole and wall signs shall have a maximum square footage of sixty (60) square feet. Ground Signs can have a maximum square footage of 32 feet.
- E. Signage Regulations for the C-2 Zone. (amended 6/25/07)
Pole and wall signs shall have a maximum square footage of one hundred and twenty-eight (128) square feet. Ground signs can have a maximum square footage of 32 feet.
- F. Signage Regulations for the C-3 Zone. (amended 6/25/07)
Pole and wall signs shall have a maximum square footage of one hundred and twenty-eight (128) square feet. Ground signs can have a maximum square footage of 32 feet.
- G. Signage Regulations for the I-1 Zone.
 - 1. All signs permitted in the C-2 zone are permitted in the I-1 zone.
 - 2. Freestanding signs: may contain up to eight hundred (800) square feet.
- H. Signage Regulations for the Flood Zones.
 - 1. There shall be permitted for public parks, playgrounds, and other outdoor recreational uses signs not exceeding thirty-two (32) square feet.
 - 2. Flashing or intermittent illumination is prohibited.
- I. Signage Regulations for the RP Zone. (added 2/1/07)
All illuminated signs are prohibited, but all other sign types that are allowed shall have a maximum square footage of sixteen (16) feet and with a maximum height of six (6) feet measured to the top of the sign.

5. Building Permit Required.

With the exception of "For Sale or "For Rent" signs and nameplates indicating name and house number, all new signs whether permanent or temporary must

have a sign permit which shall be issued by the Spring City Building Inspector/City Manager. The sign permit number shall be noted in a permanent manner on each new sign.

6. Non-Conforming Signs.

Outdoor advertising displays which are non-conforming at the time of the passage of this ordinance shall be permitted to remain as long as they are properly maintained and are not considered to be a safety hazard. If a non-conforming advertising display ceases to display advertising matter for a period of ninety (90) days or is damaged beyond fifty (50) percent of its replacement value, such sign shall be considered illegal and subject to removal as outlined in part 8 of this section.

7. Outdoor Advertising Displays Must be Maintained.

All outdoor advertising displays must be maintained in such a manner so as to not to endanger the public's safety. Upon finding that a sign is a safety hazard, the Spring City Building Inspector/City Manager shall give the owner of the property on which the sign is located a written notice which shall outline the corrective measures that must be completed in a maximum of thirty (30) days. If at the end of thirty (30) days the sign has not been brought into compliance, it shall be subject to removal as outlined in part 8.

8. Procedure for Removal of Illegal or Unsafe Outdoor Advertising Displays.

A sign which is not in compliance with this ordinance shall be subject to removal. The procedures which the Spring City Building Inspector/City Manager shall follow to have the illegal sign removed include:

- A. The owner of the property on which the sign in question is located shall be given a written notice which shall include:
 - 1. A statement as to why the sign is illegal;
 - 2. A statement that the sign must be brought into compliance with this ordinance in thirty (30) days or the city will begin necessary court action to have the sign brought in compliance; and
- B. If at the end of the thirty (30) day period the sign has not been brought into compliance with this ordinance, or removed, the Spring City Building Inspector/City Manager shall turn this matter over to the city attorney who shall initiate the necessary legal steps. The Building Inspector/City Manager shall also notify the property owner in writing that legal proceedings have been initiated to bring the sign in question into compliance with this ordinance.

9. Abandoned/Unused Signs:

- A. Definition: An unused or abandoned sign is a sign which meets any of the following criteria:
 - 1. A sign which identifies or advertises an establishment, business, goods, services, lessor, owner or lessee which are

no longer provided on the premises where the sign is located; or

2. A sign which identifies a time, event, activity, or purpose which has passed or no longer applies; or
3. Sign structures with or without a sign; or
4. A sign for which no legal owner can be found.

B. Disposition:

1. Any sign which is defined under paragraphs A(1), (3), or (4) of this subsection and which condition exists for a period of thirty (30) days and which sign is otherwise nonconforming or conforming shall be removed by the owner/user/lessee/lessor/property owner within five (5) days of the end of the thirty (30) day period.
2. Any sign defined under paragraph A(2) of this subsection shall be removed by the owner/user/lessee/lessor/property owner within three (3) days from the time the event or purpose has passed or no longer applies.

3. Removal:

- a. When Required: Any illegal, nonconforming or unused sign which is not removed from the premises by the owner/user/lessee/lessor/property owner within the time frames prescribed in this Section shall be subject to removal by the Building Inspector/City Manager or his designee in accordance with the provisions and procedures detailed in this subsection. Any illegal, nonconforming or unused sign which is not removed from the premises by the owner/user/lessee/lessor/property owner within the time frames prescribed herein shall also be considered a violation of the provisions of this Ordinance and shall be subject to the maximum penalties allowed by law. Each day such violation shall continue shall constitute a separate offense.
- b. Removal by Authorities: Upon failure of owner/user/lessee/lessor/property owner to comply with the specified time requirements as set forth in this Section, the Building Inspector/City Manager is hereby authorized to cause such illegal, nonconforming or unused sign to be removed and any expense attendant thereto shall be paid by the owner, agent or person having the beneficial use of the building, structure or premises upon which the sign is located. In the event that said removal or alteration expense remains unpaid for more than

thirty (30) days after said removal or alteration is performed and expense incurred by the City and a bill for same was mailed to the permittee or owner by first-class, certified or registered mail said unpaid charge shall constitute a lien upon the real estate, and the City attorney is hereby authorized, in accordance with law, to file a notice of lien in the office of the County Clerk to foreclose this lien, and to sue the owner of the real estate or sign permittee, or their agents, in a civil action to recover the money due for the foregoing service, plus all its costs as hereinafter more fully described, together with reasonable attorney's fees to be fixed by the court. Any such judgment shall be enforced in accordance with law. Included in the expenses recoverable by the City, shall be the costs of filing the notice of lien, foreclosing said lien and all litigation costs, together with all office and legal expenses incurred in connection with collection of the amount due hereunder.

Any sign removed by the Building Inspector/City Manager, pursuant to the provisions herein contained, shall become the property of the City and may be disposed of in any manner deemed appropriate by the City.

- c. Failure to Remove: A failure to remove any illegal, nonconforming or unused sign and subsequent failure by the Building Inspector/City Manager to duly notify the owner/user/lessee/lessor/property owner of the provisions of this Section shall not be deemed to constitute a waiver of any violations of this Ordinance, nor shall such inaction be deemed to constitute a determination that any such sign is legal, in conformity with this Ordinance, or to be given any special status. If, through administrative neglect or inaction, any owner/user/lessee/lessor/property owner is not notified of the requirements of this Ordinance within the time frames herein set forth, but is later so notified, said owner/user/lessee/lessor/property owner shall take action to either correct the illegality, nonconformity or nonuse or shall cause the sign to be removed within twenty (20) days of such notification.

9.11A GENERAL REGULATIONS, ALL DISTRICTS

In any zoning district the following general regulations shall apply as well as the regulations in Chapter 23, "Signs and Outdoor Displays", of the Southern Standard Building Code.

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1. No sign shall be erected or maintained where by reason of its position, wording, illumination, size, shape, or color it may obstruct, impair, obscure, interfere with the view of, or be confused with, any authorized traffic control sign, signal, or device.
2. No sign having flashing, intermittent or animated illumination shall be permitted within three hundred (300) feet of property in any suburban residential district unless such sign is not visible from such property.
3. No illuminated sign shall be permitted within fifty (50) feet of property in any residential district unless the illumination of such sign is so designed that it does not shine or reflect onto such property.
4. No billboard or ground sign shall be erected to exceed the maximum height limitation for the district in which it is located or to exceed fifty (50) feet in length. The bottom coping of every ground sign shall be at least three (3) feet above the ground or street level.
5. Billboards and other similar outdoor advertising structures shall be erected in conformity with the side, front, and rear yard requirements of the district in which located. However, no billboard shall be erected or placed closer than within one hundred (100) feet of any residential district.
6. Signs erected and overhanging any sidewalk must be placed at least nine (9) feet above the sidewalk and may extend over the sidewalk a distance equal to two-thirds ($2/3$) the width of the sidewalk, but in no case exceeding ten (10) feet.
7. Professional signs and signs for home occupations shall not exceed two (2) square feet in area in the R-1, R-2, and R-3 Districts.
8. No building walls or roofs shall be used for display of advertising in the R-1, R-2, and R-3 Districts.
9. Temporary signs shall not be erected or otherwise fixed to any pole, tree, stone, fence, or any object within the right-of-way of any street. A temporary sign shall not be suspended across public streets or other public places without the approval of the Spring City Building Inspector.
10. In any district the following signs shall be permitted:
 - a. For parking areas, entrance and exit signs shall not exceed four (4) square feet in area and there can only be one sign which shall not exceed sixteen (16) square feet in area identifying or designating the conditions of the use of such parking area.
 - b. Non-illuminated "For Sale" or "For Rent" signs not exceeding two (2) square feet in area.

- c. One (1) sign not more than thirty-two (32) square feet in area giving the names of the contractor, engineer, or architect, during construction of a building.
- d. Signs established by, or by order of, any governmental agency.
- e. For special events of public interest one (1) sign not over thirty-two (32) square feet in area located upon the site of the event.

9.11B SPECIFIC REGULATIONS, RESIDENTIAL DISTRICTS

In the R-1 Low Density Residential District, the R-2 Medium Density Residential District, and the R-3 High Density Residential District the following regulations shall apply.

1. Nameplates indicating name, address, house number, announcement of boarders or roomers, or customary home occupations, not exceeding two (2) square feet in area are permitted.
2. For apartment buildings, identification signs not exceeding nine (9) square feet in area are permitted.
3. Church, school, or public building bulletin boards or identification signs not exceeding twenty (20) feet in area are permitted.
4. Flashing or intermittent illumination is prohibited.
5. Billboards and other advertising structures are prohibited.

9.11C SPECIFIC REGULATIONS, BUSINESS DISTRICTS

In the C-1 and C-2 Business Districts the following regulations shall apply.

1. Bulletin boards or identification signs not exceeding sixty (60) square feet in area shall be permitted for public recreation uses, community facilities, and clinics.
2. Business signs shall be permitted subject only to the restrictions in Section 9.11A of this ordinance. All ground signs shall be located not closer to any property line than one-half (1/2) the required setbacks.
3. Billboards and other outdoor advertising structures are permitted subject to the general regulations set forth in Section 9.11.

9.11D SPECIFIC REGULATIONS, INDUSTRIAL DISTRICT

In the I-1 Industrial District the following regulations shall apply.

1. Business signs shall be permitted which relate to the business on the premises. Such signs shall be located not closer than one-half (1/2) the required setback from all property lines.

2. Flashing and intermittent illumination is prohibited.
3. Billboards and other outdoor advertising structures are permitted subject to the general regulations set forth in Section 9.11.

9.11E SPECIFIC REGULATIONS, FLOODWAY DISTRICT

In the Floodway District the following regulations shall apply.

1. There shall be permitted for public parks, playgrounds, and other outdoor recreational uses signs not exceeding thirty-two (32) square feet.
2. Flashing or intermittent illumination is prohibited.
3. Billboards and other outdoor advertising structures are prohibited.

9.12 STANDARDS FOR A BED AND BREAKFAST(Added 2/6/03)

Bed and Breakfast operations are a permitted use in the R-2 and R-3 Residential Zones. The Spring City Municipal Planning Commission may require such conditions as are necessary to preserve and protect the character of the neighborhood in which the proposed use is located.

Permits – No building permit or Certificate of Occupancy for such use shall be issued without written approval of the Spring City Municipal Planning Commission.

1. Location – The Bed and Breakfast operation shall be located and conducted in the principal building only.
2. Operator Occupied – Proprietors of the Bed and Breakfast operation shall be permanent residents of the dwelling in which it is located. As permanent residents they shall keep separate and distinct sleeping quarters from Bed and Breakfast guests. No more than two (2) paid assistants may be employed.
3. Number of Rental Units – No more than three (3) bedrooms shall be for rent at any one time at any one Bed and Breakfast establishment.
4. Length of Stay – Lodging of guests at the Bed and Breakfast establishment shall be limited to no more than ten (10) days during any one (1) stay.
5. Food Services – Meals for other than owners and staff will be restricted to breakfast for paid houseguests only. Breakfast hours are limited to from 4:00 a.m. to 11:00 a.m.

6. Site Plan – An accurately drawn plan shall be presented to the Spring City Municipal Planning Commission at least ten (10) days prior to the meeting. The site plan shall show the location of the principal building, off-street automobile parking, relationship to adjoining properties and surrounding land use, existing zoning of the proposed site, any required screening, and any other information as may be required by the Spring City Municipal Planning Commission.
7. Appearance – The residential character and appearance of the home shall not be changed by the establishment of a Bed and Breakfast operation.
8. Advertising – The proposed use shall not be advertised by the use of signs, which exceed two (2) square feet in area. The sign shall be non-illuminated and must be attached flat to the main structure or visible through a window.
9. Parking – Off-street parking facilities shall be provided at the rate of at least one space per room for rent in addition to at least two spaces for the household. Parking will comply with Section 9.03 of the Spring City Zoning Ordinance.
10. All applicable Federal, State, and Municipal codes, including municipal fire, building, and electrical codes shall be complied with as a condition of approval by the Spring City Municipal Planning Commission.
11. The Spring City Municipal Planning Commission may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance. Consideration will be given to the impact on adjoining properties. Landscaping, fencing, screening and other methods might be required to mitigate anticipated impacts to the neighborhood.