

**AN ORDINANCE REVISING
CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ALLOW CERTAIN PERMITTED USES TO HAVE APPROPRIATE SIGNAGE IN
RESIDENTIAL ZONING DISTRICTS C-UDO-71**

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

3-2.1 SIGN REGULATIONS

- (2) Application of Table of Permitted Districts for Signs. The following signs shall be permitted in the zoning districts as indicated in Table B.3.6, and shall comply with all regulations of the applicable district unless otherwise regulated by specific regulations of this section.

Table
B.3.6
Permitted Districts for

	Y R	A G	M H	R S	R M	N O	L O	C P O	G O	N B	P B	L B	N S B	H B	G B	C B	L I	G I	C I	I P	C	M U S
Off-Premises Signs																						
Ground Sign														Z			Z	Z	Z			
On-Premises Signs																						
Ground Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
					R M	N O	L O	C P O	G O	N B	P B	L B	N S B	H B	G B	C B	L I	G I	C I	I P	C	M U
Awning					Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Projecting Sign	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			Z	Z	Z	Z	Z	Z
Roof Sign							Z	Z	Z		Z	Z	Z	Z			Z	Z	Z	Z	Z	Z
Wall Sign	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z			Z	Z	Z	Z	Z	Z

Signs

Z = Districts in which signs permitted; zoning permit required.

- (E) On-Premises Signs - Ground Signs, Projecting Signs

- (3) Sign Measurement.

- (a) Area Calculation. Sign area shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof, measuring the copy area. The

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outside dimensions of the sign, exclusive of structural support shall not increase the overall dimensions by more than seventy-five percent (75%).

- (b) Sign Area and Height. Sign heights are measured to top of copy and shall be measured using the surrounding average grade or road height, whichever is greater. The total copy areas of ground signs are not to exceed eighteen (18) square feet for five (5) feet high signs; thirty-six (36) square feet for ten (10) feet high signs; fifty-four (54) square feet for fifteen (15) feet high signs. Total face of the sign area shall not increase the overall dimensions by more than seventy-five percent (75%) of the total copy area. Copy area and total face area calculations are based on zoning district height allowances for each zoning classifications, not actual sign height.

Zoning District	Maximum Sign Height
NSB	15 feet
HB, GB, CB, MRB-S, GI greater than 25,000 square feet total building footprint	15 feet
LI, CPI, CI, GI (less than 25,000 square feet)	10 feet
GB, HB, LB, PB, MRB-S, LO, GO, CPO, CB, greater than 4,000 square feet total building footprint	10 feet
RM-5, RM-8, RM-12, RM-18, RM-U, MH, IP, C	5 feet
GB, HB, LB, PB, MRB-S, LO, GO, CPO, CB, less than 4,000 square feet total building footprint	5 feet
YR, AG, RS-40, RS-30, RS-20, RS-15, RS-12, RS-9, RS-7, RSQ, NO, NB, MU-S, I-40 Thoroughfare Overlay District	UDO standards apply

All above building square footage amounts shall include attached canopies.

- (4) Number of Faces. Ground signs (on-premises) which contain two (2) faces may contain up to the maximum sign area as computed under size requirements in this section. Signs with three (3) faces shall contain a minimum of fifteen percent (15%) less sign area for each face than the standard maximum.
- (5) Number.
- (a) Maximum. Each zoning lot frontage of less than two hundred fifty (250) feet shall be limited to one ground (on-premises) and one projecting sign per street or right-

of-way frontage. If the lot frontage contains more than two hundred fifty (250) feet, then two (2) signs of each type may be used on that street frontage, except in any RM District, with a minimum separation of one hundred twenty-five (125) feet between these two (2) signs or between them and any other ground signs on the lot.

- (b) Restrictions in NO and NB Districts. In the NO and NB Districts, only one of the following signs is permitted for each business: awning, ground (on-premises), projecting, and wall.
- (6) Exceptions.
- (a) Corner Lots and Lots with Two Hundred Fifty (250) Feet of Frontage.Corner lots and lots with two hundred fifty (250) or more feet of frontage are permitted a fifty percent (50%) addition in maximum ground and projecting sign size for using one sign where two (2) would be allowed. The fifty percent (50%) additional size applies to the copy area only. The sign height is limited to that authorized in the underlying district, except for lots located in YR, AG, MH, or RS zoning.
 - (b) Lots on Freeways/Expressways in the Interstate System. Signs located within four hundred (400) feet of the centerline of a freeway/expressway in the Interstate System, except in any RM YR, AG, MH, or RS District, may display additional sign area up to a maximum of two hundred (200) square feet and a maximum height of fifty (50) feet. This exception will become void along any highway which installs a government sponsored highway logo sign system. Lots located within four hundred (400) feet of the centerline of a freeway/expressway in the Interstate System, except in any RM District, are permitted sign height of thirty-five (35) feet. The maximum sign area shall be limited to current standards as listed in Section B.3-2(E)(3)(b).
 - (c) Lots of Three (3) Acres or More. On zoning lots containing three (3) acres or more, the maximum size of ground and projecting signs shall be that permitted in the zoning district where the sign is permitted, regardless of the amount of road frontage of the lot.
- (8) Illumination in RM_Districts. In any RM District, internally illuminated signs are not permitted, except such internally illuminated signs in RM District which existed as of the effective date of this Ordinance.
- (9) On-Premises Ground and Projecting Signs in the YR, AG, MH, and RS Districts.
- (a) Permitted Districts and Uses. On-premises ground and projecting signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:
 - (i) Agriculture production
 - (ii) Cemetery, licensed or unlicensed
 - (iii) Child day care center accessory to a church or school
 - (iv) Church or Religious Institution, Neighborhood or Community
 - (v) Fish hatchery

- (vi) Golf course
- (vii) Manufactured housing development
- (viii) Park and shuttle lot
- (ix) Planned residential development and subdivision
- (x) Riding stable
- (xi) Shooting range, outdoor
- (xii) Utilities
- (xiii) Recreation Facility, Public
- (xiv) School, Public or Private
- (xv) Police or Fire Station
- (xvi) Library, Public

- (b) Number and Size. Only one sign per use with a maximum of eighteen (18) square feet per zoning lot per street or right-of-way frontage. If a zoning lot is permitted more than one sign, there shall be at least fifty (50) feet of spacing between each sign.
- (c) Height. Fifteen (15) feet maximum, measured from the road or grade of the site to which the sign is oriented, whichever is higher.
- (d) Illumination. Internally illuminated signs are not permitted for these uses, except such internally illuminated signs which existed as of the time of the adoption of this Ordinance.

(F) On-Premises Signs - Roof Signs, Wall Signs

- (1) Zoning Districts. Roof and wall signs are permitted only in the districts as shown in Table B.3.6 or as specified in Section B.3-2.1(F)(5). Only one wall sign is permitted for each tenant per each exposed wall. Roof signs are not permitted.
- (2) Size.
 - (a) Maximum Size. Total sign area shall be ten (10) percent of the area of the wall on which it is placed. The maximum area shall not exceed 200 square feet. For multi-tenant developments and shopping centers the total area shall be calculated based on the wall area of each of tenant space. In no case shall a wall sign extend horizontally beyond the main wall of a building more than twelve (12) inches.
 - (i) Maximum Area for little or No Wall Area: Establishments with little or no building frontage, such as interior office establishments, shall have a maximum sign area twenty-four (24) square feet provided that the total maximum permitted sign area allowed for the building is not exceeded.
 - (b) Restrictions in NO and NB Districts. In the NO District, sign size shall be limited to eight (8) square feet; in the NB District, sign size shall be limited to four (4) square feet.

- (3) Height.
- (a) Flat Roof Building. On a flat roof building, no roof signs are allowed. No wall sign shall project more than fifty percent (50%) of its height above the wall on which it is placed, but in no case shall extend more than two (2) feet above the wall. The signage area shall be calculated from the line of the flat roof behind the parapet wall to the finished floor line.
 - (b) Peaked Roof Building. Signs on a peaked roof building shall not be allowed.
- (4) Number.
- (a) Maximum Number. There shall be one wall sign per tenant per each exposed wall: awning, projecting and wall as long the maximum square footage requirements of Section 3.2.1(F)(2)(A) Maximum Size are met.
 - (b) Restrictions in NO and NB Districts. In the NO and NB Districts, only one of the following signs is permitted for each business: awning, ground (on-premises), projecting, and wall.
- (5) Wall Signs in the YR, AG, MH, and RS Districts. Wall signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:
- (a) Agriculture production
 - (b) Cemetery, licensed or unlicensed
 - (c) Child day care center accessory to a church or school
 - (d) Church or Religious Institution, Neighborhood or Community
 - (e) Fish hatchery
 - (f) Golf course
 - (g) Manufactured housing development
 - (h) Park and shuttle lot
 - (i) Planned residential development
 - (j) Riding stable
 - (k) Shooting range, outdoor
 - (l) Utilities
 - (m) Recreation Facility, Public
 - (n) School, Public or Private
 - (o) Police or Fire Station
 - (p) Library, Public

Section 2. This ordinance shall be effective upon adoption.

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underscore.C-UDO-71 05.12.15