Agenda
Village of Clemmons Planning Board
Regular Meeting

April 18, 2023
REGULAR MEETING OF
THE VILLAGE OF CLEMMONS PLANNING BOARD
April 18, 2023 AGENDA

The Meeting will begin at 6:00 pm.

I. CALL TO ORDER

II. APPROVAL OF MINUTES for March 21, 2023 meeting

III. CHANGES AND/OR APPROVAL OF AGENDA

IV. ANNOUNCEMENTS

V. PUBLIC COMMENTS

VI. BUSINESS

A. **Zoning Map Amendment** for real property owned by AAA Storage Management #28, LLC from GB-S (General Business – Special Use) to GB-S (General Business – Special Use) for property addressed 2225 Lewisville-Clemmons Road, PIN 58893-07-2544, consisting of 2.63± acres as shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website. *(Zoning Docket C-252)*

B. **Zoning Map Amendment** for real property owned by Bing-Merr Properties, LLC from LO-S (Limited Office – Special Use) to PB-S (Pedestrian Business – Special) for property addressed 3725 Clemmons Road and 3729 Clemmons Road, PIN 5892-09-7380, consisting of 2.93± acres as shown on a site plan located in the Village of Clemmons Planning Department and on the Village of Clemmons website. *(Zoning Docket C-253)*

C. **Zoning Text Amendment** to amend multiple sections in Chapter A Definitions and Chapter B Zoning Ordinance of the *Unified Development Ordinances*. *(Zoning Docket C-UDO-89)*

D. **Zoning Text Amendment** to amend multiple sections in Chapter B Zoning Ordinance of the *Unified Development Ordinances*. *(Zoning Docket C-UDO-88)*

E. **Staff Report** – Next scheduled meeting on May 16, 2023.

VII. FOR THE GOOD OF THE ORDER

VIII. ADJOURNMENT
Minutes
The Village of Clemmons Planning Board met on March 21, 2023 at 6:00 p.m. The meeting was held at Village Hall, Clemmons, North Carolina. The following members were present: Lanny Farmer, Kevin Farmer, Carolyn Miller, Tom Mekis, and Randy Wooden. Assistant Manager Amy Flyte, Planning Director Doug Moore, and Planner Caroline Drake were also present.

I. CALL TO ORDER

Chairman Tom Mekis called the meeting to order at 6:01 p.m.

II. APPROVAL OF MINUTES for December 20, 2022 meeting

Lanny Farmer made a motion to approve the December 20, 2022 minutes as presented. Carolyn Miller seconded the motion which was unanimously approved.

III. CHANGES AND/OR APPROVAL OF AGENDA

There were no changes to the agenda.

IV. ANNOUNCEMENTS

There were no announcements.

V. PUBLIC COMMENTS

There were no public comments.

VI. BUSINESS

A. Public Hearing for Zoning Text Amendment to amend multiple sections in Chapter B Zoning Ordinance of the Unified Development Ordinances. (Zoning Docket C-UDO-88).

Chairman Tom Mekis opened the public hearing at 6:02 p.m.

There were two proponents who spoke:

- Melody Bays Davis, 6030 Gun Club Rd, Winston-Salem, NC 27103 – stated she and her family were in attendance tonight to understand how this text amendment would affect the billboard her family has owned for 30 years. She stated she was looking for clarification of definitions for some terms used in the proposed text amendment, but she understood from a conversation with Assistant Manager Flyte before the meeting began that the definitions will not be available for review until the following Planning Board
meeting in April. The terms she was seeking definitions for included “non-commercial messages”, “non-conforming”, and “conforming”. Planning Director Moore advised that the definitions would be following in April and advised that Ms. Davis could speak to her concerns regarding specific definitions during the hearing or speak to him after the meeting as well. Ms. Davis stated she was most interested in obtaining a definition of non-commercial messages for off-premise billboards in advance if possible. Planning Director Moore advised that a recent Supreme Court case, Reed v. Gilbert, has determined that sign ordinances have to be content-neutral and not distinguish between commercial and non-commercial speech, so any references to commercial or non-commercial speech will be removed from the text amendment upon advice from the Village Attorney that was received after the draft had been published.

- Britt Perkins, 6100 Gun Club Rd, Winston-Salem, NC 27103 – advised he works for his family business, AdSign. Mr. Perkins stated he was here to learn more about the amendment as well, and he and his family just want their billboards on the highway left alone. He stated he does not plan on switching to an electronic message billboard so restrictions regarding those do not concern him. He stated he would like to see definitions as well.

There being no one else to speak, Chairman Tom Mekis closed the public hearing at 6:09 p.m. There were approximately five people in attendance. Gil Davis, 2008 Muirfield Place, Clemmons, NC 27012 – was not present at the meeting but submitted written comments (attached hereto as Exhibit A and incorporated as part of the minutes).

Planning Director Moore explained in more detail the concept of content-neutral sign ordinances that focus on location, size, and duration rather than what is on the sign.

Planning Director Moore made a presentation to the board regarding the text amendment C-UDO-88 to the board (attached hereto as Exhibit B and incorporated as part of the minutes). The presentation explained the context of why the changes are needed, the intent of the changes, the reorganization of the article’s structure, and the follow-up changes that will be heard at the meeting in April to harmonize the rest of the UDO with the changes to Chapter B, Article 3-2.

Planning Director Moore provided further explanation that the language applying to non-conforming signs and amortization will not change but will move to the section of the UDO applicable to all non-conforming uses. He also highlighted the edits to the draft that would be incorporated between the Planning Board and Council hearings. He advised that the board could make a recommendation of approval with the added condition of incorporating the existing list of edits as well as any that came up during the board’s discussion.

Lanny Farmer inquired why there was urgency to change the sign ordinance. Planning Director Moore explained that the Village of Clemmons was a defendant in a lawsuit regarding an issue arising from interpretation of the sign ordinances, and the North Carolina Court of Appeals found the existing ordinances to be confusing and conflicting. Kevin Farmer inquired if there
was a reason for the specific timeline. Planning Director Moore explained that there is a sign moratorium in place that expires on May 23, 2023. There was discussion regarding types of temporary signs and enforcement.

Chairman Tom Mekis inquired what the board would approving if the text amendment was still a draft that needs edits. Planning Director Moore explained that a recommendation of approval with a condition of approval that the edits are incorporated would signify approval of the substance of the ordinance apart from the minor changes needed like typos. Kevin Farmer stated he would like to see enforcement addressed. Planning Director Moore responded that he would have to incorporate that later and within the article of the UDO related to enforcement.

Chairman Tom Mekis stated he thinks the board agrees that the ordinance is heading in the right direction, but he is hesitant to recommend approval for changes that they have not seen incorporated yet. He inquired why the board did not have the option to refrain from making a decision until the following meeting in April. Planning Director Moore recommended that if the board did not want to take action on the same night, they should hold a special meeting later in the week to make a recommendation.

Assistant Manager Flyte provided clarification regarding the existing enforcement section of the UDO that would still apply to signs. Tom Mekis stated the text amendment is moving in the right place, but he has concerns that the definitions are a large related component and they did not have that to complement and understand the proposed text amendment before them. Carolyn Miller clarified with Planning Director Moore that there was an option to hold another meeting during the week to get the minor edits incorporated. Kevin Farmer clarified with Planning Director Moore that the definitions in Chapter A would not be incorporated by then. Randy Wooden clarified with Planning Director Moore that if the board recommended approval but then did not feel comfortable with the resulting edits that they could talk to staff or speak at the Council public hearing as individuals, but they could not change their recommendation as a board.

Kevin Farmer made a motion to find the text amendment inconsistent with the future land use plan and recommend DENIAL for the zoning text amendment for Zoning Docket C-UDO-88 (attached hereto as Exhibit C and incorporated as part of the minutes). Lanny Farmer clarified with Planning Director Moore that a recommendation of denial would still move the text amendment forward to Village Council and the Council could still either approve or deny the text amendment. Lanny Farmer inquired what the summary of the reasoning would be for the recommendation of denial. Kevin Farmer stated that the text amendment was not ready yet and there was too much left in up in the air. Lanny Farmer agreed and seconded the motion. The motion passed 3-2. The following members voted in favor of the motion: Kevin Farmer, Lanny Farmer, and Tom Mekis. The following members voted in opposition of the motion: Carolyn Miller and Randy Wooden. Chairman Tom Mekis and Kevin Farmer stated they did not intend the recommendation of denial to be interpreted as opposition to staff’s work to revise the sign ordinances because the existing ordinances do need improvement.

B. Staff Report – Next scheduled meeting on April 18, 2023.
Planner Caroline Drake reported that the meeting on April 18th could potentially have two public hearings for zoning maps amendments and up to three public hearings for zoning text amendments necessary to amend the other sections of the UDO to be in harmony with the sign ordinance changes.

VII. FOR THE GOOD OF THE ORDER

There were no comments for the good of the order.

VIII. ADJOURNMENT

Carolyn Miller made a motion to adjourn at 7:01 p.m. Lanny Farmer seconded the motion which was unanimously approved.

Respectfully submitted,

___________________________________            _____________________________________
Caroline Drake, Planner                                      Doug Moore, Secretary
A. Zoning Map Amendment - Zoning Docket C-252
### TECHNICAL REVIEW COMMITTEE
### PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

**Note:** Village Planning staff is responsible for coordinating the Technical Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate “See Emailed Comments” or another similar phrase. A list of recommended conditions from this Technical Review Committee will be sent to you via fax generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

<table>
<thead>
<tr>
<th>PROJECT CASE #: C-252 PARCEL PIN: 5893-07-2544</th>
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</thead>
<tbody>
<tr>
<td>PROJECT TITLE/DESCRIPTION: AAA Self-Storage</td>
</tr>
<tr>
<td>UDO: GB-S to GB-S (adding “motor vehicle, rental and leasing” use)</td>
</tr>
</tbody>
</table>

**NCDOT District 2: Sr. Assistant District Engineer, Randy Ogburn (336-747-7900)**
- No comments. This design does not appear to deviate from the driveway permit currently on record.

**Winston-Salem/Forsyth County Inspections (Zoning), Amy McBride (336-727-2626) amym@cityofws.org**
- No comments

**Winston-Salem (Erosion Control/Floodplain Program Manager) Matthew Osborne (336-747-7453) matthewo@cityofws.org**
- No comments

**Clemmons Public Works/Stormwater, Mike Gunnell (336-439-5187) mgunnell@clemmons.org**
- Stormwater permit will have to be revised by showing updated stormwater plans with calculations accounting for the addition of the grass pavers

**Forsyth County Fire, Scott Routh (336-703-2550) routhis@forsyth.cc**
- No comments from fire. This design does not obstruct the access road and is acceptable.

**Clemmons Fire Department, Gary Styers (336-766-4114) glstyers@clemmonsfd.com**
- No comments
<table>
<thead>
<tr>
<th>Winston-Salem/Forsyth County Utilities, Chris Jones (336-747-7499)</th>
<th><a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• The sanitary sewer connection cannot be installed in the driveway. The fire line will be installed with a tapping sleeve and valve. The utility plans will be approved when the building plans are submitted. Please try to design the fire line with bends after the BFP. NCDOT Encroachment Agreement will be required. Water meters purchased through the COWS. System development fees due at the time of meter purchase.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Clemmons Planning, Caroline Drake (336-712-4036)</th>
<th><a href="mailto:cdrake@clemmons.org">cdrake@clemmons.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Revise parking calculations to include motor vehicle renting and leasing use; GFA for the calculations only has to include office area, not the entire building</td>
<td></td>
</tr>
<tr>
<td>• Note per Table B.3.8: Customer parking can’t be used for motor vehicle rental and leasing</td>
<td></td>
</tr>
<tr>
<td>• Delineate parking spaces per Section B.3-3.3(D)(1) and show width of individual “stall” to ensure compliance with Table B.3.9</td>
<td></td>
</tr>
<tr>
<td>• Delineation can be shown with wheel stops, striping is not required</td>
<td></td>
</tr>
<tr>
<td>• No parking shall be located over a sand filter or nitrification field per Section 3-3.1(H)</td>
<td></td>
</tr>
<tr>
<td>• Merge list of “approved uses” and “proposed uses” list and title the list “proposed uses”</td>
<td></td>
</tr>
<tr>
<td>• What will be the maximum length of the largest U-Haul vehicle? Show length of parking spaces to ensure the vehicles will not be encroaching into access drive</td>
<td></td>
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</tbody>
</table>

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<thead>
<tr>
<th>Winston-Salem/Forsyth County GIS Mapping and Design, Carly Everhart (336) 747-7012</th>
<th><a href="mailto:carlye@cityofws.org">carlye@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
<td></td>
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<thead>
<tr>
<th>Forsyth County Addressing, Matthew Hamby (336-703-2337)</th>
<th><a href="mailto:hambyme@forsyth.cc">hambyme@forsyth.cc</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Address will not change</td>
<td></td>
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</table>
Neighborhood Meeting

Date: 12/6/2022 Time: 6:00 P.M.

Location: 2225 Louisville Clemmons Rd., Clemmons NC 27012

Date of Notification Mailing:

(Attach a list of those persons and organizations that were sent notice about the Neighborhood Meeting)

Number of Attendees: 0

(Attach a copy of the signed attendance list that includes names and addresses of those in attendance)

Summary of Issues

None - 0 attendees

Changes made to the Petition by the Petitioner as a result of the meeting:

None

(Attach additional sheets as needed)

Note: If the petitioner makes substantive change(s) to the application following the neighborhood meeting on topics which were not discussed at the neighborhood meeting, that fact may be noted in the staff report. Substantive change(s) to the application on topics which were not discussed at the neighborhood meeting shall require that the petitioner renotify neighboring property owners through physical or electronic mail.

Neighborhood Meeting Report prepared by:

Preparer's Name: Chad Hackaday Date: 12/7/22
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>C-252</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Doug Moore</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>AAA Storage Management 28, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>AAA Storage Management 28, LLC</td>
</tr>
</tbody>
</table>
| Address/PIN  | 2225 Lewisville-Clemmons Road  
PIN 5893-07-2544 |
| Type of Request | Special Use Zoning District – Map Amendment |
| Proposal     | The petitioner is requesting an amendment to the Official Zoning Map for the subject properties from GB-S (General Business – Special) to GB-S (General Business – Special). The petitioner is requesting the following uses:  
- Storage Services, Retail  
- **Motor Vehicle, Rental and Leasing**  
- Medical or Dental Laboratory  
- Medical and Surgical Offices  
- Professional Offices |
| Zoning District (Purpose Statement) | The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers. |
| Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q) | B.6-2.1(Q)(1) Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
Yes – the district accommodates destination retail and service uses and is located in GMA 3. |

## GENERAL SITE INFORMATION

| General Location | The site addressed 2225 Lewisville-Clemmons Road is approximately 515’ north from the intersection of Lewisville-Clemmons Road and S Peace Haven Road. |
| Jurisdiction     | Village of Clemmons |
| Site Acreage     | 2.63± acres or 114,562± square feet |
| Physical Characteristics | The site rises roughly 10 feet up from the entrance off of Lewisville-Clemmons Road up into the site. After that, the site levels off and is fairly flat. |
| Proximity to Water & Sewer | Public |
| Stormwater/Drainage | The site has obtained a stormwater occupancy permit for the existing retail storage services use. |
| Watershed & Overlay Districts | Property is outside the WS-IV Watershed. |
| Historic, Natural Heritage, and/or Farmland Inventories | No identified historic, natural heritage, or farmland inventories. |
| Current Land Use | Storage Services, Retail |
| Surrounding Property Zoning & Use |  
| **Direction** | **Zoning District** | **Use** |
| North | RS-15 | Single-family residential |

04/11/2023
### Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)

B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other properties in the vicinity?

There is no appropriate way to effectively screen and buffer the adjacent residential properties from the proposed leasing motor vehicle use.

### Analysis of General Site Information

The majority of the site is being utilized in one way or another. Building and pavement dominate the site.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lewisville-Clemmons Road</td>
<td>Major Thoroughfare</td>
<td>206'±</td>
<td>2,300 (2018)</td>
<td>37,300/LOS D</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Single access point located off of Lewisville-Clemmons Road.

**Planned Road & Improvements**

Existing access road loops around building.

**Trip Generation – Existing/Proposed**

- **Existing**: calculated trip at weekday peak hour of adjacent street traffic:
  - Average Rate: 11 (Total), 6 (Entry), 5 (Exit)

- **Proposed**: calculated trip at weekday peak hour of adjacent street traffic:
  - Average Rate: 11 (Total), 6 (Entry), 5 (Exit)

No land use category identified in ITE Trip Generation Manual close to “motor vehicle, rental or leasing” use.

**Sidewalks**

Existing sidewalk along frontage

**Transit**

No proposed transit

**Traffic Impact Study**

Not required

**Concurrency Model**

The 2019 concurrency model identifies the section of Lewisville-Clemmons Road from Linwood Drive to Peace Haven Road as using 6% capacity, indicating that there is 94% capacity remaining. The projected capacity used in 2040 is 35%, indicating that there would be 65% remaining.

**Analysis of Site Access & Transportation Information**

The concurrency model indicates that there is capacity on the section of Lewisville-Clemmons Road from Linwood Drive to Peace Haven Road.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Forsyth Legacy GMA**

Growth Management Area 3 (Suburban Neighborhoods)

**Pertinent Legacy Recommendations**

GMA 3 (Suburban Neighborhoods) consists of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity. Pertinent suburban neighborhood goals include encouraging mixed-use development, increasing density at activity centers and growth corridors at planned locations, and constructing additional sidewalks.
**Clemmons Community Compass (2040)**

*Clemmons Community Compass* designates the site as highway commercial and in the Lewisville-Clemmons Road (North) Strategic Planning Area. Highway commercial uses include existing retail, general commercial, hospitality, and commercial uses serving travelers. Development is generally more auto-oriented than other commercial classifications, but provides adequate pedestrian access between adjacent developments. Newly developed or redeveloped areas should enhance the community gateway located at this intersection.

Lewisville-Clemmons Road (North) Strategic Planning Area future land use intent emphasizes reducing the pace of commercial and higher-intensity developments along Lewisville-Clemmons Road Corridor. Residential land uses should be integrated with adjacent developments to provide easy alternative transportation access to mixed use areas and should be buffered by trees and landscaping to reduce visual and noise impacts from the corridor.

**Clemmons Transportation Plan (2009)**

N/A

**Greenway Plan Information**

N/A

**Other Applicable Plans & Planning Issues**

N/A

**Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)**

B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?

No

B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass & Legacy?

Yes

**Analysis of Conformity to Plans & Planning Issues**

When the self-storage facility was initially approved for GB-S with Zoning Docket C-230, the rezoning amended the future land use map designation for this parcel from mixed-use office to highway commercial. Development with this designation is more auto-oriented than other commercial classifications but should provide adequate pedestrian access between adjacent developments. The addition of “motor vehicle, rental or leasing” will make this site more auto-oriented as customers will be utilizing the moving trucks to and from the facility. However, with the original rezoning, pedestrian infrastructure was installed, including a sidewalk along Lewisville-Clemmons Road and a crosswalk from the office to the customer parking area.

The Lewisville-Clemmons Road (North) Corridor calls for reducing the pace of commercial and higher-intensity development and the buffering of developments with trees and landscaping to reduce visual and noise impacts from the corridor. The addition of motor vehicle rental and leasing would increase the intensity of development rather than reduce the pace. Additional buffering will be needed to screen the parked vehicles from the adjacent residential uses to the north to ensure that there is no visual impact.

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### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
</tbody>
</table>

04/11/2023
<table>
<thead>
<tr>
<th>Site Plan</th>
<th>Location</th>
<th>Approval Date</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-230 LO-S to GB-S</td>
<td>Approved 06/20/2020</td>
<td>76,600 sf</td>
<td></td>
</tr>
<tr>
<td>C-207 RS-15, RS-20, and IP-S to GB-S</td>
<td>Approved 01/11/2016</td>
<td>76,600 sf</td>
<td></td>
</tr>
<tr>
<td>C-085 RS-9 to Special Use Permit</td>
<td>Approved 10/12/1998</td>
<td>76,600 sf</td>
<td></td>
</tr>
<tr>
<td>C-034 O-2-S to LO-S</td>
<td>Approved 01/11/2016</td>
<td>76,600 sf</td>
<td></td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Site</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Square Footage</td>
<td>Site</td>
<td>76,600 sf</td>
<td>15’ behind front lot line</td>
</tr>
<tr>
<td>Parking</td>
<td>Required</td>
<td>Proposed</td>
<td>Layout</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum</td>
<td>Proposed</td>
<td>60’</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
<td>70%</td>
</tr>
</tbody>
</table>

### UDO Sections Relevant to Subject Property

- Chapter B, Zoning Ordinances
- Chapter C, Environmental Ordinances

### Compliance with Chapter B Article VII, Section 7-5.3

- (A) Legacy Policies: Yes
- (B) Environmental Ordinance: Yes
- (C) Subdivision Regulations: N/A
- (D) Other Relevant Standards: Yes

### Analysis of Site Plan Compliance with UDO Requirements

The site satisfies applicable UDO requirements.

### REMAINING SITE PLAN ISSUES

<table>
<thead>
<tr>
<th>Issue</th>
<th>Status</th>
</tr>
</thead>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are from interdepartmental review comments and are proposed to meet codes or established standards or reduce negative off-site impacts.

**OTHER CONDITIONS:**

- a. No more than five motor vehicles for lease vans shall be allowed at any given time.
- b. Lease motor vehicles shall be parked or stored in the five parking spaces designated on the site plan.
- c. No rental trailer shall be allowed.
- d. Maximum size of trucks shall be no greater than 20 feet.
- e. All on-site lighting shall be a maximum of 25 feet tall and shall be of the full cut-off type or otherwise designated not to cast direct light on adjacent properties. Lighting shall be in conformance with the submitted Photometric Plan, with light levels not exceeding the 0.5-foot-candle limit at the property line.
- f. The proposed use shall not allow for onsite habitation.
- g. No parking in the access road. Signage on-site “no Parking Fire Lane” signs shall be posted to deter vehicles from parking in and blocking the access road.
- h. Signs shall be posted to help designate parking stalls for lease vehicles.
- i. Business shall not operate between the hours of 10:00 pm and 5:00 am.
**STAFF RECOMMENDATION: DENIAL**, based on the intensity of the proposed motor vehicle rental or leasing use and its incompatibility with adjacent land uses.

**NOTE:** These are staff comments only; final recommendations on projects are made by the Village of Clemmons Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
B. Zoning Map Amendment - Zoning Docket C-253
**TECHNICAL REVIEW COMMITTEE**
**PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS**

*Note:* Village Planning staff is responsible for coordinating the Technical Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate “See Emailed Comments” or another similar phrase. A list of recommended conditions from this Technical Review Committee will be sent to you via fax generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

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<td>PROJECT TITLE/DESCRIPTION: Tyler Merriman – 3725 &amp; 3729 Clemmons Road</td>
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<tr>
<th>Winston-Salem/Forsyth County Inspections (Zoning), Amy McBride (336-727-2626) <a href="mailto:amym@cityofws.org">amym@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Winston-Salem (Erosion Control/Floodplain Program Manager) Matthew Osborne (336-747-7453) <a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clemmons Public Works/Stormwater, Mike Gunnell (336-439-5187) <a href="mailto:mgunnell@clemmons.org">mgunnell@clemmons.org</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Forsyth County Fire, Scott Routh (336-703-2550) <a href="mailto:routhcs@forsyth.cc">routhcs@forsyth.cc</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clemmons Fire Department, Gary Styers (336-766-4114) <a href="mailto:glstyers@clemmonsfdfd.com">glstyers@clemmonsfdfd.com</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>• No comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Winston-Salem/Forsyth County Utilities, Chris Jones (336-747-7499) <a href="mailto:charlesj@cityofws.org">charlesj@cityofws.org</a></th>
</tr>
</thead>
</table>
Each business will need to have ¾” double check assembly backflow preventer installed directly behind the meter.

Clemmons Planning, Caroline Drake (336-712-4036) cdrake@clemmons.org
- Fix PIN number on site plan to current PIN
- Separate proposed uses from purpose statement and provide separate header
- Consider eliminating the following uses to ensure consistency with the future land use plan designation of “Village-Scale Retail and Office”: nursery, lawn and garden supply store, retail; building contractors, general; medical or dental laboratory; repair and maintenance; health services, miscellaneous; non-store retailer; recreation services, indoor; services, business B; academic medical center
- Was the sidewalk easement or right-of-way dedication as mentioned in the conditions for the rezoning to LO-S (Zoning Docket C-224) ever recorded? If it was recorded, provide the documentation. If it was not recorded, recording will be added as a condition. Remove the language stating that the Village of Clemmons will install the domes, crosswalk, and sidewalks.

Winston-Salem/Forsyth County GIS Mapping and Design, Carly Everhart (336) 747-7012 carlye@cityofws.org
- Site plan submitted lists incorrect PINs, possibly two PINs that have since been recombined into 5892-09-7380. Ensure any ordinances list 5892-09-7380 as the PIN.

Forsyth County Addressing, Matthew Hamby (336-703-2337) hambye@forsyth.cc
- Address will not change

Winston-Salem/Forsyth County Historic Resources, Heather Bratland (336) 747-7054 heatherb@cityofws.org
- These properties are located within the boundaries of the Clemmons Historic District (FY2542), which was put on the NC Study List in 1982. The district and properties were reevaluated in 2022. The Clemmons Historic District was found ineligible for listing in the National Register of Historic Places in 2023 because of “significant erosion of integrity of setting, design, materials, association, and feeling within the district.” Full report available here: https://www.ncdcr.gov/media/13405/open
- The house at 3725 Clemmons Road is included in the Forsyth County survey of historic resources as FY9241, House. It is a 1-story Craftsman-style house that was built ca. 1925. Consultants recommended that it be determined ineligible for listing in the National Register of Historic Places in 2023. Further, the replacement of all windows, construction of accessibility ramp, and addition of stamped concrete walkways were found to have diminished the historic architectural integrity of the property.
- The house at 3729 Clemmons Road is included in the Forsyth County survey of historic resources as FY9244, House. It is a 2-story eclectic house with some Craftsman elements built in 1922. Consultants recommended that it be determined ineligible for listing in the National Register of Historic Places in 2023. Further, the replacement of all windows and changes to the interior floor plan, features, and finishes were found to have diminished the historic architectural integrity of the property.
6 April 2023

Village of Clemmons
Planning Department
Clemmons, NC

Re: Merriman Rezoning – Neighborhood Outreach Summary

On Wednesday, March 22, 2023, MLA mailed approximately 56 letters to the properties owners that are within six hundred feet of the Merriman property being rezoned. The PIN number for this parcel being #5892-09-7380. The address labels were generated through the online Forsyth County GIS system (Planning App). Mailed letters detailed the requested rezoning of the parcel from LO-S to PB-S and invited the neighbors to an in-person meeting to review the rezoning documents and provide feedback. The meeting was held at the Clemmons United Methodist Church on Wednesday, April 5, 2023, from 4:00 – 6:00 pm. These letters were sent fourteen days in advance of the proposed meeting.

The meeting was held on the date advertised with representation from Bing-Merr Properties LLC (owner) and MLA Design Group to review the plans with neighbors and answer any questions. During the meeting, 1 neighbor dropped in to review and discuss the project. The neighbor taking part in the meeting lived directly behind the subject property. Our meeting ended at approximately 6:00 pm after the question- and-answer period. In addition to the one neighbor that attended the meeting, one additional neighbor dropped by the office of MLA to review plans as he was going to be out of town on the meeting date. MLA reviewed the project with this gentleman and answered his questions.

The few comments that were brought up during the meeting include the following:

- Questions were brought up regarding if the site itself was going to be modified. After explaining that the special use classification restricted the site to what is shown on the drawing, both neighbors were good with proposed rezoning and uses listed.
- Neighbors were interested in the proposed NCDOT improvements.
- Both neighbors were glad to hear that the homes would remain intact on the properties.
- Neighbors commenting are not opposed to the proposed rezoning.

Thank you,

Paul Fidishun
Director of Landscape Architecture/Land Planning
MLA Design Group, Inc.
T- 336.765.1923
F- 336.765.5023
www.MILLERLA.com
<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
</tbody>
</table>
| **Address/PIN**          | 3725 & 3729 Clemmons Road  
-pin 5892-09-7380         |
| **Type of Request**      | Special Use Zoning District – Map Amendment |
| **Proposal**             | The petitioner is requesting an amendment to the Official Zoning Map for the subject properties **from** LO-S (Limited Office – Special Use District) **to** PB-S (Pedestrian Business – Special Use District). The petitioner is requesting the following uses: |
|                          | • Residential building, single-family  
• Boarding or rooming house  
• Combined use  
• Arts/crafts studio  
• Nursery, lawn and garden supply store, retail  
• Bed and breakfast  
• Building contractors, general  
• Banking and financial services  
• Funeral home  
• Repair and maintenance  
• Health services, miscellaneous  
• Medical and surgical offices  
• Non-store retailer  
• Offices, miscellaneous  
• Veterinary services  
• Professional office  
• Services, Business A  
• Services, personal  
• Recreation facility, public  
• Adult day care home  
• Child care (drop-in)  
• Child day care, small home  
• Church or religious institution, community  
• Church or religious institution, neighborhood  
• Club or lodge  
• Library, public  
• Museum or art gallery  
• Neighborhood organization  
• Nursing care institution  
• Police or fire station  
• Post office  
• School, vocational or professional  
• Utilities |

04/11/2023
The PB District is primarily intended to accommodate office, retail, service, institutional and high-density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2 and 3.

| Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q) | Yes – the buildings are closer to the street with parking to the side and front awnings and porches. The site is located in GMA 1 and requesting office, retail, and institutional uses that serve community needs. |

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>General Location</th>
<th>The site addressed 3725 &amp; 3729 Clemmons Road is approximately 600’ west from the intersection of Lewisville-Clemmons Road and US 158/Clemmons Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Village of Clemmons</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>2.93± acres or 127,630± square feet</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>Two existing buildings share an existing parking lot in between. The rear portion of the parcel to the south is wooded.</td>
</tr>
<tr>
<td>Proximity to Water &amp; Sewer</td>
<td>Public water and sewer available</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>Stormwater exempt permit required</td>
</tr>
<tr>
<td>Watershed &amp; Overlay Districts</td>
<td>Located in Type WS-IV Yadkin River Watershed</td>
</tr>
<tr>
<td>Historic, Natural Heritage, and/or Farmland Inventories</td>
<td>The house at 3725 Clemmons Road is included in the Forsyth County survey of historic resources as FY9241, House. It is a 1-story Craftsman-style house that was built ca. 1925. Consultants recommended that it be determined ineligible for listing in the National Register of Historic Places in 2023. Further, the replacement of all windows, construction of accessibility ramp, and addition of stamped concrete walkways were found to have diminished the historic architectural integrity of the property. The house at 3729 Clemmons Road is included in the Forsyth County survey of historic resources as FY9244, House. It is a 2-story eclectic house with some Craftsman elements built in 1922 Consultants recommended that it be determined ineligible for listing in the National Register of Historic Places in 2023. Further, the replacement of all windows and changes to the interior floor plan, features, and finishes were found to have diminished the historic architectural integrity of the property.</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Professional offices</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning &amp; Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>IP; PB-S; RS-15</td>
<td>Church; Offices; Single-family residential</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS-15</td>
<td>Government offices; Club or lodge</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>RS-15</td>
<td>Single-family residential</td>
</tr>
</tbody>
</table>
### Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)

<table>
<thead>
<tr>
<th>West</th>
<th>RS-15</th>
<th>Single-family residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other property in the vicinity?</td>
<td>Yes – most of the requested uses are residential, office, light commercial, and civic uses which can all be found on properties in the vicinity.</td>
<td></td>
</tr>
</tbody>
</table>

### Analysis of General Site Information

The site is proposing no new changes to the buildings or parking lot design. The tree save area surrounding most of the adjacent residential properties is remaining intact and the existing Type II bufferyards are sufficient. The following requested uses are less compatible than the other requested uses due to their intensity and potential trip generation:
- Building contractors, general;
- Repair and maintenance;
- Health services, miscellaneous;
- Non-store retailer.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>US 158/Clemmons Road</td>
<td>Minor Arterial</td>
<td>245'±</td>
<td>14,000 (2018)</td>
<td>13,300/LOS D</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

Single access point located off of Clemmons Road.

**Planned Road & Improvements**

No proposed roads or improvements.

**Trip Generation – Existing/Proposed**

The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) Land Use Category: Small Office Building (712)

**Existing:** (1762/1000)*14.39  
Average Rate: 25 (Total), 13 (Entry), 12 (Exit)

**Proposed:** Average Rate: 25 (Total), 13 (Entry), 12 (Exit)

The Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) Land Use Category: Hair Salon (918)

**Existing:** Vacant – zoned for professional offices

**Proposed:** (2543/1000)*1.21  
Average Rate: 3 (Total)

**Sidewalks**

No sidewalk

**Transit**

No proposed transit

**Traffic Impact Study**

Not required

**Concurrency Model**

The 2019 concurrency model identifies the section of US 158/Clemmons Road from Lewisville-Clemmons Road to Clinard Road as existing at 105% capacity, indicating that there is -5% capacity remaining.

**Analysis of Site Access & Transportation Information**

The existing shared parking lot reduces the amount of driveway cuts onto US 158/Clemmons Road and will be preserved with the proposed site design. The concurrency model indicates that US 158/Clemmons Road is at capacity, but the trip generation for hair salons is minimal at 3 trips per weekday. A previous sidewalk project, U-4741PE, was studied for a sidewalk along the site’s frontage, but it was not ultimately pursued. There may be another iteration in the future, however it will take several years to complete construction.
**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Forsyth Legacy GMA</th>
<th>Growth Management Area 1 (City or Town Center)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pertinent Legacy Recommendations</strong></td>
<td>GMA 1 (City or Town Center) includes Downtown Winston-Salem and the centers of Forsyth County’s small towns. It promotes a dense, mixed-use, and pedestrian-oriented urban form and is the hub for government and private employment. Pertinent town center goals include attracting more retail and entertainment and promoting re-use of older buildings, and promoting design excellence.</td>
</tr>
<tr>
<td><strong>Clemmons Community Compass (2040)</strong></td>
<td><em>Clemmons Community Compass</em> designates the site as Village-Scale Retail and Office and in the US 158 Strategic Planning Area. Village-scale office and civic uses are appropriate in this corridor. Secondary uses include smaller commercial uses, such as corner markets, small restaurants, personal service shops, gift shops, and similar small retail uses. Streetscape design standards developed for the US-158 corridor provide guidance for streetscape design, site orientation, and building frontages. Buildings within this corridor should not exceed two-stories and buildings should front the road with parking to the side or rear. Pedestrian access should be provided along the corridor and enhanced landscape and tree protection should maintain this as a “green corridor.” US-158 Corridor Strategic Planning Area future land use intent emphasizes that redevelopment will occur along the corridor and new development should revitalize the area and make it a pedestrian-friendly civic, office, and small-scale retail corridor. Design recommendations included in the Village Transportation Plan should guide redevelopment to provide additional pedestrian and bicycle amenities and designated road improvements. Traditional architectural designs and materials are encouraged in this corridor.</td>
</tr>
</tbody>
</table>
| **Clemmons Transportation Plan (2009)** | Recommended improvements for the Clemmons Road from the Yadkin River to Lewisville-Clemmons Road include:  
- Bicycle and pedestrian recommendations including striped bike lanes from Lasater Road to Lewisville-Clemmons Road  
- Sidewalks should be constructed from Lasater Road to Lewisville-Clemmons Road. |
| **Greenway Plan Information** | N/A |
| **Other Applicable Plans & Planning Issues** | N/A |
| **Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)** | B.6-2.1(Q)(3) Have changing conditions substantially affected the area included in the petition?  
No  
B.6-2.1(Q)(4) Is the requested action in conformance with Community Compass & Legacy?  
Yes |
| **Analysis of Conformity to Plans & Planning Issues** | The subject site meets the intent of the *Clemmons Community Compass* “Village-Scale Retail and Office” future land use designation with the adaptive re-use of existing structures and requests for small office and personal service shops. |
The US-158 Corridor Strategic Planning Area in Clemmons Community Compass, the Town Center GMA 1 in Forsyth County Legacy, and the Village Transportation Plan all recommend pedestrian improvements along Clemmons Road to encourage a walkable town core design. As mentioned in the analysis of site access and transportation, sidewalk projects along Clemmons Road have been considered in the past by the Village of Clemmons and NCDOT but often face very high costs due to the linear feet of the project, right-of-way acquisition costs, and utility relocation costs. Any future project will take years to be completed due to the many steps involved and the funding that will need to be acquired. At a minimum, the site should have right-of-way dedicated to fit the Pedestrian Business district description as well as the future land use and transportation plans’ recommendations and intent. Sidewalk should have been installed with the rezoning to LO-S (Zoning Docket C-218).

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-218</td>
<td>RS-15 &amp; LO-S to LO-S</td>
<td>Approved 01/22/2018</td>
<td>2.93</td>
<td>Approval</td>
</tr>
</tbody>
</table>

#### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tract 1: 1,762 sf</td>
<td>Approx. 40 ft from road frontage</td>
</tr>
<tr>
<td></td>
<td>Tract 2: 2,543 sf</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>11 spaces</td>
<td>12 spaces</td>
<td>Side of buildings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60’</td>
<td>≤60’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>70%</td>
<td>9.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Property</th>
<th>Chapter B, Zoning Ordinances</th>
<th>Chapter C, Environmental Ordinances</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Compliance with Chapter B Article VII, Section 7-5.3</th>
<th>(A) Legacy Policies</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ordinance</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>(D) Other Relevant Standards</td>
<td>Yes</td>
</tr>
</tbody>
</table>

| Analysis of Site Plan Compliance with UDO Requirements | The site satisfies applicable UDO requirements. |

### REMAINING SITE PLAN ISSUES

<table>
<thead>
<tr>
<th>Issues</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedication of right-of-way for sidewalk not indicated</td>
<td>Unresolved</td>
</tr>
<tr>
<td>Not all requested uses fit the “Village-Scale Retail and Office” future land use designation</td>
<td>Unresolved</td>
</tr>
</tbody>
</table>
**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
- Each business shall have ¾” double check assembly backflow preventer installed directly behind the meter. Developer shall screen the backflow preventers.
- Developer shall provide an easement or dedication of right-of-way for sidewalk per plans on record at Village Hall.

**STAFF RECOMMENDATION: APPROVAL** with the condition that the remaining site plan issues are resolved

**NOTE:** These are staff comments only; final recommendations on projects are made by the Village of Clemmons Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**
C. Zoning Text Amendment - Zoning Docket C-UDO-89
DOCKET: C-UDO-89

TO: Planning Board

DATE: April 18, 2023

REQUEST

To amend multiple sections of the Clemmons Unified Development Ordinances. The purpose of this text amendment is the following:

- Add definitions to the UDO regarding signage and other undefined uses.
- Remove any standards for signage outside of Article 3 Section 3 (3-2.)
- Remove the use of “signs, off premise” from the Table of Permitted Uses,
- Delete the listed use conditions for the use of “signs, off premise”.
- Move the amortization schedule for nonconforming signs from 3-2.1(H) to article V Nonconforming Situations where it is currently referenced.
- Specifies that static billboard signs shall not be converted to digital billboard signs as part of renovation of a nonconforming sign.
- Specifies standards for illumination and restrictions on existing digital billboards.

APPLICABLE SECTIONS OF THE UDO:

The following sections are proposed for amendment:

- Article II Definitions
- 2-1.3(A) NO Neighborhood Office District
- 2-1.3(B) LO Limited Office District
- 2-1.3(E) NB Neighborhood Business District
- 2-1.3(G) LB Limited Business District
- 2-4.5 Table B.2.6 Permitted Uses
- 2-5.67 Use Conditions, Signs, Off Premise
- 5-2.9 Amortization of Nonconforming Uses
- 5-4.3 Maintenance, Renovation, Expansion and Reconstruction

CLEMMONS COMMUNITY COMPASS

This proposed amendment is related to the goals, objectives, and/or strategies in the Village’s Comprehensive Plan:

- Goal 1: Managed growth and balanced land use
- Goal 2: Revitalized Commercial Corridors
- Objective 3: Focus commercial development within activity centers
- Objective 26: Develop plan for streetscape restoration

BOARD ACTION:
The Planning Board is requested to review the information presented and make a recommendation to the Village Council on one of the following actions:

- **Recommend Approval**: The Planning Board finds that the proposed text amendment and consistency statement is consistent with the Village of Clemmons Community Compass and considers the action to be reasonable and in the public interest.

- **Recommend Approval with Changes**: The Planning Board finds that the proposed text amendment is not fully consistent with the Village of Clemmons Community Compass, but the changes agreed upon will make it fully consistent and considers the action to be reasonable and in the public interest.

- **Recommend Denial**: The Planning Board finds that the amendment is not consistent with the Village of Clemmons Community Compass and does not consider the action to be reasonable and in the public interest and adopts the inconsistency statement.

- **Defer**: The amendment needs additional consideration.

**ATTACHMENTS:**

- Proposed ordinance amendment
C-UDO-89
AN ORDINANCE AMENDING CHAPTERS A and B OF
THE
UNIFIED DEVELOPMENT ORDINANCES

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

Chapter A, Article II, Definitions

Article II Definitions

AFFORDABLE HOUSING. Housing that is affordable to households with low incomes, meaning that these households pay no more than thirty percent of their income for housing costs like rent, mortgage, and utilities or 30% of the most recent area median income (AMI) published by the U.S. Dept. of Housing and Urban Development.

APPARENT SUNRISE/SUNSET. The time of sunset as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date.

ARCHITECTURAL ELEMENTS. The unique details and component parts that, together, form the architectural style of houses, buildings and structures.

AVERAGE GRADE. A horizontal line approximating the ground elevation through each structure on a site used for calculating the exterior volume of a building type of banking and financial services with automated or self-service banking features with no staff or personnel provided.

AWNING. A structure made of cloth, metal, or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building, but not a canopy.

COMPLETE STREETS. Streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. A “complete street” typically includes such improvements as sidewalks, bicycle lanes, and other accommodations that improve safe travel and access for all people, regardless of their mode of transportation.

CONVENTION CENTER. An establishment developed primarily as a meeting facility, including facilities for recreation and related activities provided for convention participants, excluding overnight lodging.

EVENT CENTER. A building or property used by groups for celebratory events (e.g. weddings, parties, reunions, etc.), meetings, and other events. Occupancy must be less than two hundred persons otherwise, it shall be regulated as a convention center. Events may occur outdoors. Typically, food service and alcohol are associated with this use.
**EVENT CENTER, SMALL-SCALE.** A building or property used by groups for celebratory events (e.g. weddings, parties, reunions, etc.), meetings, and other events. Occupancy must be less than one hundred persons. Events may occur outdoors. Typically, food service and alcohol are associated with this use, provided meals are only served to guests attending events.

**FENCE WRAP.** A product designed to cover temporary or permanent fencing and scaffolding. It can be used to mask areas so visibility is reduced or completely blocked out.

**HAND-CARRIED COMMERCIAL SIGN.** See Sign, Hand-carried Commercial.

**MARQUEE.** A permanent roof-like structure constructed of rigid materials supported by and extending from the facade of a building, frequently used to display signage.

**MURAL.** A painting or art using other mediums executed directly on a wall, ceiling, floor, or ground.

**NITS.** A measurement of the brightness of light. One nit is equal to one candela (one candlepower) per square meter (1cd/m²).

**NON-COMMERCIAL.** Not having a commercial objective; not intended to suggest a commercial transaction.

**PAVEMENT MARKINGS.** The markings used on paved roadways to provide guidance and information to pedestrians and drivers.

**REAL ESTATE SIGN.** See Sign, Real Estate.

**SIGHT DISTANCE TRIANGLE.** The sight distance triangles identify areas at the corners of intersections of roads and driveways where views of approaching traffic should not be obstructed.

**SIGN, A-FRAME.** Portable outdoor signs that stand up like an easel to form a two-sided A shape. A-frame signs are also known as sidewalk or “sandwich” boards.

**SIGN, ABANDONED.** A sign that no longer identifies or advertises a bona fide business, lesser, service, owner, product, or activity and is no longer maintained.

**SIGN, AIR-ACTIVATED.** Devices consisting of banners, streamers, pennants, streamers, wind-blown propellers, strung light bulbs, feather flags, spinners, or similar installations.

**SIGNS, ATTACHED.** A sign that is permanently affixed to, or painted on, a building, canopy, or wall and having a permanent or changeable copy face. Examples include: wall, awning, canopy, projecting, and shingle signs.
SIGN, AWNING (ON-PREMISES). An on-premises sign constructed of fabric-like, non-rigid material which is a part of a fabric or flexible plastic awning framed and attached to a building. A sign where graphics or symbols are painted, sewn, or otherwise adhered to a fabric-like, non-rigid material which is a part of a fabric or flexible plastic awning framed and attached to a building.

SIGN, CANOPY. A sign attached to or constructed in or on the face of a canopy.
SIGN, CANTILEVERED. A permanently affixed sign which is wholly independent of a building for support where the primary support is supplied by a post and the sign hangs from a bracket or support.

SIGN, CONTINUOUS WALL. See Sign, Wraparound.

SIGN, GROUND (OFF-PREMISES). A freestanding sign which draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity which is conducted, sold, or offered at a location other than the premises on which the sign is located.

SIGN, CROWN. A wall sign located on the upper horizontal band of a building and extending no more than 3 feet from the building façade. The building to which the crown sign is attached must be at least 55 feet and 4 stories in height.

SIGN, DEVELOPMENT IDENTIFICATION. A permanently affixed sign which is wholly independent of a building for support and attached along its entire width to a continuous pedestal that is used to identify entry to a development.
SIGN, DIGITAL CHANGEABLE COPY. A sign that is composed of light emitting diodes (LEDs) or comparable light sources and is capable of displaying variable messages and graphics, which are generally created on a computer. Digital electronic message centers are also known as EMCs.

SIGN, DRIVE-THROUGH RESTAURANT. See Sign, Restaurant Menu.

SIGN, GHOST. An old hand-painted advertising sign that has been preserved on a building for an extended period of time.

SIGN, GROUND. (ON-PREMISES). A freestanding on-premises sign. A free-standing sign attached to a contiguous structural base or planter box that is the same width or greater than the message portion of the sign, permanently affixed to the ground. Ground signs do not include free-standing signs supported by poles.

SIGN, HAND-CARRIED COMMERCIAL. A sign held by or attached to a human for the purposes of advertising or otherwise drawing attention to a business, commodity, service, or product. This may include a person dressed in costume to advertise or draw attention to a business, commodity, service, or product.

SIGN, INCIDENTAL. Any sign, handbill, or poster which is placed to advertise or announce a specific event, or which pertains to a particular event or occurrence, or which is not designed or intended to be placed permanently, or which relates to such events or occurrence that are not taking place on the premises on which the sign is located.

SIGN, INFLATABLE. Inflatable signs, inflatable devices, and signs that are designed to appear as inflatable signs (e.g., plastic balloons).

SIGN, OFF-PREMISE. Any sign used for the purpose of displaying, advertising, directing attention to, or identifying a product, service, business, or activity that is sold, located or conducted on a premise other than on the premises where such sign is displayed.

SIGN, ON-PREMISE. Any sign used for the purpose of displaying, advertising, directing attention to, or identifying a product, service, business, or activity that is sold, located or conducted on the premises where the sign is located.

SIGN, OFF-PREMISES. See Sign, Ground (Off-Premises).

SIGN, ON-PREMISES. A sign displaying information pertaining only to a business, industry, activity, or profession located on the premises where the sign is displayed, and pertaining only to the name of the business, type of product sold, manufactured, or assembled, and/or service, activity, or entertainment offered on said premises, including business identification and occupancy signs.
SIGN, PORTABLE. Any sign or advertising device that is not permanently embedded in the ground or affixed to a building or other structure, including any sign that rests upon the ground, frame, trailer, vehicle, building, or other structure or item, except as specifically permitted in this Ordinance.

SIGN, PROJECTING. (ON-PREMISES). An on-premises sign supported by a pole or other supporting structure, hanging from a building. A sign applied to or mounted to the wall or surface of a building or structure, with a display surface that projects 12 inches or more from the outside wall of the building or structure.

SIGN, REAL ESTATE. A sign which is designed for the sale, lease, promotion, and identification of real estate.

SIGN, RESTAURANT MENU. A sign displaying the food products and prices provided by the eating and drinking establishment.

SIGN, ROOF. (ON-PREMISES). An on-premises sign located above the eaves and below the peak of the roof where the sign is located. A sign erected, constructed, painted, or placed upon or over a roof or parapet wall of a building and which is wholly or partly supported by the building or roof structure.

SIGN, SANDWICH BOARD. See Sign, A-frame.
SIGN, SHINGLE. A pedestrian-oriented projecting sign hung from a bracket that is attached to a wall so as to allow free movement of the sign board.

SIGN, SNIPE. A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

SIGN, TEMPORARY. A portable sign as defined by this Ordinance to be used for a limited time period. Any sign, banner, pennant, valance, flags (not intended to include flags of any nation, state, city or other governmental agency or non-profit organization), searchlights, balloons or other air-filled or gas-filled figures or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frame, intended to be displayed for a limited period of time only. Different types of temporary signs and banners included in this category are: construction, grand opening displays, real estate, special event, political, A-frame, sandwich board, and garage sale.

SIGN, TRAFFIC SAFETY. A sign usually on the side of a street or highway bearing symbols or words of warning or direction to motorists or pedestrians.

SIGN, VEHICLE. Signs attached to or painted on a vehicle (motorized or non-motorized) located in view of the rights-of-way.
SIGN, WALL (ON-PREMISES). An on-premises sign affixed to the wall of any building and completely in contact with the building throughout its greatest dimension, which does not extend beyond the main wall of the building more than twelve (12) inches except in accordance with these regulations. A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted, and including signs affixed to or otherwise displayed on or through a facade window.

SIGN, WAYFINDING. Signage that helps persons find their way around a business, institution, or other physical location. It directs persons from point to point and confirms one’s progress along a route.

SIGN, WINDOW. Any sign, picture, symbol, or combination designed to communicate information about an activity, business, commodity, event, sale, or service and placed inside a window or upon the window pane or glass and is visible from the exterior of the window.

SIGN, WRAPAROUND. Wraparound signs or other continuous wall signs that extend around a building corner or radii.

SIGNS, FREESTANDING. A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building. Freestanding signs are sometimes referred to as ground, cantilever, commercial center, or development identification signs.
SPANDREL. A panel or box-type structure that spans between and/or is connected to the support columns of a porch, colonnade or canopy, usually for architectural embellishment and/or signage purposes.

SPAIN, COMMERCIAL. Any speech which promotes a type of commercial transaction.

SPAIN, NON-COMMERCIAL. Any speech or writing which does not promote a commercial transaction.

STRUCTURE, SUPPORTING. A structural support is a part of a building or structure that provides the necessary stiffness and strength in order to resist the internal forces (vertical forces of gravity and lateral forces due to wind and earthquakes) and guide them safely to the ground.

VEHICLE AREA CLEARANCE. The minimum distance between the lower end of the vehicle body (or chassis) and the road.

VEHICLE, INOPERABLE. An inoperable vehicle means any motor vehicle that cannot be started and moved under its own power without the assistance of another person, vehicle, or gravity.

VEHICLE, UNLICENSED. Any motor vehicle that does not display a valid license plate or registration.

EXTERNAL WASH ILLUMINATION. A sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

WAYFINDING. The process of using spatial and environmental information to navigate oneself within the built or natural environment.

Chapter B, Article II, Section 1.3 (A) NO Neighborhood Office District
(d) Signage. ..... Only one sign per structure will be permitted in NO Districts. This sign may be a ground sign, projecting sign, roof sign, or wall sign. This sign will be limited to eight (8) square feet as defined in Section B.3.2.

Chapter B, Article II, Section 1.3 (B) LO Limited Office District
(5) A maximum of five percent (5%) of the gross floor area of development within the LO zoning district may be used for the following uses:
   Food or Drug Store
   General Merchandise Store
   Services, Business A
   Services, Personal
   Restaurant (without drive-through service)
   Retail Store, Specialty and Miscellaneous
(a) The uses listed above shall be further restricted to the following conditions:

(i) All non-office uses shall be within the same building as the office development and shall not exceed twenty-five percent (25%) of the gross floor area of said building.

(ii) All non-office development shall be calculated as a percentage of existing or new office square footage on the same zoning lot.

(iii) No non-office development shall be occupied until a minimum of seventy-five (75%) of office square footage in the building has been built.

(iv) A maximum of two thousand (2,000) square feet of non-office uses shall be allowed in any single office structure.

(v) No freestanding signage for non-office uses is permitted.

(vi) Building signage shall be limited to a maximum of six (6) square feet of copy area and shall not be internally illuminated.

Chapter B, Article II, Section 1.3 (E) NB Neighborhood Business District

(i) Signage. Only one sign per structure will be permitted in NB Districts. This sign may be a ground sign, projecting sign, roof sign, or wall sign. This sign will be limited to four (4) square feet as defined in Section B.3-2.

Chapter B, Article II, Section 1.3 (G) LB Limited Business District

(d) Signage. Only one sign per structure will be permitted in LB Districts in GMAs 4 and 5. The sign will be limited to thirty-six (36) square feet as defined in Section B.3-2.

Chapter B, Article II, Section 2-4.5 Table B.2.6 Permitted Uses Table

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Chapter B, Article II, Section 2-5.67 Use Conditions

2-5.67 SIGNS, OFF-PREMISES. All signs must comply with the provisions of Section B.3-2.

Chapter B, Article V, Section 5-2.9 Amortization of Nonconforming Uses

See Section B.3-2.1(H) for the amortization schedule of nonconforming signs.

(A) Amortization Schedule

(1) On-Premises Signs.
(a) **Nonconforming Signs.** One on-premises sign per zoning lot or business not conforming to these standards may be allowed to remain in its present location provided that the sign was legally erected in compliance with all laws existing prior to October 14, 1985, and provided that the owner filed notice with the City of Winston Salem Inspections Division within ninety (90) days of that date. Said notice shall contain documentation on the location, height, size, and dimensions of the sign to remain, as well as a photograph showing the entire sign and its supporting structure. Said sign shall be allowed to remain at its present location for the remaining life of the sign, and any such sign removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its value shall not be rebuilt or replaced except in compliance with this Ordinance.

(b) **Other Nonconforming Signs.** All other nonconforming signs shall be removed or brought into compliance with the requirements of this Ordinance within seven (7) years from October 14, 1985, or until removed, renovated, altered, destroyed, or damaged as specified in this section, whichever is earlier.

(c) **Nonconforming Signs Existing Prior to May 14, 2001.** All nonconforming signs shall be removed or brought into compliance with the requirements of the Ordinance within ten (10) years from May 14, 2001, or until removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its physical replacement value, whichever comes first.

(2) **Off-Premises Signs.**

(3) **Setbacks.** All nonconforming off-premises signs shall be removed or brought into compliance with all requirements of this Ordinance except Section B.3-2.1(C)(4)(c).

(b) **View Corridors.** The seven (7) year amortization of off-premises signs provided in this section shall not apply to the view corridor that runs along both sides of Interstate Highway Forty (I-40) from the eastern corporate limits to the western corporate limits. Off-premises signs, existing or for which a valid permit has been issued in this view corridor prior to February 6, 1989, may remain and be maintained and repaired. Such signs may not, however, be expanded or replaced in any manner with regard to their support structure, decking, sign face structure, lighting or any other component or group of components of their structure or foundation.

(c) **Nonconforming Signs Existing Prior to May 14, 2001.** Any off-premises sign at its current location may be allowed to remain at the present location for the remaining life of the sign, and any such sign removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its physical replacement value shall not be rebuilt or replaced except in compliance with this Ordinance.

Chapter B, Article V, 5-4.3 Maintenance, Renovation, Expansion and Reconstruction

(A) **Maintenance.** Normal repair and maintenance may be performed to allow the continuation of nonconforming structures or improvements.

(1) **Illumination of Nonconforming Signs; Restrictions.**

I. Lighting shall not be added to or used to illuminate nonconforming signs or signs conforming by virtue of the nonconformity.
II. All such lighting shall be subject to any other provisions related to the illumination of signs.

(2) Digital Changeable Copy and/or Image Signs; Restrictions. Digital Changeable Copy and/or Image signs shall comply with the following regulations:

I. The sign shall not contain or display flashing, intermittent, or moving lights, including animated or scrolling text or graphics; and

II. The changeable copy and/or image remains in a fixed position for at least eight (8) seconds; and

III. If a message is changed electronically, it must be accomplished within an interval of two (2) seconds or less; and

IV. The sign must contain a default design that will freeze the sign in one position if a malfunction occurs; and

V. Nonconforming structures shall not be modified to an automatic changeable facing.

(B) Renovation. Renovation of nonconforming structures or improvements is permitted if the renovation does not increase the floor area or cubical content of the structure or the area of any improvement. Static off premise billboard signs shall not be converted to digital off premise billboard.

This ordinance shall be effective upon adoption

Approval this____day of_______, 2023.

______________________________
Michael Rogers, Mayor

Attest:

______________________________
Lisa Shortt, Village Clerk
D. Zoning Text Amendment -
Zoning Docket C-UDO-88
DOCKET: C-UDO-88

TO: Planning Board

DATE: March 21, 2023

REQUEST

The purpose of this text amendment is to clear up any ambiguity in the UDO regarding signage. The text amendment deletes the entirety of the Sign section and proposes new language for Article 3 Section 2. (3-2.) The text amendment also specifies the regulations found in 3-2 apply to properties located within the Lewisville Clemmons Road South Overlay District.

APPLICABLE SECTIONS OF THE UDO:

The following sections are proposed for amendment:
3-2. Sign Regulations
2-1.6 (E) Lewisville Clemmons Road (South Overlay District).

CLEMMONS COMMUNITY COMPASS

This proposed amendment is related to the goals, objectives, and/or strategies in the Village’s Comprehensive Plan:

- Goal 1: Managed growth and balanced land use
- Goal 2: Revitalized Commercial Corridors
- Objective 3: Focus commercial development within activity centers
- Objective 26: Develop plan for streetscape restoration

BOARD ACTION:

The Planning Board is requested to review the information presented and make a recommendation to the Village Council on one of the following actions:

- **Recommend Approval:** The Planning Board finds that the proposed text amendment is consistent with the Village of Clemmons Community Compass and considers the action to be reasonable and in the public interest.
- **Recommend Approval with Changes:** The Planning Board finds that the proposed text amendment is not fully consistent with the Village of Clemmons Community Compass, but the changes agreed upon will make it fully consistent and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Planning Board finds that the amendment is not consistent with the Village of Clemmons Community Compass and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

ATTACHMENTS:

- Proposed ordinance amendment
- Proposed removed language
C-UDO-88

AN ORDINANCE AMENDING CHAPTER B OF THE UNIFIED
DEVELOPMENT ORDINANCES

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

Section 2. Chapter B Article III, Section 2 Sign Regulations

3-2.1 SIGN REGULATIONS

(A) General Requirements

(1) Applicability...Signs, in the districts where they are permitted, shall hereafter be erected or placed only in compliance with the provisions of this section, provided that any sign permitted by this Ordinance, regardless of location, orientation, sign structure, or subject matter, may display noncommercial messages.

(2) Zoning Permit Required...A zoning permit shall be secured from the Zoning Officer prior to the construction, reconstruction, erection, enlargement, relocation, or structural alteration.

(3) Prohibited Signs....The following signs or use of signs is prohibited.

(a) Flashing Lights...Signs displaying intermittent or flashing lights similar to those used in governmental traffic signals or used by police, fire, ambulance, or other emergency vehicles.

(b) Use of Warning Words or Symbology...Signs using the words stop ......, danger ......, or any other word, phrase, symbol, or character similar to terms used in a public safety warning or traffic signs.

(e) Temporary, Nonpermanent Signs...Temporary, nonpermanent signs, including over-head streamers, are not permitted in any zoning district, unless otherwise specified in these regulations.

(d) Moving and Flashing Signs (excludes electronic time, temperature, and electronic fuel pricing)...Moving and flashing signs, excluding electronic time, temperature, and message signs, are not permitted in any zoning district. This includes pennants, streamers, banners, spinners, propellers, discs, any other moving objects; strings of lights outlining sales areas, architectural features, or property lines; beacons, spots, searchlights, or reflectors visible from adjacent property or rights-of-way.

(e) Exterior exposed neon signs are prohibited.

(f) Digital message boards are prohibited.

(g) Abandoned Sign....A freestanding sign relating to or identifying an activity or establishment that is no longer conducted on the premises. Such signs include the sign's structure if the structure cannot be used for a legal use or does not comply with the height, area, or other physical requirements of this Ordinance. Such sign shall be in violation of the zoning ordinance if not brought into conformance or removed within one hundred eighty (180) days after notification of the property and sign owners(s) by the Zoning Officer. A sign which meets the height and area requirements of this Ordinance shall not be removed from its supporting cabinet structure unless a new sign will replace that sign in the aforementioned structure. An abandoned sign not replaced shall be left in its cabinet structure and shall be painted or otherwise masked using a solid, uniform color covering the sign. Abandoned cabinets as described above shall be in violation of the zoning ordinance if not brought into
conformance or removed within one hundred eighty (180) days after notification of the property and
sign owners(s) by the Zoning Officer.

(4) Illumination...Illuminated signs shall be shielded so as not to cast direct light onto any residential
district.

(B) Permitted Signs

(1) Signs Permitted in Any District...The following signs or uses of signs which meet the additional
provisions of this Section are permitted in any zoning district, unless otherwise specified, with no permit
required:

(a) Entrance and Exit Signs...One entrance and one exit sign containing a maximum of six (6) square
feet each and a maximum height of three (3) feet shall be permitted per driveway. Entrance and exit
signs shall contain no commercial content other than a symbol, name or logo of the establishment it
serves.

(b) Emergency, Safety, Warning, or Traffic Signs...Emergency, safety, warning, or traffic signs
installed by or at the direction of a governmental authority or with its approval shall be permitted
without size limitations.

(c) Local, State, and National Flags...Local, state, and national flags shall have no size limitations.

(d) Real Estate Signs...In all RS and RM Districts, a real estate sign is limited to six (6) square feet. In
all other districts, real estate signs shall not exceed eighteen (18) square feet. Lead-in (directional)
signs are allowed from Friday noon to Monday noon.

(e) Political Signs...Political signs shall comply with North Carolina General Statute 136-32, Regulation
of Signs, as amended from time to time.

(f) Religious Institution Bulletin Boards...On-premises bulletin boards for religious institutions shall not
exceed fifty (50) square feet in size.

(g) Religious Institution Directional Signs...Only two (2) directional signs are permitted for each
religious institution, provided the signs shall not exceed six (6) square feet each and are located on
the same street as the religious institution the signs identify. Lettering on the signs shall consist only
of the name of the religious institution and a directional arrow.

(h) Occupancy Signs...Occupancy signs shall be limited to one sign per dwelling unit or principal use,
and no such sign shall exceed one square foot in area.

(i) Historical Markers...Historical markers shall be erected or placed by a bona fide historical
association or by a governmental agency and shall not exceed twelve (12) square feet in area.

(j) Landmark Indicators...Landmark indicators including signs, banners or streamers displayed in the
downtown, center city, or other limited areas, which promote special points of interest and events
and do not exceed fourteen (14) square feet in area are permitted. Said signs shall be installed by the
jurisdiction, its agents, or employees, at the direction of, or with the approval of, the Elected Body.

(k) Information, Direction, and Identification Signs...Information, direction, and identification signs
installed by or at the direction of a governmental authority or with its approval and institutional-use
signs: On-premises ground and projecting signs not to exceed thirty-six (36) square feet. Signs shall
be so located to not obstruct the vision of drivers of motor vehicles. Wall and roof signs shall also be
permitted.

(l) Agricultural Signs...Up to two (2) off-premises directional signs are permitted for agricultural
produce grown and sold on the premises. One twenty-four (24) square foot sign is permitted on-site
for the off-premises sale of agricultural produce sold by the grower.
(m) Yard Sale Sign...An on-premises sign advertising a yard or garage sale shall not exceed two (2) square feet in size and shall be limited to one sign per lot. Such signs may be erected forty-eight (48) hours prior to the event and shall be removed within twenty-four (24) hours after the event. Lead-in (directional) off-premises yard sale signage shall not exceed two (2) square feet in size. Lead-in (directional) off-premises yard sale signs are permitted from Friday noon to Monday noon. Directional signage shall be located within one thousand (1,000) feet of the nearest intersection to the yard sale. Yard sale signage shall not be allowed in the public rights-of-way adjacent to an interchange.

(n) On-Premises Temporary Special Event Signs or Banners for Religious, Charitable, Civic, Educational, Fraternal, Governmental or Similar Non-Profit Organizations...Temporary signage for the previously stated groups is allowed provided:

(1) No more than one sign per street frontage shall be permitted per event.

(2) The sign/banner shall be located on the property on which the event will occur.

(3) The sign/banner shall be erected no sooner than seven (7) days before and removed twenty-four (24) hours after the event.

(4) A period of no fewer than seven (7) days shall exist between the removal of one sign/banner and the installation of another.

(5) The specific date or time period of the event being advertised shall be present on the sign/banner.

(6) The sign/banner shall not be any larger than thirty-two (32) square feet.

(o) Construction, Development, and Lender Sign...Construction, developer and lender signs will be permitted one temporary on-premises sign per development under construction, not to exceed thirty-two (32) square feet in area and ten (10) feet in height for developments of five (5) acres or less and sixty-four (64) square feet for developments of more than five (5) acres. Developments of five (5) or more with five hundred (500) feet or more of linear frontage shall be permitted an additional on-premises sign of the same dimensions. Construction and development signs shall not be illuminated.

(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>
<thead>
<tr>
<th>Table B.3.6 Permitted Districts for Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground-Sign</td>
</tr>
<tr>
<td>Billboard</td>
</tr>
<tr>
<td>Digital-Billboard</td>
</tr>
<tr>
<td>Ground</td>
</tr>
<tr>
<td>Billboard</td>
</tr>
<tr>
<td>Digital-Billboard</td>
</tr>
</tbody>
</table>

3
Z = Districts in which signs permitted; zoning permit required.

(C) Off-Premises Ground Signs

(1) Zoning Districts...Ground signs (off-premises) are permitted only in the districts as shown in Table B.3.6 and only along designated roads which are not identified as view corridors listed in Section B.3-2.1(C)(2).

(2) View Corridors...No off-premises sign shall be permitted in any view corridor as described below and shown on the View Corridor Map located in the office of the Planning Board.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. &quot;A&quot;</td>
<td>The north side of Business 40 from Broad Street on the west to Cameron Avenue on the east</td>
</tr>
<tr>
<td>2. &quot;B&quot;</td>
<td>The south side of Business 40 from Cherry Street on the west to Salem Avenue on the east</td>
</tr>
<tr>
<td>3. &quot;C&quot;</td>
<td>The west side of US 52 from 16th Street on the north to the Southern Railroad line on the south</td>
</tr>
<tr>
<td>4. &quot;D&quot;</td>
<td>The west side of US 52 from the Southern Railroad line on the north to Stadium Drive on the south</td>
</tr>
<tr>
<td>5. &quot;E&quot;</td>
<td>The east side of US 52 from I-40 on the north to Stadium Drive on the south</td>
</tr>
<tr>
<td>6. &quot;F&quot;</td>
<td>The south side of Business 40 from US 52 on the west to US 158 (Reidsville Road) on the east</td>
</tr>
<tr>
<td>7. &quot;G&quot;</td>
<td>Both sides of I-40 from Jonestown Road on the west to the City zoned jurisdiction on the east</td>
</tr>
<tr>
<td>8. &quot;H&quot;</td>
<td>Both sides of US 311 from I-40 on the west to the Forsyth County line on the east</td>
</tr>
<tr>
<td>9. &quot;I&quot;</td>
<td>Both sides of US 311 connector from Business 40 on the north to I-40 on the south</td>
</tr>
<tr>
<td>10. &quot;J&quot;</td>
<td>Both sides of the Northern Beltway from Stratford Road (US 158) on the south to US 52 on the north</td>
</tr>
<tr>
<td>11. &quot;K&quot;</td>
<td>Both sides of the Northeast connector from US 52 on the west to the eastern terminus of the connector on the east</td>
</tr>
<tr>
<td>12. &quot;L&quot;</td>
<td>Both sides of I-40 in the unincorporated area of Forsyth County</td>
</tr>
<tr>
<td>13. &quot;M&quot;</td>
<td>Both sides of US 421 from I-40 on the east to the Winston-Salem City limits on the west, and within the jurisdiction of the Town of Lewisville</td>
</tr>
<tr>
<td>14. &quot;N&quot;</td>
<td>Both sides of Lewisville-Clemmons Road from I-40 on the south side to the northern Clemmons Municipal Limits at US 421</td>
</tr>
<tr>
<td>15. &quot;O&quot;</td>
<td>Both sides of I-40 from Lewisville-Clemmons Road on the east side to a point five hundred (500) feet west of Harper Road on the west side</td>
</tr>
</tbody>
</table>
(3) Designated Roads.

(a) Permitted Areas...Ground signs (off-premises) are permitted only along Interstate 40 and Lewisville-Clemmons Road.

(4) Location and Setbacks.

(a) Distance from the Centerline...Ground signs (off-premises) shall be located within six hundred sixty (660) feet of the centerline of the roadway to which they are oriented.

(b) Spacing...Ground signs (off premises) shall be located no closer than one thousand (1,000) feet from other off-premises signs on the same side of the road.

(c) Setback...Ground signs (off premises) shall be set back from each property line a minimum of one-half the distance required by the Zoning Ordinance for principal structures as defined in Section B.2-1 and Tables B.3.1 and B.3.2.

(d) Distance from Residential Zones...Ground signs (off-premises) shall be located no closer than the following distances from residually zoned property:

(i) Freeways/Expressways in the Interstate System...On freeways/expressways in the Interstate System:

[A] Twenty-five (25) feet from any residence;

[B] Fifty (50) feet from any residential zone abutting the permitted zone away from the roadway; and,

[C] One hundred (100) feet from any residential zone abutting the permitted zone parallel to the roadway.

(ii) Other Roads in the National Highway System...On other roads in the National Highway System:

[A] Twenty-five (25) feet from any residence;

[B] One hundred (100) feet from any residential zone abutting the permitted zone away from the roadway; and,

[C] One hundred (100) feet from any residential zone abutting the permitted zone parallel to the roadway.

(5) Size Measurement.

(a) Area Calculation...The sign area for ground signs (off-premises) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof, which will encompass the entire sign designated to attract attention, including any molding, trim, border, or frame. Any such measurements shall be taken on only one face of the sign; however, informational or advertising matter may be displayed on both sides of any permitted sign.

(b) Maximum Sign Area...The maximum sign area of an off-premises ground sign shall be limited, depending on location, as follows:

(i) On freeways/expressways in the Interstate System, maximum sign size shall be six hundred seventy-two (672) square feet plus one hundred (100) square feet for extensions.

(ii) On other roads in the National Highway System maximum sign size shall be three hundred (300) square feet.

(c) Height...Off-premises ground signs shall be limited to a maximum height of thirty-five (35) feet above the roadway to which it is oriented or grade of the site on which the sign is located, whichever...
(6) Number of Faces...Off-premises ground signs shall be permitted to have a maximum of two (2) faces, provided, however, that stacked and/or rooftop locations of off-premises signs shall not be permitted.

(D) On-Premises Signs - Awning Signs

(1) Zoning Districts...Awning signs are permitted only in the districts as shown in Table B.3.6. Only one awning sign is permitted for each tenant per each exposed wall.

(2) Illumination...No background illumination of an awning sign is permitted.

(3) 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, or wall.

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

(1) Zoning Districts...Ground signs (on-premises) and projecting signs are permitted only in the districts as shown in Table B.3.6 or as specified in Section B.3-2.1(E)(9). Only one projecting sign is permitted for each tenant per each exposed wall.

(2) Location and Setbacks.

(a) All parts of ground signs (on-premises) must be completely out of the right-of-way. The sign location shall not interfere with pedestrian or vehicular circulation.

(b) A projecting sign may extend a maximum of eighteen (18) inches into the right-of-way.

(c) Ground signs (on-premises) shall be set back a minimum of one linear foot per square foot of sign area from any structure used exclusively as a residence.

(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 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.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Maximum Sign Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSB</td>
<td>15 feet</td>
</tr>
<tr>
<td>HB, GB, CB, MRB-S, GI greater than 25,000 square feet total building footprint</td>
<td>15 feet</td>
</tr>
<tr>
<td>LI, CPI, CI, GI (less than 25,000 square feet)</td>
<td>10 feet</td>
</tr>
<tr>
<td>GB, HB, LB, PB, MRB-S, LO, GO, CPO, CB, greater than 4,000 square feet total building footprint</td>
<td>10 feet</td>
</tr>
<tr>
<td>RM-5, RM-8, RM-12, RM-18, RM-U, MH, IP, C</td>
<td>5 feet</td>
</tr>
<tr>
<td>GB, HB, LB, PB, MRB-S, LO, GO, CPO, CB, less than 4,000 square feet total building footprint</td>
<td>5 feet</td>
</tr>
</tbody>
</table>
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.

(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 the Ordinance from which this section is derived.

(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 the Ordinance from which this section is derived.

(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 two hundred (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

(6) Rooftop Penthouses or Unenclosed Screening... No signage is permitted on either rooftop penthouses or unenclosed screening of roof top mechanical equipment.

(7) Roof Signs Not Permitted... Roof signs are not permitted, except such roof signs which existed as of the effective date of this Ordinance.

(G) Other Sign Regulations

(1) Menu Boards, Fast Food Restaurants... Menu boards for fast food restaurants must be located in such a way as to be viewed from a designated drive-through lane and not located within the required front, side, or rear yards.

(2) Adult Establishment Advertisements... Adult establishments shall not be permitted to display promotional materials visible to the public from pedestrian sidewalks or walkways; nor shall any signage contain lewd or offensive language, or any sort of sexually explicit graphics.

(3) Convenience Stores... Electronic digital fuel pricing shall be allowed in this use. The electronic prices shall not be allowed to flash, blink or move at any time. The allowance of digital technology shall solely
be used to display the numerical price of fuel and shall only be changed when the price of fuel is modified.

(i) Square Footage of Fuel Pricing...The square footage of the electronic fuel pricing shall be encompassed in the overall square footage requirements of the said sign as determined in Section 3-2.1. D.3(Sign Measurement)

(ii) Brightness...The sign must not exceed a maximum illumination of five thousand (5,000) nits (candelas per square meter) during the daylight hours and a maximum of seven hundred fifty (750) nits (candelas per square meters) between dusk and dawn, nor shall the sign have varying light intensity during the display of any single message.

(iii) Every sign shall be equipped with a dimming mechanism that adjusts display brightness to accommodate varying ambient light conditions. This function can be performed manually or automatically with the use of a light-sensing device.

(4) Nonconforming Uses...Nonconforming uses shall be permitted on premises ground, projecting, roof, or wall signs, provided such signs are on the premises of the use and provided:

(a) Existing signs as of the time of adoption of this Ordinance which advertise a nonconforming use on a site shall comply with the requirements of any zoning district which would permit such use. These existing signs may be replaced, or may be replaced and increased by a maximum of twenty-five percent (25%) provided that such increase would not exceed the requirements of any zoning district which would permit such use. Existing signs meeting these requirements may be replaced due to deterioration or destruction.

(b) Signs existing as of the time of the adoption of this Ordinance which advertise a nonconforming use on a site that do not comply with the requirements of any zoning district which would permit such use, shall have one hundred eighty (180) days after the time of the adoption of this Ordinance to come into compliance or the signs shall be removed.

(c) Nonconforming uses which do not have ground (on-premises) signs on the site as of the time of the adoption of this Ordinance shall not be permitted to install such signs.

(4) Parks and Recreation Areas Open to the Public with One Thousand (1,000) Acres or More...On-premises ground and projecting signs not to exceed seventy-five (75) square feet. Maximum height of signs shall be fifteen (15) feet. Signs shall be spaced at least four hundred (400) feet apart. Exempt from this spacing requirement are signs located within fifty (50) feet of the centerline of the main entrance to the park or recreation area. The main entrance shall be defined as the one major controlled access point from a major or minor thoroughfare to the park or recreation area. The nearest sign located to the main entrance shall meet the four hundred (400) foot spacing requirement. Signs shall be so located as to not obstruct the vision of drivers of motor vehicles.

(5) Removal of Nonconforming Temporary Sign...Town employees and their designees may remove noneconforming temporary signs in the Town's right-of-way. Whenever a noncompliance sign on private property is found to exist within the Town, the Town Manager or his assigns shall give written notice to the owner or occupant of the property upon which such sign exists or upon the person causing or maintaining the sign. The issued notice to remove a sign shall contain:

(a) An order to remove the sign or to request, in writing, a hearing within a stated time which shall be reasonable under the circumstances;

(b) The location of the sign;

(c) A description of the sign;

(d) A statement of acts necessary to abate the situation;
(e) A statement that if the sign is not removed or the situation abated as directed and no request for hearing is made within the prescribed time, the Town will remove such sign and assess the cost thereof against such person.

(H) Amortization Schedule

(1) On-Premises Signs.

(a) Nonconforming Signs...One on-premises sign per zoning lot or business not conforming to these standards may be allowed to remain in its present location provided that the sign was legally erected in compliance with all laws existing prior to October 14, 1985, and provided that the owner filed notice with the Inspections Division within ninety (90) days of that date. Said notice shall contain documentation on the location, height, size, and dimensions of the sign to remain, as well as a photograph showing the entire sign and its supporting structure. Said sign shall be allowed to remain at its present location for the remaining life of the sign, and any such sign removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its value shall not be rebuilt or replaced except in compliance with this Ordinance.

(b) Other Nonconforming Signs...All other nonconforming signs shall be removed or brought into compliance with the requirements of this Ordinance within seven (7) years from October 14, 1985, or until removed, renovated, altered, destroyed, or damaged as specified in this section, whichever is earlier.

(c) Nonconforming Signs Existing Prior to May 14, 2001...All nonconforming signs shall be removed or brought into compliance with the requirements of the Ordinance within ten (10) years from May 14, 2001, or until removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its physical replacement value, whichever comes first.

(2) Off-Premises Signs.

(a) Setbacks...All nonconforming off-premises signs shall be removed or brought into compliance with all requirements of this Ordinance except Section B.3–2.1(C)(4)(c), within seven (7) years of October 14, 1985.

(b) View Corridors...The seven (7) year amortization of off-premises signs provided in this section shall not apply to the view corridors listed in Table B.3.7. Off-premises signs, existing or for which a valid permit has been issued in these view corridors prior to February 6, 1989, may remain and be maintained and repaired. Such signs may not, however, be expanded or replaced in any manner with regard to their support structure, decking, sign face structure, lighting or any other component or group of components of their structure or foundation.

(c) Nonconforming Signs Existing Prior to May 14, 2001...Any off-premises sign at its current location may be allowed to remain at the present location for the remaining life of the sign, and any such sign removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its physical replacement value shall not be rebuilt or replaced except in compliance with this Ordinance.
AN ORDINANCE AMENDING CHAPTERS A and B OF THE

UNIFIED DEVELOPMENT ORDINANCES

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

(A) General Findings, purpose, intent, and applicability

(1) Purpose. The purpose of this article is to:

(a) Encourage the effective and appropriate use of signs as a means of communication in the Village; and

(b) Ensure that the design, construction, installation, repair, and maintenance of signs will not interfere with pedestrian or vehicular safety or otherwise endanger public safety; and

(c) Allow for adequately legible sign copy and overall sign visibility; and

(d) Provide reasonable business identification, advertising, and communication; and

(e) Provide a means of wayfinding for visitors and residents; and

(f) Control signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the Village of Clemmons and its residents, property owners, and visitors; and

(g) Provide regulations that allow reasonable consideration of the visual environment and minimize possible aesthetic effects on surrounding property; and

(h) Minimize the possible adverse effects of signs on nearby public and private property; and

(i) Enable the fair and consistent enforcement of this article.

(j) Provide equal opportunities for commercial and non-commercial speech.

(2) Intent. The standards of this section shall apply to all signs in all zoning districts, unless otherwise noted, for the following purposes:

(a) To ensure that signage is designed and placed to complement the character of the Village; and

(b) It is the intent of this section to authorize the use of signs with regard to size, layout, style, typography, legibility, and arrangements compatible with their surroundings, appropriate to the identity of individual properties, occupants, and/or the community; and as appropriate to traffic safety; and
(c) To protect existing development and promote high standards of quality in new development by requiring appropriately designed, placed, and sized signage.

(d) To enhance the esthetics of the built environment by reducing sign clutter.

(e) To promote traffic safety by reducing the distractions caused by signs, including those that move, flash or mimic government traffic control signs.

(3) Applicability.

(a) Except for the sign types exempted from these standards identified in Section B.3-2.1(B)(1)(C) Exempt Signs, all signs shall be constructed, erected, affixed, placed, posted, painted, repainted, hung, or otherwise established only in accordance with the standards in this section.

(b) Signs, in the districts where they are permitted, shall hereafter be erected or placed only in compliance with the provisions of this Ordinance, provided that any sign permitted by this Ordinance, regardless of location, orientation, sign structure, or subject matter, may display non-commercial messages.

(c) Except where expressly exempted in this Section, all signs must be located on the same lot as the permitted use and be clearly incidental, customary, and commonly associated with the operation of the permitted use.

(d) Official signs installed by units of local government having jurisdiction within the Village of Clemmons, agencies of Forsyth County, the State of North Carolina, and federal government agencies are exempt from the regulations established by this Ordinance, provided that such signs fully conform to all safety provisions established by this Ordinance.

(B) General Requirements

(1) Process

(a) Permit Required.

(1) Sign Permit. Except as otherwise provided in this article, a sign permit shall be secured from the Planning and Community Development Director or his or her designee before the construction, reconstruction, erection, enlargement, relocation, structural alteration, replace any sign or sign face. A building permit may be required.

a. Development projects containing more than three (3) principal use or establishments signs require a sign permit and a Comprehensive Sign Plan as outlined in section 3.2.1(B)(7)(a).

(b) Administration.
(1) Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the Planning and Community Development Director or his or her designee. Applications for such permits must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan, and other information deemed necessary by the Planning and Community Development Director or his or her designee to determine compliance with applicable regulations.

(2) Sign permit fees must be paid prior to the issuance of a sign permit.

(3) If the work associated with a sign permit has not commenced within one (1) year of the permit issuance date, such permit will lapse and become null and void.

(c) **Exempt Signs.** The following signs are exempt from the requirements of this section (additional inspections and permits may be required):

(1) Signs bearing only property identification numbers and names, post office box numbers, names of occupants of the premises on which the signs are located, or other identification of premises not of a commercial nature, provided the signs are not illuminated and do not exceed two (2) signs per zoning lot and two (2) square feet in area per display surface.

(2) Flags or insignias for existing governments when not displayed in connection with a commercial promotion.

(3) Legal notices, identification and informational signs, and traffic directional or regulatory signs erected by or on behalf of a governmental body.

(4) A sign located within the interior of a building, court, lobby, athletic field, stadium, or other structure which is not intended to be seen from the exterior of the building or structure.

(5) Memorial signs, plaques, tablets, or cornerstones/cornices (with inscriptions of dedication date and building names).

(6) Signs stating that a business is open and/or closed provided that there is no more than one such sign per business establishment, any illumination is steady (does not blink or flash), and the sign does not exceed three (3) square feet in a display area.

(7) Hand-carried signs containing no commercial subject matter.

(8) A sign affixed to a vehicle or trailer used on a regular basis for the normal transport of goods or persons.

(9) A sign not legible from a public walkway, trail, or public or private street.
(10) Non-commercial signs not covered by other exemptions listed in this section, provided such signs are located on private property and are non-illuminated.

(11) Ghost signs or restored ghost signs.

(12) Murals subject to the following:
   a. Murals are considered a form of public art and do not require a sign permit.
   b. Murals must not contain logos, slogans, trademarks, or advertising messages.
   c. Murals shall not cover up or interrupt architectural elements of a building.

(13) Fence wrap signs when affixed to perimeter fencing at validly permitted construction sites. Such signs must be removed at the time a Certificate of Occupancy is issued for the final portion of any construction at that site or 24 months from the time the fence wrap was installed, whichever is shorter. No fence wrap affixed pursuant to this exemption may display any advertising other than advertising sponsored by a person directly involved in the construction project and for which monetary compensation for the advertisement is not paid or required.

(d) **Prohibited Signs.** The following signs are prohibited except where they are exempt from regulation in B.3.2.1(B)(1)(c) Exempt Signs:

   (1) *Signs are prohibited in all Districts unless:*
      a. Constructed pursuant to a valid sign and electrical or building permit if required; and
      b. Authorized under the Sign Regulations section of this Ordinance.

   (2) *Off-premise signs.* Off-premises signs, including but not limited to both digital and static billboards or other large outdoor advertising structures, are prohibited both on-premise and off-premise, except as specifically permitted in this Ordinance.

   (3) *Temporary signs.* Temporary signs are prohibited except as specifically permitted in this Ordinance.

   (4) *Hand-carried Commercial Signs.* A sign held by or attached to a human for the purposes of advertising or otherwise drawing attention to a business, commodity, service, or product. This may include a person dressed in costume to advertise or draw attention to an individual, business, commodity, service, or product.

   (5) *Abandoned signs.* See Section 8 below
(6) **Air-Activated/Wind signs.** Devices consisting of banners, streamers, pennants, streamers, wind-blown propellers, strung light bulbs, feather flags, spinners, or similar installations (see figure B.3-2.1 A of this section) except as specifically permitted in this Ordinance.

![Figure B.3-2.1 A](image)

(7) **Inflatable signs.** Inflatable signs, inflatable devices, and signs that are designed to appear as inflatable signs (e.g., plastic balloons) see figure B.3-2.1 B of this section.

![Figure B.3-2.1 B](image)

(8) **Nuisance.** Signs that are located in such a manner as to constitute a nuisance as defined by Section 92.01 of the Village of Clemmons Code of Ordinances.

(9) **Prohibited Design Elements.** The following elements or other advertising structures shall not be incorporated as an element of any sign or sign structure, whether temporary or permanent:

   a. Searchlights, strobe lights, rotating beacon lights, and flashing lights that are visible from the public right-of-way,
except as otherwise expressly allowed by this chapter or required by law.

b. Signs which emit smoke, bubbles or foam, visible vapors, particles, sound, or odor.

(10) **Obstructions.** Signs that prevent free ingress or egress from any door, window, fire escape, or required exit prevent free access from one part of a roof to another.

(11) **Roof signs.** A sign erected, constructed, painted, or placed upon or over a roof or parapet wall of a building and which is wholly or partly supported by the building or roof structure.

(12) **Portable signs.** Any sign or advertising device that is not permanently embedded in the ground or affixed to a building or other structure, including any sign that rests upon the ground, frame, trailer, vehicle, building, or other structure or item, except as specifically permitted in this Ordinance.

(13) **Pavement marking.** Pavement markings for purposes other than traffic control, except as specifically permitted in this Ordinance.

(14) **Wraparound or other continuous wall signs.** Wraparound signs or other continuous wall signs that extend around a building corner or radii, except as specifically permitted in this Ordinance.

(15) **V-shaped signs.** A sign structure that consists of multiple sign facings placed at angles to each other, oriented in different directions.

(16) **Public rights-of-way.** Signs located in or that project into the rights-of-way of a public street unless the Village Council and, if applicable, the North Carolina Department of Transportation have granted permission or as required by the Manual on Uniform Traffic Control Devices for authorized work in the rights-of-way.

(17) **Snipe signs.** Snipe sign or a sign placed on trees, fences, light posts, utility poles, parking meters, bridges, overpasses, or other signs.

(18) **Digital changeable copy or image.** Digital changeable copy or image(s) that scrolls, blinks, or flashes, including but not limited to LCD, LED, and any similar technology, except as used to provide public services information such as time, date, temperature, weather or similar information, unless as specifically permitted in this ordinance.

(19) **Vehicle signs.**

   a. Signs attached to or painted on an inoperable or unregistered vehicle (motorized or non-motorized) located in view of the rights-of-way.
b. Signs attached to or painted on a licensed motor vehicle if the sign, except as specifically permitted in this Ordinance:
   i. directs attention to a business, service, commodity, or activity offered or sold on the premises; and
   ii. if the vehicle is parked closer to the street than the nearest building wall (this does not apply to vehicles parked for the purpose of immediate loading and unloading).

(20) Traffic safety precautions. If required, all traffic safety precaution signs shall meet the most recent edition of the Manual on Uniform Traffic Control Devices, including the North Carolina Supplement. Notwithstanding any other provision in this Unified Development Ordinance, the following restrictions shall apply to signs in order to preserve the safety of pedestrian, bicycle, and vehicular movement:
   a. No sign may make use of the words "STOP, " "SLOW," "CAUTION," "DANGER," or any other word, phrase, symbol, or character in such manner as is reasonably likely to be confused with traffic directional and regulatory signs.
   b. No sign may be erected so that by its location, color, nature, or message, may be likely to be confused with or obstruct the view of traffic signals or other signs or may be confused as warning lights of an emergency or public safety vehicle.

(2) Permitted Signs
   (a) Permitted in All Zoning Districts: The following signs are authorized in every zoning district:
      (1) Government Signs.
         a. Although these regulations do not apply to signs erected, maintained, or posted by the State, federal, or this government, these regulations clarify that Government signs are allowed in every zoning district and include the signs described and regulated in B.3-2.1(A)(3)(d) Applicability.
         b. Such signs may be posted by various local, state, and federal agencies, such as regulatory, welcome, and traffic control signs.
      (2) Addressing. Each landowner shall mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. Addressing shall follow the most recently adopted Addressing and Street Naming Guidelines and Procedures

(3) Federal, State, or Local Required Signs. Where a federal, state, or local law requires a landowner to post a sign on the landowner’s property to warn of a danger or to prohibit access to the property either generally or specifically, the landowner must comply with the federal, state, or local law to exercise that authority by posting a sign on the property. If the federal, state, or local regulations describes the form and dimensions of the sign, the landowner must comply with those requirements; otherwise, when not defined, the sign shall be located in a place on the property to provide access to the notice that is required to be made.

(4) Entrance and Exit Signs. One entrance and one exit sign containing a maximum of six (6) square feet each and a maximum height of three (3) feet shall be permitted per driveway. Entrance and exit signs shall contain no commercial content other than a symbol, name, or logo of the establishment it serves.

(5) Historical Markers. Historical markers shall be erected or placed by a bona fide historical association and shall not exceed twelve (12) square feet in area.

(b) Temporary Signs. The provisions of this section shall apply to the placement and display of temporary signage within the Village’s jurisdiction. Any temporary sign that does not comply with the provisions of this Section is prohibited. Any permanently displayed sign shall comply with the provisions of Section B.3-2.1.

(1) Common Standards. All temporary signs shall comply with the following common standards:

   a. Temporary signs shall be located on private property unless expressly permitted by this ordinance to be posted on public property.

   b. All temporary signs shall be constructed of materials and printed with inks capable of withstanding normal weather conditions.

   c. All temporary signs shall be anchored, attached, or otherwise affixed to a structure or supported so that the sign cannot be easily dislodged by strong winds or heavy rains.

   d. Temporary signs shall not be affixed to a permanent sign or its supporting structure, including both building-mounted and freestanding permanent signs.

   e. Temporary signs shall not be illuminated.

(2) Temporary signs not requiring a permit. The following temporary signs are permitted without a zoning permit in all zoning districts
but shall be in conformance with all other requirements of this ordinance.

a. Incidental signs affixed to a building wall or similar permanent structure not legible or easily noticeable from adjacent properties, public property, or a public right-of-way.

b. Temporary signs affixed to the interior of windows may be displayed subject to the following provisions:

   i. Temporary window signs exclude any sign which is permanently affixed to a window by means of chemical adhesion, painting, etching or similar means.

   ii. Temporary window signs may not cover, in aggregate, more than 25 percent of the glazed area of the window to which they are affixed.

   iii. Temporary window signage shall not be affixed to the exterior of a window.

(3) Freestanding temporary signs not requiring a permit. Freestanding temporary signs permitted shall comply with the following standards:

a. General Provisions. The following standards shall apply to all Freestanding Temporary Signs:

   i. Signs shall not be affixed to poles, posts, stakes or other supporting structures that are permanently installed or anchored into the ground through the use of concrete foundations or similar anchoring techniques.

   ii. Signs other than Type 3 Freestanding Temporary signs shall be set back from the edge of the right-of-way by a minimum of five (5) feet.

   iii. No more than one (1) Freestanding Temporary Sign may be displayed on a parcel or group of adjacent parcels under common ownership or tenancy at any given time, regardless of type, unless otherwise expressly permitted.

b. Type 1 Freestanding Temporary Signs. Signs in this category consist of small, temporary yard signs typically associated with (but not limited to) real estate advertisements, political campaigns, and meeting announcements. Such signs are also subject to N.C. Gen. Stat. section 136-32.
c. **Type 2 Freestanding Temporary Signs.** Signs in this category are large temporary signs typically associated with (but not limited to) the advertisement of large tracts of land for sale, construction and development activity, or commercial or industrial buildings for sale or lease. Type 2 signs shall not exceed sixteen (16) square feet in area and five (5) feet in height.

d. **Type 3 Freestanding Temporary Signs.** The category of signs defined as Type 3 Freestanding Temporary signs shall include only those signs constructed in a manner commonly referred to as an “A-frame” or “sandwich board” sign. The faces of the sign shall be connected at the top by hinges or similar mechanisms, and the sign shall be self-supporting when placed in its display position. Only one Type 3 signs shall be allowed during business hours per customer entrance.

(4) **Wall-mounted temporary signs.** Temporary signs mounted to building walls may be displayed subject to the issuance of a zoning permit and the following provisions:

   a. Wall-mounted temporary signs are only permitted on buildings housing a use within the residential, agricultural, retail and wholesale trade, business and personal services, recreational, institutional and public, manufacturing and mining, transportation and utilities use group categories.

   b. One (1) temporary wall sign may be displayed per building occupied by a single tenant. Buildings designed for occupancy by multiple tenants where each tenant has a separate entrance may display one (1) temporary wall sign per tenant space. Buildings occupied by multiple tenants that share a common entrance may not display more than one (1) temporary wall sign at any given time.

   c. Temporary wall signs shall be mounted flush against the building wall and secured by fasteners or other anchors at each corner.

   d. Temporary wall signs may be displayed for a maximum of fourteen (14) consecutive calendar days, a maximum of six (6) times per calendar year.

(3) **Permanent Signs Requiring a Permit.**

   (a) **Signs Exceptions.** The following signs are not counted as signs to determine the number of signs or amount of signage on a lot.

       (1) **Drive-through, drive-up, or restaurant menu signs:** Drive-through, drive-up, or restaurant menu signs are permitted in conjunction with drive-through or drive-up uses in accordance with the following regulations.
a. **Location.** Drive-through, drive-up, or restaurant menu signs must be located within ten (10) feet of a drive-through or drive-up lane.

b. **Number and Dimensions.** One primary drive-through sign not to exceed thirty-six (34) square feet in area or eight (8) feet in height is allowed per order station up to a maximum of two (2) primary drive-through signs per lot. One secondary drive-through sign not to exceed fifteen (15) square feet in area or six (6) feet in height is allowed per lot.

c. **Residential Separation.** Drive-through, drive-up, or restaurant menu signs must be set back at least fifty (50) feet from Residential Zoning Districts.

d. **Visibility.** Drive-through, drive-up, or restaurant menu signs must be oriented to be visible to motorists in allowed drive-through lanes (see figure B.3-2-1 C of this section).

(b) **Signs Permitted in Any District.** The following signs or uses of signs which meet the additional provisions of this Section are permitted in any zoning district.

1. **Application of Table of Permitted Districts for Signs.** The following signs shall be permitted in the zoning districts as indicated in Table B.3-2.1(B)(3) and shall comply with all regulations of the applicable district unless otherwise regulated by specific regulations of this section.

2. **Additional regulations specific to sign type.** The following regulations are specific to specific sign types unless otherwise regulated by specific regulation of the ordinance:
   a. **Ground Sign –**
i. Individual lots with two (2) or more tenants shall utilize multi-tenant signs. An additional four (4) square feet may be added per additional tenant up to a maximum of 64 square feet.

b. Shingle sign –
   i. A shingle sign must be located at least twenty-five (25) feet from any other shingle sign or projecting sign. Single signs must be located within five (5) feet of an accessible building entrance and must be below the window sills of the 2nd story on a multi-story building or below the roof line on a one-story building. The sign’s hanging bracket must be an integral part of the architectural design of the structure.

c. Awning and Canopy signs –
   i. No background illumination is permitted.
   ii. Printed information, limited to the name, street number, address, and/or logo of the establishment(s) occupying the building to which the awning is attached, may be printed on the outside surface area of the awning.
   iii. The copy area shall not exceed thirty percent (30%) of the surface area of the awning, or canopy.
   iv. The maximum projection beyond the building support is eight (8) feet and shall not project beyond any walkway adjacent to the building. One canopy, awning, or projecting sign is permitted for each tenant.

d. Projecting sign –
   i. A building shall not be permitted to have the top of a projecting sign located higher than the third story or forty-two (42) feet.
   ii. For a cinema or theater may be constructed as a marquee that extends less than ten (10) feet from the building and is at least ten (10) feet above the sidewalk (or finished grade where there is no sidewalk).
   iii. Only one canopy, awning, or projecting sign is permitted for each tenant.

e. Wall sign –
   i. No portion of a wall or projecting sign may extend above the roof line or above a parapet wall of a
building with a flat roof. No portion may extend above the lower eave line of a building with a pitched roof. The sign must not cover windows or architectural details.

ii. In no case shall wall sign extend horizontally beyond the main wall of a building more than twelve (12) inches.

f. Crown sign –

i. Crown signs are only permitted to be placed on buildings that are at least fifty-five (55) feet tall and four (4) or more stories in height. Crown sign must not be placed below the start of the highest floor or extend above the roof line and must not cover windows or architectural details.

g. Window sign –

i. Window area is counted as a continuous surface until divided by an architectural or structural element, such as a door casing or façade treatment.

ii. Mullions are not considered an element that divides window area.

iii. Window signs are permitted on the ground floor only.

iv. The total window sign area, whether temporary or permanent, is limited to no more than twenty-five (25%) percent of the surface of each window area, including transparent areas of doors and entryways of the first floor of a building.

h. All sign types –

i. No signage is permitted on either roof top penthouses or enclosed screening of roof top mechanical equipment.

(c) Permitted signs in Residential Districts (YR, RS, RM, MH)

(1) Sign Regulations: Residential Use District Standards.
### TABLE 3-2.1(B)(3)A: SIGN REGULATIONS: RESIDENTIAL USE DISTRICTS

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Sign Type</th>
<th>Maximum Number**</th>
<th>Location</th>
<th>Maximum Area (sf)</th>
<th>Maximum Height (ft)</th>
<th>Permit Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>YR</strong></td>
<td>Wall</td>
<td>1</td>
<td>On structure</td>
<td>48 sf</td>
<td>5</td>
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<tr>
<td></td>
<td>Ground</td>
<td></td>
<td>Along frontage</td>
<td>18</td>
<td>5</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Cantilevered</td>
<td></td>
<td>Along frontage</td>
<td>9</td>
<td>6</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
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<td>Minimum 5’ setback from the right-of-way</td>
<td>6</td>
<td>4</td>
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</tr>
<tr>
<td></td>
<td>Type 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
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<td>Minimum 5’ setback from the right-of-way</td>
<td>16</td>
<td>4</td>
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</tr>
<tr>
<td></td>
<td>Type 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
<td>1</td>
<td>On structure</td>
<td>16</td>
<td>4</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Wall</td>
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<td>On structure</td>
<td>2 sf</td>
<td>5</td>
<td>Yes</td>
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<tr>
<td></td>
<td>Ground</td>
<td></td>
<td>Along frontage</td>
<td>18</td>
<td>5</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Cantilevered</td>
<td></td>
<td>Along frontage</td>
<td>9</td>
<td>5</td>
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</tr>
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<td></td>
<td>Development</td>
<td>1/Neighborhood</td>
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<tr>
<td></td>
<td>Identification</td>
<td>entrance</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
<td>6</td>
<td>4</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Type 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
<td>16</td>
<td>4</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Type 2</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Temporary</td>
<td>1</td>
<td>On structure</td>
<td>16</td>
<td>4</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* Attached and Freestanding sign in the YR, RS, RM and MH Districts are only allowed for the following uses. Agriculture production, Cemetery (licensed or unlicensed), Accessory use Daycare Centers, Churches or religious institutions (neighborhood or community), Fish hatchery, Golf course, Manufactured housing development, Park and shuttle lot, Residential subdivision or neighborhood entrance, riding stable, Shooting range (outdoor), Utilities, Recreational Facility (public), School (private or public), Police or fire stations, library (public).

** One per street front or development entrance.

(d) **Permitted signs in Commercial Use Districts (NO, LO, GO, NB, PB, LB, NBS, HB, GB, CB)**

1. **Sign Regulations: Commercial Use District Standards.**
## TABLE 3-2.1(B)(3)B: SIGN REGULATIONS: COMMERCIAL USE DISTRICTS

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Sign Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ON-PREMISE</strong></td>
<td><strong>Maximum Number</strong></td>
<td><strong>Location</strong></td>
</tr>
<tr>
<td>NO</td>
<td>Wall 1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>NO</td>
<td>Projecting</td>
<td>On structure</td>
</tr>
<tr>
<td>NO</td>
<td>Ground</td>
<td>On structure</td>
</tr>
<tr>
<td>NO</td>
<td>Temporary Type 1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>NO</td>
<td>Temporary Type 2</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>NO</td>
<td>Temporary Wall</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Wall 1/business</td>
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</tr>
<tr>
<td>LO</td>
<td>Canopy 1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Awning 1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Window 1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Projecting 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Shingle</td>
<td>On structure</td>
</tr>
<tr>
<td>LO</td>
<td>Ground 1</td>
<td>Building footprint &lt; 4,000 sf</td>
</tr>
<tr>
<td>LO</td>
<td>Ground 1</td>
<td>Building footprint ≥ 4,000 sf</td>
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<tr>
<td>LO</td>
<td>Canilevered 1 (if no ground or freestanding)</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>LO</td>
<td>Temporary Type 1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>LO</td>
<td>Temporary Type 2</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>LO</td>
<td>Temporary Wall</td>
<td>On structure</td>
</tr>
<tr>
<td>GO</td>
<td>Wall 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>GO</td>
<td>Canopy 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>GO</td>
<td>Awning 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>GO</td>
<td>Window 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>GO</td>
<td>Projecting 1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>Shingle</td>
<td>1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>Crown</td>
<td>1/building façade, no more than 2/building</td>
<td>On structure</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Building footprint &lt; 4,000 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building footprint ≥ 4,000 sf</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Wall</td>
<td>1/building</td>
<td>On Structure</td>
</tr>
<tr>
<td>Projecting</td>
<td>1/business</td>
<td>Along frontage</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>PB</td>
<td>Wall</td>
<td>1/business</td>
</tr>
<tr>
<td>Canopy</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Awning</td>
<td>1/business</td>
<td>On structure</td>
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<tr>
<td>Projecting</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Shingle</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Crown</td>
<td>1/building façade, no more than 2/building</td>
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<td>Ground</td>
<td>1</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Building footprint ≥ 4,000 sf</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>Commercial Center</td>
<td>1/entrance to center</td>
<td>Adjacent to entrance</td>
</tr>
<tr>
<td>Development Identification</td>
<td>1/Neighborhood entrance</td>
<td>Adjacent to the neighborhood entrance</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 3</td>
<td>1/customer entrance</td>
<td>May not block the flow of pedestrian or vehicular traffic</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Wall</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Canopy</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Awning</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Window</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Projecting</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Shingle</td>
<td>1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Building footprint &gt; 4,000 sf</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>Commercial Center</td>
<td>1/entrance to center</td>
<td>Adjacent to entrance</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Wall</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Canopy</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Awning</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Window</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Projecting</td>
<td>1/business</td>
<td>On structure</td>
</tr>
<tr>
<td>Shingle</td>
<td>1/building front</td>
<td>On structure</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Adjacent to entrance</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
<td>Adjacent to entrance</td>
</tr>
<tr>
<td>Development Identification</td>
<td>1/Neighborhood entrance</td>
<td>Adjacent to the neighborhood entrance</td>
</tr>
<tr>
<td>Sign Type</td>
<td>Count</td>
<td>Location</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------</td>
<td>--------------</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5' setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5' setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Canopy</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Awning</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Projecting</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Shingle</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Crown</td>
<td>1</td>
<td>25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Building footprint &lt; 4,000 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building footprint &gt; 4,000 sf &lt; 25,000 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building footprint ≥ 25,000 sf</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>Commercial Center *</td>
<td>1</td>
<td>Adjacent to entrance</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5' setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5' setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
</tbody>
</table>

**NOTES:**
*Commercial Center signs only allowed in the GB zoning district. Prohibited in the HB zoning district.

** One per street front or development entrance.
### (E) Permitted signs in Industrial and Institutional Use Districts (LI, GI, IP)

(2) Sign Regulations: Industrial & Institutional Use District Standards.

#### TABLE 3-2.1(B)(3)C: SIGN REGULATIONS: INDUSTRIAL & INSTITUTIONAL USE DISTRICTS

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Sign Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Maximum Number</strong></td>
</tr>
<tr>
<td><strong>ON-PREMISE</strong></td>
<td></td>
<td><strong>Number</strong></td>
</tr>
<tr>
<td>LI</td>
<td>Wall</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Canopy</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Awning</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Projecting</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Shingle</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Ground</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
</tr>
<tr>
<td></td>
<td>Temporary Type 1</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Temporary Type 2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Temporary Wall</td>
<td>1</td>
</tr>
<tr>
<td>GI</td>
<td>Wall</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Canopy</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Awning</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Projecting</td>
<td>1/business</td>
</tr>
<tr>
<td></td>
<td>Shingle</td>
<td>1/building front</td>
</tr>
<tr>
<td>Location</td>
<td>Control</td>
<td>Size/Position Description</td>
</tr>
<tr>
<td>------------------------</td>
<td>---------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Crown</td>
<td>1/building façade, no more than 2/building</td>
<td>On structure</td>
</tr>
<tr>
<td>Ground</td>
<td>1</td>
<td>Building footprint &lt; 25,000 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building footprint ≥ 25,000 sf</td>
</tr>
<tr>
<td>Cantilevered</td>
<td>1 (if no ground or freestanding)</td>
<td>Adjacent to frontage</td>
</tr>
<tr>
<td>Temporary Type 1</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Type 2</td>
<td>1</td>
<td>Minimum 5’ setback from the right-of-way</td>
</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
<tr>
<td>Wall</td>
<td>1/business</td>
<td>On structure</td>
</tr>
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<tr>
<td>Awning</td>
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</tr>
<tr>
<td>Window</td>
<td>1/business</td>
<td>On structure</td>
</tr>
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<td>Projecting</td>
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<td>Temporary Type 2</td>
<td>1</td>
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</tr>
<tr>
<td>Temporary Wall</td>
<td>1</td>
<td>On structure</td>
</tr>
</tbody>
</table>

**NOTES:** One per street front or development entrance.

(f) Content.

I. **Subject matter related to premises.** The subject matter of any sign must be related to the premises on which the sign is located, except where specifically exempted by this Unified Development Ordinance.

II. **Non-commercial message.** Whenever the ordinance permits a commercial sign, a non-commercial message may be substituted for the
commercial message. The right to substitute the non-commercial message does not waive any other requirement imposed by this Unified Development Ordinance as to the number, size, type, construction, location, lighting, safety, or other regulated attribute.

(g) Design.

i. Sign Design.

1. Material, style, and color. Sign material, style, and color shall complement the building façade in terms of design, scale, color, and materials.

2. Ground signs. Colors for freestanding ground signs and wall signs shall be limited to three (3) colors, including the background color. The exterior finish color and materials of the sign and sign cabinet shall complement the colors and materials of the building that the advertised business occupies. This shall not apply to federally registered trademarks. While not a requirement, it is recommended that signs have a darker background with lighter colors to improve visibility, especially at night.

3. Ground Sign Design. Freestanding ground-mounted signs shall be monument style, with the base of the sign being no more than twelve (12) inches above the adjacent grade. All monument signs shall be designed with decorative caps or finials on top. The base of the sign shall be surrounded by landscaping, including a variety of annuals and perennials that do not obstruct the sign’s face.

4. Commercial Center Sign. Monument signs for multiple-tenant commercial centers with five (5) or more tenant spaces shall first focus on identifying the name of the center and second on all of the tenants.

5. Cantilevered Ground Signs. The sign must be located at least twenty-five (25) feet from any other ground sign.

(e) Rules of Measurement:

1. Property Frontage. Property frontage is measured as the length of each property boundary that abuts a public street right-of-way.

2. Face Sign Area: The following principles shall control the computation of sign area.

   a. Computation Area of Single-faced Signs. The area of a sign face shall be computed by means of the smallest square or rectangle 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 article regulations and is clearly incidental to the display itself (see figure B.3-2.1 D of this section).

b. *Computation Area of Multi-faced Signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and not more than 42 inches apart, only one side is counted.

c. *Address number on ground signs.* The street address number must be included on ground and commercial center signs. Numerals must be at least nine (9) inches in height. The area of the address is not included in any calculation of the total sign area.
d. *Computation of height.* 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. Normal grade shall be construed to be either of existing grade prior to construction or newly established grade after construction, exclusive of any filing, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot or parcel, whichever is lower (see figure B.3-2.1 E of this section).

![Figure B.3-2.1 E](image-url)
e. **Building Mounted Wall signs.** For building-mounted signs, the height of the sign is equivalent to the greatest distance between the lowest part of the sign or sign structure and the highest part of the sign or sign structure (see figure B.3-2.1 F of this section).

![Figure B.3-2.1 F](image)

f. **Attached Signs on Multi-tenant Buildings.** An attached sign for a particular tenant shall only be permitted on the portion of the building facade corresponding to the space occupied by that tenant (see figure B.3-2.1 G).

![Figure B.3-2.1 G](image)
g. Window Area. The area of a window includes only the glass or glazed elements of the window. Frames, mullions, and similar features are not counted as part of the window area (see figure B.3-2.1 H of this section).

(f) Illumination

(1) Externally Illuminated Signs. Externally illuminated signs shall be mounted above sign so all light is downcast and shall utilize full cutoff light fixtures.

(2) Prohibited Illuminations:

a. Awning, window, and projecting signs illumination is prohibited.

b. Wall signs shall not be internally illuminated unless they are designed with channel letters. Box signs or cabinet signs are not permitted as wall signs.

c. Internally illuminated signs are prohibited in YR, RS, RM, MH, NO, LO, GO, NB, LB, LI, GI, and IP districts.

(3) Brightness. All illuminated signs must comply with the maximum luminance level of seven hundred fifty (750) cd/m² or nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA) for the specific geographic location and date. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until one-half hour after Apparent Sunrise, as determined by the NOAA. At this time, the sign may resume luminance levels not to exceed five thousand (5,000) cd/m² or nits.
(4) **Illuminated Sign Setback Requirements:**

a. **Ground Sign Set Back.** Ground signs shall be set back a minimum of one linear foot per square foot of sign area from any structure used exclusively as a residence.

(5) **Lighting Direction.** If externally illuminated, any lighting directed toward the sign shall be shielded so as to illuminate only the face of the sign.

(4) **Location**

(a) **Sign Placement.** The following provisions shall apply to the placement of all signs in all districts.

(1) **In general.**

a. **Locations.** All signs shall be on-premise signs and shall be located on private property.

b. **Placement and Size.** Signs shall relate in their placement and size to other building elements without obscuring building elements such as architectural features and decorative details.

c. **Required Sight Distance Triangle.** Permitted signs shall always be located outside of the required sight distance triangle (see figure B.3-2.1 I of this section).

![Figure B.3-2.1 I](image-url)

- **Vehicle Area Clearance.** In areas outside of the right-of-way, when a sign or awning extends over an area in which vehicles travel or are parked, the bottom of the structure shall be at least fourteen (14) feet above the ground. Vehicle areas include driveways, alleys, parking areas, and loading and maneuvering areas.

- **Forfeiture of illegal signs placed on or over public property.** Any sign installed or placed on or over public property, except in conformance with the requirements of this
ordinance, shall be forfeited to the public and be subject to confiscation and disposal. In addition to other remedies provided by this ordinance, the village shall have the right to recover from the sign owner and/or installer the full costs of removal and disposal of such sign.

f. **Pedestrian Area Clearance.** When a sign or awning extends more than twelve (12) inches over a sidewalk, walkway, or other space used by pedestrians, the bottom of the structure shall be at least eight (8) feet above the ground (see figure B.3-2.1 J of this section)

![Figure B.3-2.1 J](image)


g. **Clearances from Fire Escape, Means of Egress, or Standpipes.** Signs, sign structures, and awnings are prohibited from being erected in any manner that interferes in any way with the free use of any fire escape, means of egress, or standpipe. Attaching signs, sign structures, or awnings to a fire escape is prohibited.

h. **Obstruction of Windows and Ventilation.** Signs, sign structures, and awnings are prohibited from being installed...
in any way that obstructs any building openings to such an extent that light, ventilation, or exhaust are reduced to a level below that required by the most recently adopted North Carolina Building Code.

i. **Signs in the Right of Way.** No signs for any purpose other than street identification or traffic and parking control shall be placed upon the streets or sidewalks of the Village, provided, however, that the Village Council may give permission for signs of either a temporary or permanent nature to be placed thereon when such signs shall not interfere with the orderly use of the said right-of-way. Signs, including the supports, frames, and embellishments, shall not be located within any public right-of-way (except where specifically exempted by this ordinance).

j. **Signs in the Village’s Rights-of-Way.** Wall, awning, canopy, projecting, and shingle signs may, with an encroachment agreement approved by the Village, and if applicable the North Carolina Department of Transportation, encroach over the public sidewalk but must not encroach on or over any streets or alleys. All signs must be a minimum of twenty-four (24) inches inside the curb line or edge of the pavement, whichever is greater.

i. **Exception: Signs that are allowed within the public right-of-way pursuant to Federal, State or local laws.**
(2) *Projecting signs.* Where allowed, a projecting sign may not extend no greater than eighteen (18) inches into the public right-of-way (see figure B.3-2-1 K of this section).

![Figure B.3-2.1 K](image)

(3) *Freestanding signs.*

   a. All parts of freestanding signs must be set back a minimum of two (2) feet from the side property lines and five (5) feet from the right-of-way.

   b. No freestanding sign shall be located closer than 15 feet from another structure on the same zoning lot.

   c. No portion of a freestanding sign, including projections, may extend into or over an existing public right-of-way unless expressly permitted by this ordinance.

(4) *Fueling Station Signs.* Signs may be located on a gasoline island canopy, canopy supporting columns (projecting sign) spandrels, pump islands or dispensers (see figure B.3-2-1 K of this section).

   a. Signs on a fueling station canopy must not exceed 10% of the surface face area of the canopy.

   b. Signs at the pump may be located on either a gasoline island spandrel or a gasoline pump island, but not both.

   c. Spandrel signs must not exceed 50% of the surface area of the spandrel.
d. Fuel price digital changeable copy signs that do not exceed the maximum sign area are permitted on fueling station canopies. A gasoline price/self-service changeable copy sign, not to exceed nine (9) square feet, may be included on the ground sign (if a ground sign is allowed). Changeable copy for gasoline prices can be achieved through the use of LCD or LED lights only on the principal ground sign or on the gasoline canopy, but not both. LCD or LED lights shall not be used for any other purpose than to display gasoline prices.

e. Gasoline price or self-service sign located and secured to each pump island shall not exceed nine (9) square feet.

**Canopy Maximum Sign Area = 10% of A x B**

*(Fig. B.3-2.1G)*

(5) **Comprehensive Sign Plan.**

(a) **Applicability.** Where a development project contains more than three (3) principal uses or establishments, the provisions of this Section apply to the development project as a whole, and the owners of the development lot are responsible for allocating permitted signs and display surface area among the individual uses or establishments.

(1) A Comprehensive Sign Plan is an overall plan for placing and designing multiple signs for a building or group of buildings on a development project.

(2) The Comprehensive Sign Plan submitted for a development project must show all signs located or proposed on the development project.

(3) The Comprehensive Sign Plan must display harmony and consistency with regard to the number and size of signs,
placement of signs, materials and color, size and style of lettering, and type of sign illumination.

(4) If any non-conforming signs exist on the property or properties included in the Comprehensive Sign Plan, those signs must be brought into compliance as part of the sign plan.

(5) The Comprehensive Sign Plan must show all the proposed permanent signage for the overall development. In developing the Comprehensive Sign Plan, the applicant is limited to the dimensional regulations, except that the overall concept should convey:

a. A visually continuous theme throughout the development project; and

b. All signage should be designed to be a compatible scale with the proposed buildings, overall development, and surrounding property.

c. Complement the character of the Village.

(6) Institutional Use Campus Signs.

1. The following section applies to properties designated for institutional uses where three or more facilities designed to create a campus setting. The purpose section is to acknowledge the need for a specific signage that provide: identification, directional, informational and regulatory. The objective is to provide clear, concise, and uniform directional guidance to a variety of facilities within the campus.

a. Signs Allowed in Campus:

   i. **Primary Wayfinding Signs.** Signs that provide basic directional information about the destination’s name or description (example: Emergency, In-Patient Surgery, Visitor Parking, etc.)

   ii. **Secondary Wayfinding Signs.** Signs, located within the campus boundary, downstream in the message hierarchy from the Primary Wayfinding Signs that provide more detailed directional information (example: Visitor Parking vs. Staff Parking, etc.).

   iii. **Site Identification Signs.** The sign shall be located as close as practical to the vehicular entrance of a stand-alone site (medical office, clinic, etc.). The sign may display the operational name of the facility (XYZ Surgery Associates, P.C., etc.). The sign must include the street address of the facility (numerals and name - 1234 Main Street). Campuses abutting federal or state highways shall
be permitted one (1) additional Site Identification Sign to be located along highway.

iv. **Building Exterior Identification Sign.** Wall-mounted signs, as identified above, display the functional name of the facility.

v. **Miscellaneous Campus Signs.** Sign located on-site that convey specific circulation information, pedestrian and/or accessible pathway directional information or regulatory messages.

vi. **Informational Kiosks/Bulletin Boards.** Copy area shall not exceed fifty (50) square feet in size.

b. Illumination and/or reflective graphic elements are encouraged, in descending order of preference as follows:

   i. External “wash” illumination and reflective legends/graphics.

   ii. Reflective legends/graphics.

   iii. External “wash” illumination w/non-reflective legends/graphics.

   iv. Non-reflective legends/graphics.

   v. Internal illumination (cabinets or individual letterforms) is restricted to Campus.

   vi. Roadway Directory and/or Building Exterior Identification elements.

c. **Comprehensive Sign Plan.** The provision outlined in for comprehensive sign plans shall apply to this section.

(7) **Construction and Maintenance.**

(a) **Construction Standard.**

   (1) All signs shall be constructed and installed in accordance with the applicable provisions of the North Carolina State Building Code.

   (2) All temporary signs shall be constructed of materials and printed with inks capable of withstanding normal weather conditions.

   (3) All signs, except for banners, flags, and window signs conforming in all respects with the requirements of this ordinance, shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

(b) **Electrical Standard.**
(1) All illuminated signs shall be installed in accordance with the applicable provisions of the North Carolina State Electrical Code.

(2) An underground electrical source shall illuminate all detached signs.

(c) Required Maintenance.

(1) Maintenance of signs. All signs shall be maintained in good structural and aesthetic condition. Deficiencies such as chipped paint, broken plastic, missing letters, and exposed light bulbs shall be evidence of a lack of maintenance.

(2) Maintenance of landscaping around the sign base. All landscaping areas around the base of the freestanding sign shall be maintained, trimmed, and kept free of weeds. Any dead plants shall be removed and replaced within 90 days. Landscaping areas shall incorporate recumbent ground cover plants or mulch.

(d) Discontinuation of sign use/ Abandoned Signs. Discontinuation of sign use. If a sign advertises or identifies a business, service, commodity, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, then that sign and sign structure, including all of its supports, frames, and hardware, shall be considered discontinued regardless of reason or intent:

(1) A sign which meets the height and area requirements of this Ordinance shall only be removed from its supporting structure if a new sign will replace that sign in the structure as mentioned above. An abandoned sign not replaced shall be left in its cabinet structure and painted or otherwise masked using a solid, uniform color covering the sign of ceased use by the owner of the property within one hundred eighty (180) days of discontinuance. If the owner of the property does not replace, paint, or otherwise mask the sign of ceased use within one hundred eighty (180) days of discontinuance, the Village shall have the right to paint or otherwise mask the said sign and recover from the property owner the full costs of paint, or otherwise mask of such sign, plus the cost of any fine or penalties.

(2) A sign which does not meet the height and area requirements of this ordinance then that sign and sign structure, including all of its supports, frames, and hardware, shall be considered discontinued regardless of reason or intent and shall be removed by the owner of the property within one hundred eighty (180) days of discontinuance. If the owner of the property does not remove the sign and sign structure within one hundred eighty (180) days of discontinuance, the Village shall have the right to remove the said sign and sign structure and recover from the property owner the full costs of removal and disposal of such sign, plus the cost of any fine or penalties.
This ordinance shall be effective upon adoption

Approval this ______ day of __________, 2023.

__________________________
Michael Rogers, Mayor

Attest:

__________________________
Lisa Shortt, Village Clerk