



ARTICLE 7 – SIGNS

ARTICLE 7 – SIGNS

DRAFT DATE – 2.19.2020

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ARTICLE 7 – SIGNS

7.1 PURPOSE (1-3.9)

The sign regulations, adopted and prescribed in this Ordinance, are found by the Governing Body to be necessary and appropriate to:

- A. Encourage the effective use of signs as a means of visual communication.
- B. Promote a positive community appearance for the enjoyment of all citizens.
- C. Maintain and enhance the aesthetic environment and the community's ability to attract sources of economic development and growth.
- D. Protect the public from damage or injury attributable to distractions and/or obstructions caused by improperly designed or located signs.
- E. Protect existing property values in both residential and nonresidential areas

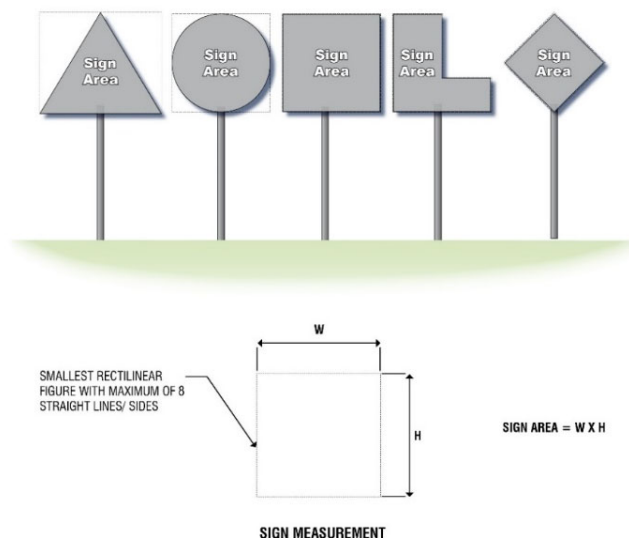
7.2 GENERAL PROVISIONS (6-1.1)

For the purposes of this Ordinance, a sign shall be defined as follows:

Any object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, included but not limited to words, letters, pennants, banners, emblems, trademarks, tradenames, insignias, numerals, figures, design, symbols, fixtures, colors, illumination, or projected images or any other attention-directing device.

All signs located in the County's jurisdiction, with the exception of those erected by State or Federal government, are subject to the provisions of this Article. Signs under this Ordinance are identified the following ways:

- A. Types of signs specifically prohibited everywhere.
- B. Signs allowed by-right and do not require permits prior to installation.
- C. Signs considered to be accessory uses and may be installed provided that they meet the provisions of this section and a permit is obtained.
- D. Billboards.



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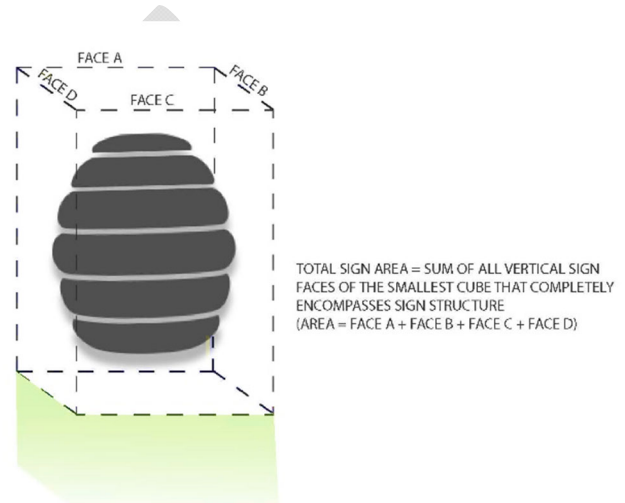
7.3 COMPUTATION OF SIGN MEASUREMENTS (6-1.6)

E. AREA

1. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof which 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 back drop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall.

F. AREA FOR MULTI-FACED SIGNS

1. For multi-faced signs, the sign area shall be computed by including all sign faces visible from any one (1) point. When two (2) 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 are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one (1) of the faces.



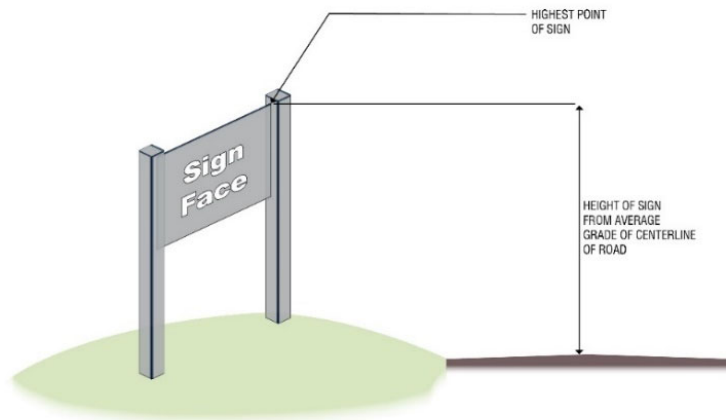
THREE-DIMENSIONAL SIGNS

G. AREA FOR THREE-DIMENSIONAL SIGNS

1. The area of a three-dimensional sign shall be the sum of all vertical sign faces of the smallest cube encompassing the structure.

H. HEIGHT

1. Sign height shall be computed as:
 - a. The distance from the base of the sign at finished lot grade, or
 - b. From the nearest adjacent street grade to which the sign is oriented and the lot has frontage, whichever is higher, to the top of the highest component of the sign. Finished grade shall be the grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.



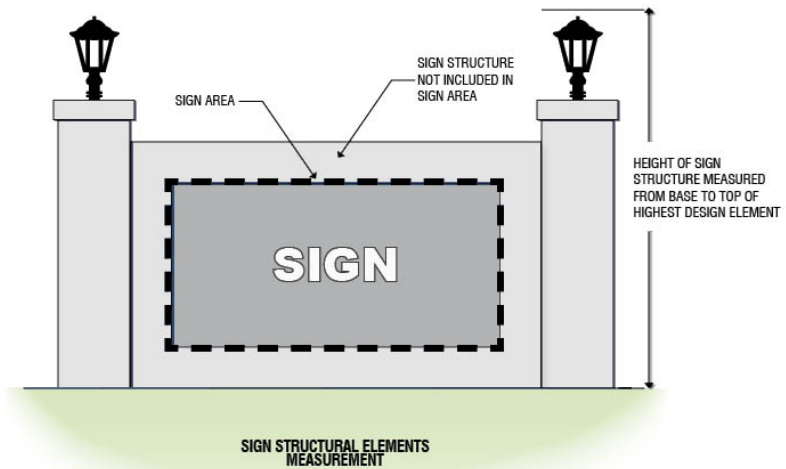
SIGN HEIGHT



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2. Structural and/or decorative elements not included in the measurement of the sign area shall not:

- Measure more than two (2) feet above the measured sign height.
- Total a height more than the prescribed height allowance per tables 7.7.1, 7.9.1, and 7.9.2.



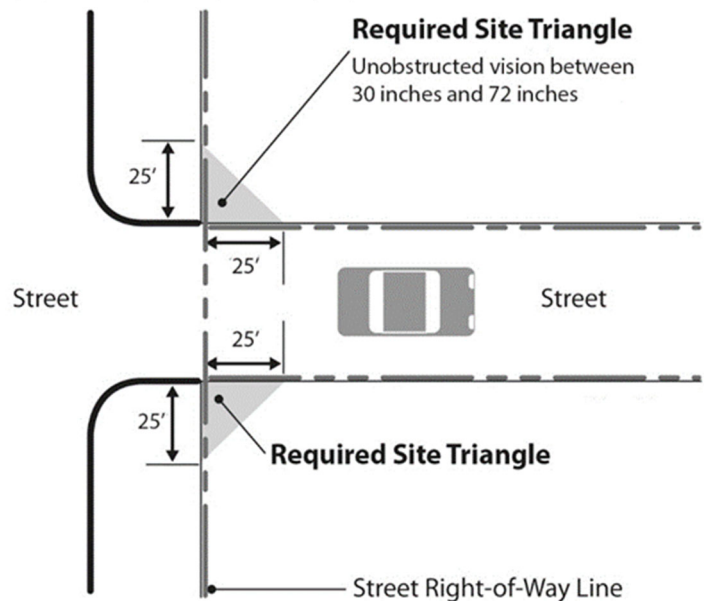
I. LOTS WITH FRONTAGE ALONG MULTIPLE STREETS

1. Lots fronting on two (2) or more streets are allowed the permitted sign area for each street frontage. The total sign area that is oriented toward a particular street, however, may not exceed the portion of the lot's total sign area that is derived from that street frontage or building frontage.

J. CLEAR SIGHT DISTANCE REQUIRED

1. Clear sight distance is required for any street intersection or driveway access point to provide drivers a clear view on oncoming conflicts. All signs described in this ordinance with a height of over thirty (30) inches shall be located outside of the required sight triangle.

- K. Signs shall be placed outside an established sight triangle of twenty-five (25) feet measured along the right of way line of each street.



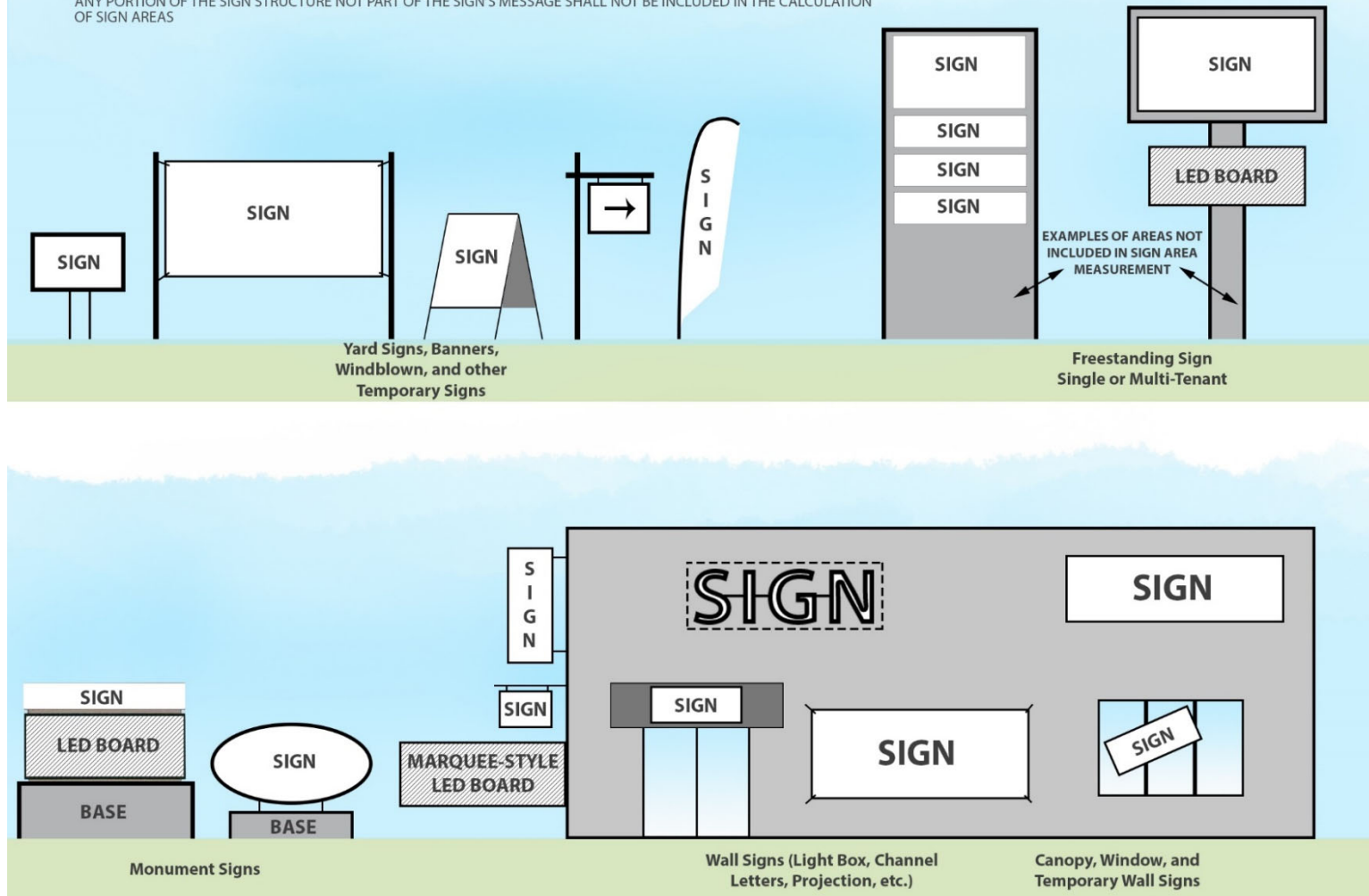


7.4 ILLUSTRATIONS OF SIGNS ALLOWED BY THIS SECTION

Figure 7.4.1 – Examples of Allowed
NOT TO SCALE

NOTE: THESE IMAGES ARE SIMPLY A REPRESENTATION OF POTENTIAL SIGN-TYPES ALLOWED BY THIS ORDINANCE AND MAY NOT ILLUSTRATE EVERY SIGN PERMITTED BY THIS ORDINANCE.

ANY PORTION OF THE SIGN STRUCTURE NOT PART OF THE SIGN'S MESSAGE SHALL NOT BE INCLUDED IN THE CALCULATION OF SIGN AREAS





7.5 PROHIBITED SIGNS (6-1.2)

Unless otherwise permitted under this Section, the following signs are prohibited in all zoning districts:

- A. Windblown devices such as, pennants, streamers, spinners, balloons, gas-filled figures and other similar devices, except as advertising for a temporary event or special promotion.
 - 1. In the instance that one or more of the abovementioned signs are utilized for a temporary event, special promotion, sale, grand opening, liquidation, or any other similar event, no sign shall be consecutively displayed more than fourteen (14) days, shall not be placed in the rights-of-way, and shall be removed no more than one (1) business day after the conclusion of the event.
- B. Signs with animated features in which the sign changes physical position by any movement or rotation that gives the visual impression of such movement.
- C. Portable signs, but not including signs which are not visible from the public right-of-way.
- D. Signs which project over a public right-of-way, except that wall signs may project up to eighteen (18) inches over a public right-of-way in zones which permit structures to be built at the property line adjoining the street.
- E. Signs on vehicles that are parked in a location which is visible to the public and for a period of time which indicates that the principal use of the vehicle is for advertising rather than transport.
- F. Signs which are affixed to trees, rocks or other natural features.
- G. Signs of any type which imitate traffic control devices or resemble a public safety warning.
- H. Signs which extend vertically above the highest portion of the roof of any structure.
- I. Signs containing words or graphics that are obscene, as defined in NCGS 14-190.1.

Image 7.2 – Vehicular Sign



Source: Stewart

7.6 EXEMPTIONS (6-1.3)

The following signs are exempt from regulation under this Ordinance except that lighted signs require an electrical permit.

- A. Government signs.
- B. Works of art, as defined in Art 11 - Definitions, which in no way identify or specifically relate to a product or service which may include but are not limited to the following types of original visual art:
 - 1. Murals.
 - 2. Sculpture.
 - 3. Mosaics.
 - 4. Architectural stylings or embellishments.
- C. Lights and decorations with no commercial message temporarily displayed on traditionally adopted civic, patriotic or religious holidays.
- D. Hand carried signs.

Image 7.3 – Governmental Sign



Source: Stewart



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- E. Signs located on the interior of buildings, courts, lobbies, stadiums, or other structures which are not intended to be seen from the exterior of such structures.
- F. Signs affixed to vehicles and trailers used in the normal transport of goods or persons where the sign is incidental and accessory to the primary use of the vehicle or trailer.
- G. Signs affixed to windows of vehicles displaying information on the terms of sale for said vehicles.
- H. Signs not legible and/or visible from a public or private street.
- I. Flags of the United States, North Carolina, local governmental jurisdictions, foreign nations having diplomatic relations with the United States, and any other flags adopted or sanctioned by the Jurisdiction, subject to U.S. Congressional protocol.

7.7 NO PERMIT REQUIRED (6-1.4)

The following signs are permitted in all zoning districts and may be installed without obtaining a sign permit provided that they conform to the specifications shown on Table 7.7.1

- A. Directional, instructional or warning signs provided that such signs contain no commercial message except a business logo or name.
- B. Flags, emblems or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations.
- C. On-site temporary real estate and construction signs which are removed within seven (7) days of the completion of sale or completion of construction.
- D. Off-site directional real-estate lead-in sign shall only be displayed from 12:00 P.M. (noon) on Friday to 12:00 P.M. (noon) the following Monday.
- E. Temporary yard sale signs which are posted for no longer than three (3) days per sale.
- F. Temporary political signs located on private property which are removed within seven (7) days after the election.
- G. Historical or memorial plaques, tablets or markers.
- H. Identification signs including:
 - 1. Name and address plates, including those identifying home occupations and rural family occupations.
 - 2. Directory Signs in developments with multiple occupants.
 - 3. Building Name and Address signs for buildings with multiple occupants.
 - 4. Building Markers (cornerstones or plaques).
- I. Signs painted or attached to vending machines, gas pumps, ice machines or similar devices which indicate the contents of the machine, name or logo of supplier, the price or operating instructions.
- J. Information Board signs, in non-residential districts and for institutional uses (e.g. places of worship, schools or cemeteries)

Image 7.4 – Flags



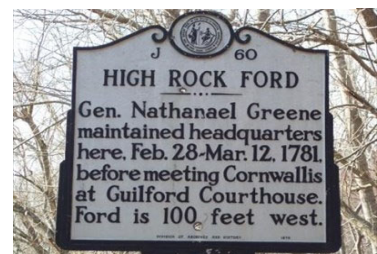
Source: Stewart

Image 7.5 – Identification Sign



Source: Stewart

Image 7.6 – Historical Marker



Source: waymarking.com



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permitted in residential zones that list activities or events which will take place on the premises where the sign is located, provided that no advertising of any type is displayed.

- K. Window signs painted on or attached to a window.
- L. Any ground/freestanding sign containing any message on any single-family or multifamily residential lot may be erected without a permit provided the following standards are met:
 1. No more than two (2) signs per lot
 2. Total area for each sign does not exceed six (6) square feet
 3. Height for each sign does not exceed three (3) feet
- M. Fence wraps displaying signage when affixed to perimeter fencing on construction sites, as described by NCGS 153A-340, shall be exempt from the requirements of this ordinance and allowed to remain until:
 1. A final Certificate of Occupancy is issued, or
 2. 24 months has elapsed from when the signage was installed, whichever is shorter

Image 7.7 – Fence Wraps



Source: bpggraphics.com

Table 7.7.1 – Specifications for Signs Not Requiring a Sign Permit

Type	Zoning District Allowed	Number Permitted	Max. Area (sq. ft.)	Min. Setback (ft.)	Max. Height (ft.)	Illumination Allowed ^b	Time Restrictions
Directional Signs	All Districts	NA	4	R/W ^a	6	indirect	N/A
Instructional and Warning Signs	All Districts	NA	6	NA	8	direct	N/A
Window Signs	Non-Residential Districts	N/A	25% of individual window area	NA	NA	direct	N/A
Historical, Memorial Markers	All Districts	1 per lot	4	R/W ^a	6	indirect	N/A
Flags, Emblems, Insignia	All Districts	1 per lot frontage	64	R/W ^a	40	indirect	N/A
Temporary Yard Sale Signs	All Districts	1 per lot frontage	6	R/W ^a	2	none	N/A
Off-site directional real-estate lead-in sign	All Districts	N/A	6	R/W ^a	2	none	See Section 7.7.C
Large Temporary Political Signs^d	All Districts	1 per lot frontage	32	R/W ^a	6	none	Permitted from the start of an election cycle until seven (7) days after election
Small Temporary Political Signs^d	All Districts	NA	6	R/W ^a	2		
Identification Signs	All Districts	1 per building	4 per unit	R/W ^a	6	indirect	N/A
Information Boards;	All Districts	1 per building	50	15	8	indirect	N/A
Sandwich Boards; A-frame signs	All Districts	1 per business	12	R/W ^a	4	None	Permitted only during open hours. Must be



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							stored inside overnight.
Temporary Banner Signs (e.g. "grand opening signs")	All Districts	1 per lot frontage ^c	64	R/W ^a	8	None	4 times annually; 30 days per occurrence
Manual Changeable Copy Signs (Bingo Signs)	All Districts	1 per parcel	32	R/W ^a	4	Direct	N/A
Feather-Style Signs	All Districts	2 per entrance for single-tenant businesses; 4 per entrance for multi-tenant	20	R/W ^a	10	N/A	4 times annually; 30 days per occurrence
On-site Temporary Real Estate & Construction Signs	All Districts	N/A	6	R/W ^a	6	None	Removed within seven (7) days of the completion of sale or completion of construction

Footnotes:

a Signs must be located outside public street right of way and outside any sight distance area.

b Electrical permit required if sign is illuminated.

c 1 per 500 linear feet of lot frontage or portion thereof.

7.8 SIGN REQUIREMENTS WITH OVERLAY DISTRICTS (NEW)

See Article 4 - Zoning Districts, for additional sign requirements within overlay districts.

7.9 GENERAL SIGN STANDARDS

See Article 4 - Zoning Districts, for additional sign requirements within overlay districts.

A. IN GENERAL

All signs, except those listed in Sections 7.6 and 7.7 shall not be installed until a permit has been obtained.

Table 7.9.1 – Specifications for Freestanding Signs Requiring a Permit

Sign Type	Zoning District	Number Permitted	Area (sq. ft.)		Min. Setback (ft.)	Max. Height (ft.)	Area Computation	Electronic Changeable Copy Allowed?
			Max	Min ^a				
Single Tenant Freestanding Sign	All Residential Districts	1 per lot	64	N/A	R/W	6	N/A	Yes
	PI, LO, NB	1 per lot frontage	100	25	R/W	6	.25 square feet per linear feet of lot frontage	Yes
	CP, LB	1 per lot frontage	100	50	R/W	15	.50 square feet per linear feet of lot frontage	Yes



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	GB, HB, LI, HI, MXU	1 per lot frontage ^e	100 ^d	75	R/W	30 ^d	1.0 square feet per linear feet of lot frontage	Yes
Multi-tenant Freestanding Sign	All Office/Commercial Districts	1 per street frontage	200	200	10	30 ^d	# of Businesses 4—15 = 200 sq. ft. 16+ = 300 sq. ft.	N/A
Monument Sign	All districts	1 per street frontage	32	NA	R/W	6	N/A	Yes
Outparcel Sign	All districts	1 per parcel	50	NA	R/W	6	NA	N/A
Development Entrance ^c	All districts	1 pair per entrance	50 per sign	NA	R/W	6	NA	N/A

1) Free-standing signs shall be allowed only as accessories to a principal use.

2) Freestanding signs shall be spaced <> apart

3) All signs may be directly illuminated.

4) Any sign greater than six (6) feet in height shall not be located within one hundred (100) feet of any residential zone.

Footnotes:

a "Minimum" area refers to the minimum sign size allowed by right, regardless of the size which would be allowed by computation.

b Signs must be located outside public street right of way and outside any sight distance area.

c Permitted only in 1) major subdivisions, 2) developments over fifteen thousand (15,000) square feet of gross floor area, 3) multi-family developments with more than eight (8) dwellings units in a single building or 4) developments with more than forty thousand (40,000) square feet in open uses of land.

d Within four hundred (400) feet of an Interstate Highway the maximum height is fifty (50) feet and the maximum size may be increased by seventy-five (75) square feet.

e See Section 7.11.C.4.

Table 7.9.2 – Specifications for Accessory Attached Signs Requiring a Permit

Sign Type	District Allowed	Number Permitted	Area (sq. ft.)		Max. Height (ft.)	Area Computation	Electronic Changeable Copy Allowance	Illumination	Temporary Sign Restrictions
			Maximum	Minimum ^a					
Wall Signs (including neon, channel letters, or light boxes)	PI, LO, NB	NA	100	25	Top of Wall	5% of Wall Area ^{cd}	N/A	Direct or Indirect	N/A
	MXU, CP, LB	NA	100	50	Top of Wall	7.5% of Wall Area ^{cd}	N/A		
	GB, HB, LI, HI	NA	200	50	Top of Wall	10% of Wall Area ^{cd}	N/A		
Awning, Canopy, or Marquee Signs	All Non-Residential Districts	1 per wall face	32	NA	Top of Canopy ^b	25% of the canopy, awning or marquee face ^e	Yes – for projecting marquee signs	Direct or Indirect	N/A
Suspended or Projecting Signs	All Non-Residential Districts	1 per entrance	6	NA	^b	N/A	N/A	Direct	N/A
Temporary Banners (Attached to Wall)	RM and Non-Residential Districts	1 per 500 feet of frontage	20	12	^b	Linear Frontage: 0—100 ft. = 12 ft ² 101—200 ft. = 16 ft ² 201—500 ft. = 20 ft ²	N/A	N/A	4 times annually; 30 days per occurrence



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Note: All signs may be directly illuminated.

a "Minimum" sign size refers to the minimum area allowed by right, regardless of the size which would be allowed by computation.

b Nine (9) feet height to clear pedestrian walkways or fifteen (15) feet to clear vehicular drives.

c Based on the first thirty (30) feet of height of the wall on which the sign is located. Buildings over thirty (30) feet in height may have additional sign area based on five (5) percent of the wall area above thirty (30) feet in height, provided the sign is located at or near the top of the building

d In multi-tenant buildings, the area computation shall be based on the wall area of each separate occupancy.

e When the awning, canopy or marquee is attached to a multi-tenant building, the area computation for all attached signs shall be based on the area computation for the district. Any portion of this sign allocation may be affixed to the wall, awning, canopy or marquee provided that no part of the sign projects above the top of the wall.

B. ELECTRONIC CHANGEABLE COPY SIGNS (LED MESSAGE BOARDS) STANDARDS

1. In general, LED message boards are allowed in the unincorporated areas of Guilford County provided they meet the standards of this subsection.
2. Table 7.9.3 outlines standards for LED message boards by zoning district and include maximum area allowed, minimum message duration, hours of operation, and brightness allowed.
3. Portable LED message boards shall be allowed by issuance of a permit to promote a temporary event, special promotion, or grand opening provided that:
 - a. The size of the message board does not exceed thirty-two (32) square feet, excluding towing apparatus.
 - b. Maximum height, including towing apparatus, does not exceed 5 feet.
 - c. The sign is not placed within any sight triangle, public right-of-way, or vacant lot.
 - d. The sign follows district standards, message duration, hours of operation, and brightness standards found this section.
 - e. Display and Permitting
 - (1) The sign shall be displayed no more than thirty (30) calendar days from the date the permit is issued.
4. No more than 4 permits may be issued for a portable LED message board for any address.

Image 7.8 – Portable LED Sign



Source: star-promo.com

Table 7.9.3 – Electronic Changeable Copy Sign Standards

District	Max. Area Allowed ^a	Min. Message Duration ^b	Hours of Operation	Brightness allowed ^c	
				Day	Night
AG, RS-40, RS-30, RS-20, RS-12, RS-7, RS-5, RM-25, RM-18, RM-8	70%	12 Seconds	7:00 AM – 9:00 PM	500	5000
PI, CP, LO, NB	70%	12 Seconds	6:00 AM – 10:00 PM	500	5000
LB, MXU, GB, HC	70%	8 seconds	5:30 AM – 12:00 PM	500	5000

Footnotes:

^a Maximum area allowed is the percentage of the allowable sign area outlined in Tables 7.9.1 and 7.9.2 and may be double-sided

^b Messages shall be static and shall not display any animated features during and in between message transition.

^c Brightness level shall not exceed values listed in Table 7.9.3. Sign must have installed photo sensor to adjust brightness based on ambient lighting conditions, specifically during daylight hours.

C. ILLUMINATION STANDARDS

1. Unless otherwise specified in this Article, signs may be illuminated either directly (contained within the sign) or indirectly (projected onto the sign from an external source).
2. Direct illumination shall not exceed three-hundred fifty (350) watts.



3. Indirect illumination on any sign shall be directed onto the sign at ninety (90) degree angles

7.10 LOCATION, CONSTRUCTION, AND MAINTENANCE SPECIFICATIONS (6-1.7)

All signs permitted by this Section shall be constructed and maintained in accordance with the following provisions:

A. OBSTRUCTION.

No sign shall be erected so as to obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress.

B. VENTILATION INTERFERENCE.

No signs shall be erected so as to interfere with any opening required for ventilation.

C. ABOVE GROUND CLEARANCE.

All signs shall be located in such a way that they maintain horizontal and vertical clearance from all electrical power lines and communication lines in accordance with the applicable provisions of the N.C. Life Safety Code. Further, all signs shall be located so as to avoid obstruction of pedestrian and vehicular traffic and to maintain safe sight distances at the intersection of all streets, drives and sidewalks.

D. GROUND CLEARANCE.

All signs and their supporting structures shall maintain clearance from surface and underground utilities, conduits or easements for water, sewage, gas, electricity or communication equipment. In addition, the placement of signs and their supporting structures shall not interfere with natural or artificial drainageways.

E. INTERFERENCE TO WARNING OR INSTRUCTIONAL SIGN.

No sign shall be erected so as to interfere with any existing warning or instructional sign.

F. PERMANENCE.

Except for banners, flags, temporary signs and window signs conforming with the requirements of this Ordinance, all signs 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. Banners and flags shall be constructed of a fire-retardant material or treated to be fire retardant.

G. MAINTENANCE.

All signs shall be maintained in good structural condition, in compliance with all building and electrical codes and in conformance with this Ordinance at all times.

H. MINIMUM WIND LOADS.

All signs, except those attached flat against the wall of a building, shall be designed and constructed to withstand wind pressures and earthquake loads as provided for in constructed to withstand minimum wind loads as specified by the NC State Building Code.

I. OTHER CODES.

All signs shall comply with applicable provisions of the Building and the Electrical Code.



7.11 BILLBOARDS (OFF-PREMISE ADVERTISING SIGNS) (6-4.25)

A. WHERE REQUIRED.

HB, LI, HI, and Urban Loop Scenic Corridor Overlay Districts.

B. SPACING

1. Standards for districts outside Urban Loop Scenic Corridor: No billboard shall be erected within one thousand (1,000) linear feet along the same street frontage of another billboard as measured from the billboard pole(s).
2. Standards for districts within Urban Loop Scenic Corridor:
 - a. Billboards shall not be allowed within a five hundred (500) foot area beginning from the taper of the pavement of each on/off ramp as measured from the point at which the pavement widens, and the direction of such measurement shall be along the pavement away from the interchange.
 - b. No billboard shall be erected within one thousand (1,000) linear feet along the same street frontage of another billboard as measured from the billboard pole(s).
 - c. Regardless of spacing or other restrictions, no more than three (3) billboards shall be permitted on each side of the Urban Loop within any two-mile segment.

C. HEIGHT.

No billboard shall exceed thirty (30) feet in height; however, the height may be increased to fifty (50) feet if the billboard is within four hundred (400) feet of an Interstate Highway.

D. SIZE.

The sign area of any billboard shall not exceed four hundred and fifty (450) square feet.

E. ILLUMINATION

Billboards may be indirectly illuminated or non-illuminated. No billboard may contain any animated features as defined in Article 12 - Definitions, or any form of direct illumination per NCAC 19A.2E.023.

F. ADJACENT RESIDENTIAL.

No billboard shall be erected closer than three hundred (300) feet to any residentially zoned property.

G. SETBACK.

The support post(s) of any billboard shall meet the minimum setbacks of the district in which it is located. No sign portion of a billboard shall project closer than fifteen (15) feet to a street right-of-way or closer than five feet to any other property line, measured horizontally.

H. AUXILIARY SPECIFICATIONS.

All billboards shall meet the minimum requirements of Section 7.9 (Location, Construction and Maintenance Specifications).

I. ADDITIONAL STANDARDS FOR URBAN LOOP SCENIC CORRIDOR

1. The pole(s) of any new billboard shall be painted a natural dark brown.
2. A sign viewing zone shall be permitted for each sign face. The viewing zone shall be measured five hundred (500) feet along the edge of pavement from the point at the edge of the right-of-way that is the closest point to the center of the sign structure. This viewing



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zone includes the entire area from the five hundred-foot point on the edge of the pavement to the back edge of the sign.

J. VEGETATION REMOVAL.

No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, or remove trees, shrubs, or other vegetation located within any publicly owned road or highway right-of-way outside the maximum removal zone as described in NCGS 136-133.1, except as permitted through the State Department of Transportation per NCGS 136.133.4.

K. MODERNIZATION.

So long as the square footage of the advertising surface is not increased, repairs, reconstruction, and/or modernization of any off-premise advertising signs (billboards) shall be permitted per NCGS 136-131.2.

L. PERMITS.

A permit to erect or install a billboard shall be required in accordance with the requirements and procedures of Article 3 - Permits and Procedures, and may require Site Plan approval.

7.12 MASTER OR COMMON SIGNAGE PLAN (6-1.8)

After the effective date of this Ordinance no permit shall be issued for an individual sign requiring a permit unless and until a Master Signage Plan or a Common Signage Plan for the lot on which the sign will be erected has been approved. A Master Signage Plan shall be prepared for developments containing a single principal building on a single lot, while a Common Signage Plan shall be prepared for developments containing more than one (1) principal building or more than one (1) lot.

A. INFORMATION REQUIRED FOR A MASTER SIGNAGE PLAN

1. A Site Layout Plan in accordance with Appendix 2 (Map Standards).
2. Specifications for each sign in sufficient detail to determine that the height and area requirements of this Ordinance have been met.
3. Accurate location(s) on the Site Layout Plan for each existing and proposed sign.

B. COMMON SIGN PLAN INFORMATION.

A Common Signage Plan shall contain all of the information required above plus provisions for shared usage of freestanding and attached signs.

C. OTHER PROVISIONS

1. A Master or Common Signage Plan shall be a part of any development plan, site plan, planned unit development or other plan required for development and may be processed simultaneously with such plan(s) and shall be approved prior to the issuance of any sign permit.
2. A Master or Common Signage Plan may be amended by filing a new plan which conforms with all requirements of this Ordinance. Minor changes may be approved and noted by the Administrator on the existing plan.
3. After approval of a Master or Common Signage Plan, no sign shall be erected, placed, painted or maintained except in conformance with such plan and such plan may be enforced in the same way as any other provision of this Ordinance. In case of any conflict between the provisions of such a plan and any other provision of this Ordinance, the Ordinance shall control.



ARTICLE 7 - SIGNS

4. An additional freestanding sign in excess of the general limitation of one (1) per frontage as shown in Table 7.9.1 will be approved provided:
 - a. The lot frontage exceeds two hundred and fifty (250) linear feet.
 - b. There is sufficient excess frontage to support the request for an additional sign based on the rates in Table 7.9.1. Note that if more than one (1) sign is requested, there is no minimum area by right, and in no case shall the maximum area for a sign exceed two hundred (200) square feet.
 - c. Each sign shall be a minimum of one hundred (100) feet from any other freestanding sign on the same zone lot and one hundred (100) feet from any other freestanding sign on an adjacent zone lot that contains more than one (1) freestanding sign.

7.13 PERMITS TO CONSTRUCT OR MODIFY SIGNS (6-1.9)

Billboards and signs shown as requiring a permit on Tables 7.9.1 and 7.9.2 shall be erected, installed or created only in accordance with a duly-issued and valid sign permit (and site plan review for billboards). Such permits shall be issued in accordance with the requirements and procedures of Article 3 - Permits and Procedures.

7.14 COMPLIANCE WITH THE ORDINANCE (6-1.11)

A. REMOVAL OF SIGNS.

A sign for which a Certificate has lapsed, or has been revoked, or for which the time allowed for the continuance of a nonconforming sign has expired, shall be removed.

B. SIGNS IN RIGHT-OF-WAY.

Any sign installed or placed on public property or rights-of-way, except in compliance with this Section or under an encroachment agreement with the North Carolina Department of Transportation, shall be forfeited to the public and be subject to confiscation.

C. OBSOLETE SIGNS.

Any sign which advertises a business no longer conducted on the premises shall be removed within ninety (90) days of cessation of such business.

D. UNSAFE SIGNS.

Any sign which is unsafe or insecure or is a menace to the public shall be removed after due notice by the Planning & Development Director has been given.

E. DETERIORATED OR ABANDONED SIGNS.

Any sign which has been abandoned or which has not been properly maintained, to include cleaning and painting of painted surfaces and replacement of damaged parts, shall be removed after due notice by the Planning & Development Director has been given.

7.15 NONCONFORMITIES

For regulations regarding signs that do not conform to the standards of this Article, see Article 11 - Nonconformities.