

DIVISION 900. SIGNS

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Chapter 910. General Sign Regulations

910.010 Authority and Purpose

Pursuant to the authority and provision conferred in Chapter 160A-174 of the North Carolina General Statutes, the Town Council hereby ordains and enacts into law these sections. The purpose of regulating signs within the Town of Indian Trail, North Carolina, is to accomplish the following goals:

- A.** establish standards for the erection, alteration and maintenance of signs that are appropriate to various zoning districts;
- B.** allow for adequate and effective signs for communicating identification and other messages while preventing signs from dominating the visual appearance of the area in which they are located;
- C.** protect and enhance the view of properties from public rights-of-way;
- D.** insure the safety of the local and visiting motorists on the roads in the Town by reducing the distracting influence of uncontrolled signs throughout the Town;
- E.** safety of utility workers on poles;
- F.** insure that permitted signs do not become a hazard or nuisance;
- G.** insure and advance the positive visual impact and image of the Town. These regulations are designed to provide flexibility for individual needs of business identification and for general communication opportunities.

910.020 Permit Required

- A.** Except as otherwise provided in this Ordinance, it shall be unlawful for any person to erect, construct, enlarge, move, or replace any permanent or temporary sign or cause the same to be done, without first having obtained a sign permit for such sign from the Zoning Administrator as required by this ordinance. A fee, in accordance with a fee schedule adopted by the Town Council, shall be charged for each sign permit issued.
- B.** Notwithstanding the above, changing or replacing the copy on an existing lawful sign shall not require a permit, provided the copy change does not change the nature of the sign such as to render the sign in violation of this Ordinance.

910.030 Content

Any sign allowed under this section may contain: any noncommercial message; a commercial message pertaining to goods, services or other commercial transactions available on the premises or that will be available on the premises when construction is complete; and/or a commercial message related to the sale, lease or rental of the premises on which the sign is located. Signs seeking employees for a business shall be considered to pertain to commercial transactions available on the premises and shall be allowed under this section.

910.040 Substitution of Message

Any sign allowed under this section or a predecessor ordinance, by sign permit, by conditional use permit, or by variance, may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity, or service for sale

or lease, or to any other commercial interest or activity, so long as said sign complies with the size, height, area, and other requirements of this ordinance.

Chapter 920. Sign Area and Height

920.010 Sign surface area

The sign area will be measured by the following methods:

- A. A geometric shape enclosing any message, logo, symbol, name, photograph, or display face for all sign types excluding Channel Letter Signs; and
- B. The area of individually mounted or painted sign letters applied directly to the building face which are not further emphasized by an architectural or painted element of the building shall be calculated as the sum of the area within a series of rectangles which encompasses each individual letter.



Area A+B+C+D= Sign Area

920.020 Sign frame area

The frame area will be measured from the dimensions of a geometric shape formed by all supports, frames, braces, bordering, and embellishments, which extend beyond the sign surface area, and that enclose the sign surface area.

920.030 All area provisions in this Ordinance are calculated from the sign surface area dimensions defined above.

920.040 In case of signs mounted back-to-back, only one side of the sign is to be used for computation of the area. Back-to-back signs shall be defined as double-faced signs. Otherwise, the surface area of each sign is to be separately computed. In the case of cylindrical signs, signs in the shape of cubes, or other signs which are substantially three-dimensional with respect to their display surfaces, the entire display or surface is included in computations of area. If a sign is attached to an entrance wall or fence, only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area.

920.050 Sign Height

The height of a sign shall be measured from the highest point of a sign to the point of ground surface beneath it. Ornamentation such as caps and spires are not included in this measurement. The use of berms or raised landscape areas is only permitted to raise the base of the sign to the mean elevation of the fronting street.

Chapter 930. Exempt Signs

The following types of signs are exempt from the regulations herein:

- 930.010** Any official public notice or warning required by a valid and applicable federal, state, or local law, regulation of chapter, by a public utility company or by order of a court of competent jurisdiction.
- 930.020** Traffic and regulatory signs on both public and private property, such as Stop, Yield and similar signs which meet the Department of Transportation standards.
- 930.030** Any sign inside a building not attached to a window or door that is not visible from off the site on which is located.
- 930.040** Any sign inside an athletic field or other enclosed outdoor space where the sign is not legible from more than three feet beyond the lot line of the site on which it is located.
- 930.050** Works of art with no commercial message such as a mural.
- 930.060** Temporary signage erected as part of a Town-recognized event erected at Town approved locations provided that:
- A.** No such sign shall exceed thirty-two (32) square feet in area.
 - B.** In no case shall the sign impede the view or travel of any motorist or pedestrian.
 - C.** Banner shall be attached to building façade or secured to freestanding post. In no case may the banners be attached to utility poles, traffic control signs, tree or other surface located within the public right-of-way.
 - D.** All banner signs and components thereof, including supports, shall be kept in a good state of repair.
- 930.070** Permanent off-premise Town identification and wayfinding signs as authorized by the Indian Trail Town Council.

Chapter 940. Signs Not Requiring a Permit

The following types of signs are exempt from permit requirements of this Ordinance and may be placed in any zoning district subject to the provisions of this Ordinance. All such signs (except government signs) shall be located outside a street right-of-way.

- 940.010** Government signs and logo signs.
- 940.020** Memorial signs, plaques or grave markers that are noncommercial in nature.
- 940.030** Flags, insignia, or religious symbols or any government, non-profit organization when not displayed in connection with a commercial promotion or as an advertising device.
- 940.040** Integral decorative or architectural features of buildings; works of art; so long as such features or works do not contain letters, trademarks, moving parts or lights.
- 940.050** On-premise directional and instructional signs not exceeding 6 square feet in area and will be limited to 2 only per premises.

940.060 Incidental signs, however, in no case shall a drive-in service window menu board be oriented to a public right-of-way or greater than 32 square feet in area.

940.070 Campaign and election signs provided that::

- A.** Each sign shall not exceed 20 square feet in area.
- B.** All such signs may be erected no sooner than 45 days in advance of the election for which they were made.
- C.** All such signs shall be removed within 7 days after the election for which they were made.
- D.** No sign shall be placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way.

Chapter 950. Incidental Signs

950.010 Bulletin boards and signs which contain information of a non-commercial nature. Such bulletin boards and signs may have a maximum area of 32 square feet.

950.020 Directory signs provided that:

- A.** No sign is located in a road right-of-way.
- B.** The maximum sign area shall be 32 square feet or one-half the area of the largest ground-mounted sign permitted for said use whichever is less.
- C.** Letters do not exceed 6 inches in height.
- D.** Height of sign does not exceed 6 feet.

950.030 Window Signs

950.040 “Warning”, “No Trespassing” and similar informational signs.

950.050 Signs located within a stadium or arena intended to be read only by person seated within the stadium.

950.060 Permanent municipal, schools, recreational and civic club sponsored signs, schedule of events, rules and regulations signs. Such signs shall not include identification signs.

950.070 Signs placed on newspaper boxes designed for placement of delivered newspaper to a particular location.

950.080 Historical plaques mounted in accordance with the United States Secretary of Interior’s Standards for Rehabilitation.

950.090 North Carolina vehicle inspection sign so long as such sign is not located in any right-of-way.

950.100 Signs advertising price of gasoline or designating self-service or full-service pumps, so long as such signs are attached to the pump island.

Chapter 960. Prohibited Signs**920.050. Sign Height**

- 950.110** Flags for decorative purposes only, which are attached to a dwelling and contain no message, identification or advertisement.
- 950.120** Temporary displays, including lighting, erected in connection with the observance of holidays. Any signs associated with the display shall be removed within 3 days following the holidays.

Chapter 960. Prohibited Signs

- 960.010** A sign which the Zoning Administrator determines obstructs the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signal shall be prohibited.
- 960.020** Illuminated highly reflective signs or spotlights, which hamper or obstruct the vision of motorists or bicyclists.
- 960.030** Signs other than government signs which contain lights, rotating disks, words and other devices not erected by a public authority which may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop", "Yield", etc.
- 960.040** Any sign which has been abandoned or advertises any product, business or activity which product is no longer sold, or such business or activity is no longer in existence, for at least 60 days, shall be removed with 30 days after notice from the Town.
- 960.050** Any sign located outdoors which interferes with free passage from or obstructs fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air.
- 960.060** Any sign (other than government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, traffic control sign, bridge, tree, or other surface located on, over, or across any public street or right-of-way, or any banner, placed on stakes on a property, unless otherwise permitted.
- 960.070** Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color (except government signs or signs used in connection with emergency or public announcements as exempted in Chapter 930 or 9140.040). If any LED sign alternates between messages, it shall continuously show one message a minimum of ten (10) minutes in time before switching to the other message.
- 960.080** Portable signs, except as permitted in Chapter 970.
- 960.090** Vehicular signs.
- 960.100** Off-premises advertising signs (i.e. Billboards) unless otherwise stated in this Ordinance except those sponsored by any government.
- 960.110** Rotating signs, other than on-premise rotating identification names which contain logo and/or business name on it.
- 960.120** Roof signs which extend above the highest point of a pitched roof, mansard roof, or parapet.

- 960.130** Signs placed on a piece of property without permission of its owners or agent.
- 960.140** Airborne signs including inflated balloons having a diameter of greater than 2 feet.
- 960.150** Any sign whose sign face was initially constructed and designed to be placed and /or transported on wheels, regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said as a “free-standing” sign as herein defined.
- 960.160** All signs, including the supports, frames, and embellishments thereto, located within any public right-of-way, or attached, affixed, or painted on any utility pole, light standard, telephone or telegraph pole, any tree, rock or other natural object.
- 960.170** Other signs not expressly permitted in this UDO.

Chapter 970. Temporary Sign Regulations

970.010 Temporary Sign Permit Required

A temporary sign permit, issued by the Planning Department shall be approved before the placement of a portable sign, special event sign, promotional temporary sign, or grand opening sign within any non-residential zoning districts as indicated in Section 970.080.

970.020 Number and Size Allowed

Temporary signs are allowed in addition to permanent signs allocations. The maximum number of Town approved portable or banner signs shall not exceed one per business. However, multi-tenant commercial centers shall be limited to a maximum of one promotional and one grand opening banner display at any given time.

970.030 Temporary Real-Estate Signs

Temporary real estate signs advertising a specific property for sale, lease, rent or development shall be located as follows:

- A.** One sign per street frontage advertising real estate (“For Sale”, “For Rent”, “For Lease”, or “For Development”) not greater than 10 square feet in area in a Residential District and 32 square feet in areas in nonresidential districts may be located on the property being advertised so long as said sign is located behind the street right-of-way line. If the property so advertised lies on a corner lot or double frontage lot, then a second sign may be oriented along the second street so long as the two signs are at least 100 feet apart as measured by the shortest straight line.
- B.** In addition to the on-site real estate sign(s), a maximum of 2 directional signs, each not exceeding 4 square feet in area, shall be permitted off the subject premises. Such sign must be placed outside of existing right-of-ways. Such signs shall remain for a period not to exceed 1 year. The message of said signs shall be limited to the name of the property or development being advertised, an address, a telephone number, a directional arrow, mileage to the subject property, and the terms “Lot/Home For Sale”, “For Rent”, “For Lease”, “For Development”, etc.
- C.** No more than 3 temporary directional signs advertising a specific planned commercial or mixed-use development, subdivision, multi-family development, etc. may also be permitted off-site. Each sign may have a maximum area of 4 square feet and shall be placed outside all existing right-of-ways.

- D. All such temporary signs shall be removed within 7 days after the property has been sold, rented, leased, etc.
- E. No sign allowed under this section shall be lighted.

970.040 Temporary construction signs provided that:

- A. Signs in conjunction with any residential use shall not exceed 15 square feet each.
- B. Signs in conjunction with all other uses shall have a maximum area of 32 square feet each.
- C. Only 1 such sign oriented per street front per premises shall be erected.
- D. Such signs shall not be illuminated.
- E. Such signs shall only appear at the construction site.
- F. No sign shall be located in the road right-of-way.
- G. Such signs shall be removed within 7 days after a completion of the project.

970.050 Temporary farm product signs advertising seasonal products produced on the site provided that:

- A. One on-premises sign may be used. Said sign shall be located off the street right-of-way and at least 10 feet away from any side lot line. Such sign shall have a maximum area of 9 square feet and may not be illuminated.
- B. Portable signs shall not be used except as permitted in Section Chapter 970.

970.060 Temporary special event or Temporary Use signs and banners for government, religious, charitable, civic, fraternal, or similar non-profit or not-for-profit organizations provided that:

- A. Signs shall be erected no sooner than fourteen (14) days prior and removed no later than three (3) days after the event.
- B. No such signs shall exceed thirty-two (32) square feet in area or be internally illuminated.
- C. In no such case may any such sign impede the view or travel of any motorist or pedestrians.
- D. Said banner may be attached to building façade or secured to freestanding post. In no case may the banners be attached to utility poles, traffic control sign, tree or other surface located within a public right-of-way.

970.070 Temporary Yard Sale Signs

One on-premise and 2 off-premise yard sale signs per yard sale.

- A. All such signs shall be removed within twenty-four hours after the yard sale has been terminated. No such sign shall exceed 4 square feet. All such signs shall be located off the street right-of-way.

970.080 Size and Location Standards for Temporary Signs

A. Standards for Temporary Signs

Table below provides standards under which temporary signs may be displayed. The sign areas allowed are in addition to the sign area allowed for permanent signs.

B. Permitted Types of Storefront Portable Signs

Type	Illustration	Maximum Size/Height	Maximum Number	Location	Duration
A-Frame or Sandwich Board		2 feet by 3 feet	1 per business	1. Parallel and adjacent to front of storefront or suite where pedestrian sidewalk is less than 7-feet in width. 2. Not within landscaped areas. 3. On sidewalks located directly in front of the business or suite.	Unlimited
Swinger		2 feet by 3 feet	1 per business	Same as above.	Unlimited
Statue/Sidewalk Sign		5 feet in height or width	1 per business	Same as above.	Unlimited
Temporary Banner “Grand Opening”; “Going Out of Business”		32 square feet	1 per business but no more than one in a multi-tenant commercial center.	1. Attached to the building façade for standalone businesses. 2. Mounted within a banner display structure or on front façade directly above the business suite for multi-tenant commercial centers.	30 days

Chapter 980. Wall Signs

970.080. Size and Location Standards for Temporary Signs

Type	Illustration	Maximum Size/Height	Maximum Number	Location	Duration
Promotional Banners “Sales”; “Special Events”		32 square feet for building façade or multi-tenant centers without structure; 18 square feet for placement in banner display monument sign.	1 per business but no more than one in a multi-tenant commercial center.	1. Attached to the building façade for standalone businesses. 2. Mounted on an existing monument sign within multi-tenant commercial centers.	14 days per event with no more than 6 events per year. *

*Applications for permits must be submitted within 45 calendar days from the date of application. Applications for events more than 45 calendar days in advance will not be accepted. New applications by the same applicant shall not be accepted until the expiration of any currently valid permit and removal of the expired sign.

Chapter 980. Wall Signs

980.010 The allowed wall sign area for a development shall comply with the provisions of Section 920.010 of this Ordinance.

980.020 No wall sign shall project more than 18 inches from the building wall.

980.030 Canopy and awning signs may be substituted for part or all of the allowable wall signage per development. Signs may be painted or printed onto a canopy or awning. In no case shall a canopy or awning extend into the street right-of-way.

Chapter 990. Freestanding & Ground Mounted Signs

990.010 Except as authorized by this Chapter, there may be no more than one freestanding sign on a single lot. Freestanding signs must be located a minimum of 50 linear feet from any other freestanding sign.

990.020 All permitted signs on properties located within the Town of Indian Trail shall be ground mounted with the exception of properties located along Highway 74/Independence Boulevard unless otherwise specified in Chapter 790 of this Ordinance. No ground mounted sign may be higher than six (6) feet above finished grade for a single tenant sign, and ten (10) feet in height for a multi-tenant sign.

990.030 Changeable Reader or Message Boards are authorized for properties located along the Highway 74/Independence Boulevard and shall be attached and calculate into the Freestanding Sign area subject to the following:

Type	Maximum Board Area
Manual Changing Board	50% of the total allowable freestanding area as provided above.
LED Static Message Board	50% of the total allowable freestanding sign area as provided above.
Manual or LED Message Board Signs for Movie Theatres	100% of Sign Area Wall or Freestanding Sign Area

990.040 Freestanding signs shall be placed in raised landscaped planters whenever possible.

Figure 27: Freestanding sign in raised planter.



990.050 No freestanding sign shall be located on an artificially created berm.

990.060 Freestanding signs for single tenant parcels located adjacent to Highway 74/Independence Boulevard shall be calculated based on the following table:

Permitted Sign Area and Height-- Highway 74/Independence Boulevard		
Size of Property (acres)	Allowable Sign Area (sq feet)	Maximum Height of Sign (feet)
Less than 1	65	20
1.00 to 1.99	75	20
2.00 to 2.99	75	20
3.00 to 3.99	80	20
4.00 to 4.99	90	25
5.00 to 5.99	100	25
6.00 to 6.99	100	25
More than 7	128	25

All signs defined by this table shall be located a minimum of 10 feet from the edge of Highway 74 right of way.

990.070 Freestanding signs for multi-tenant parcels located adjacent to Highway 74/Independence Boulevard shall be calculated based on one of the following tables. If a property meets criteria from both tables, it shall be allowed to apply the most permissive set of sign regulations as described in these tables.

A. Multi-Tenant Properties with a Single-User Greater than 40,000 Square Feet

Gross Floor Area of Single Largest Tenant	Allowable Sign Area (sq. ft.)	Maximum Height of Sign (feet)
40,000 to 74,999	150	25
75,000 to 99,999	200	25
100,000 and over	240	25

All signs defined by this table must be located a minimum of 20 feet from the boundary of the Highway 74 right-of-way.

B. Multi-Tenant Properties

Size of Property in Acres	Allowable Sign Area (sq. ft.)	Maximum Height of Sign (feet)
Less than 1	75	20
1.00 to 2.99	100	20
3.00 to 4.99	125	25
5 to 7.49	150	25
7.5 to 14.99	200	25
15 or over	240	25

All signs defined by this table shall be located a minimum of 20 feet from the boundary of the Highway 74 right-of-way.

990.080 All permitted signs on properties located within the Town of Indian Trail shall be ground mounted with the exception of properties located along Highway 74/Independence Boulevard unless otherwise specified in Chapter 790 of this Ordinance.

- A.** The additional signage allowed for a single tenant development on a corner lot shall not exceed twenty (20) square feet in area and five (5) feet in height and shall not be closer than 200 feet from the primary sign.
- B.** The additional signage allowed for a multi-tenant development on a corner lot shall not exceed fifty (50) square feet in area and six (6) feet in height and shall not be closer than 200 feet from the primary sign.
- C.** The additional signage allowed for a single tenant development located on a corner or through lot and on Hwy 74 shall not exceed:
 - 1.** Fifty (50) square feet in area and six (6) feet in height of secondary street is classified as a Thoroughfare or Boulevard; or
 - 2.** Thirty-two (32) square feet in area and six (6) feet in height for all other roadway classifications.

990.090 No portion of a freestanding, monument, or ground mounted sign shall extend into the street right-of-way or sight triangle.

990.100 All freestanding, monument, or ground mounted signs shall observe and be located outside of all future right-of-way lines as identified in the Indian Trail Comprehensive Plan.

990.110 An additional monument display structure may be permitted for multi-tenant commercial centers and shall be constructed of brick, stone, stucco or other high quality building material. The use of such monument signs must be limited to temporary signs announcing new stores, special events, and seasonal sales. Placement of said monument display shall be restricted to a landscape area located parallel and adjacent to the public right-of-way. Monument display structures shall be limited to a maximum of 4 feet in height and 8 feet in length. Monument banner displays shall obtain a zoning permit from the town planning department. All banners shall be secured to the display monument in such a manner to prevent flapping or other movement which may be distracting to motorist.

990.120 The Planning and Development Director may grant an exception to the criteria in Section 990.110 for the use of a banner display structure with an existing monument sign subject to the following:

Chapter 9100. Sign Illumination

970.080. Size and Location Standards for Temporary Signs

- A. The maximum banner sign area is limited to 18 square feet and shall be positioned no higher than four feet above finished grade.
- B. Banners are secured to the monument sign in such a manner to prevent flapping or other movement which may be distracting to motorist.
- C. Existing sign is constructed of brick, stone, stucco, or other high quality building material.
- D. Existing sign is not located within the existing or future sight triangle.
- E. The decision of the Planning Director may be appealed to the Board of Adjustment.

990.130 Off-Premises Signage for entertainment venue, sports venue, motion picture theater, theatrical playhouse, or meeting and gathering hall such as a conference center shall be authorized by zoning permit when in compliance with the following:

- A. The venue can accommodate a minimum of 2,000 people or has documented annual attendance of 150,000 people through hosting regional and local complete sporting events; and
- B. A maximum of two freestanding signs per parcel is authorized when an off-premise sign is proposed; and
- C. No off-premises sign may be located within a 1,000 radius of any other pre-existing off-premise sign.
- D. Maximum height of off-premise sign shall be consistent with primary sign authorized on subject property as stated within this chapter; and
- E. Maximum sign area for off-premise sign shall be 120 square feet in area; and
- F. Off-premise sign is not located within the existing or future sight triangle, is a minimum of 10-feet from property line adjacent to right-of-way, and shall be a minimum of 50-feet from primary freestanding sign on the same property.

Chapter 9100. Sign Illumination

All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign. All lighted signs shall meet all applicable Electrical Codes.

9100.010 No sign (other than a ground mounted sign) within 100 linear feet of a preexisting residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed “pre-existing” for purposes of this subsection if it had received a certificate of occupancy prior to the installation of such signage or on the effective date of this Ordinance had a valid building permit in place for its construction. Any residential structure constructed prior to the effective date of this Ordinance shall also be considered “pre-existing”.

Chapter 9110. Master Signage Plan

A master signage plan shall be submitted to the Town for developments containing more than one lot, tenant or principal structure. Within a development the coordination of styles and colors shall be utilized to insure continuity. A master signage plan shall include the following in booklet form:

- 9110.010** Detailed designs of all proposed signs including the size, height, copy, materials, and colors of such signs.
- 9110.020** Proposed number and location of signs.
- 9110.030** Sign illumination plans.
- 9110.040** Provisions for shared usage of freestanding sign(s).
- 9110.050** A master signage plan shall be part of any development plan; site plan or other plan required for development and shall be processed simultaneously with such plan(s). A master signage plan shall be approved prior to the issuance of sign permit(s).
- 9110.060** A master signage plan may be amended by filing a new plan, which complies with all the requirements of this Ordinance.
- 9110.070** After approval of a master signage plan, no sign shall be erected, affixed, placed, painted or otherwise established except in conformance with such plan and such plan may be enforced in the same way as any other provisions of this Ordinance. In case of any conflict between the provisions of such a plan and any other provisions of this Ordinance, the Ordinance shall control.

Chapter 9120. Nonconforming Signs

- 9120.010** Nonconforming signs shall be governed by the provisions of this Chapter.
- 9120.020** Subject to the remaining restrictions of this section, nonconforming signs, other than off-premises advertising signs, that were otherwise lawful on the effective date of this ordinance, may be continued.
- 9120.030** No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. Without limiting the generality of the foregoing, no nonconforming sign may be enlarged or altered in such a manner as to increase the degree of nonconformity. Nor may illumination be added to any nonconforming sign.
- 9120.040** A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this ordinance.
- 9120.050** If a nonconforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this ordinance, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a nonconforming sign is "destroyed" if damaged to an extent that the cost of repairing the sign to its former stature or replacing it will an equivalent sign equals or exceeds the value listed for tax purposes of the sign so damaged.
- 9120.060** The message of a nonconforming sign may be changed so long as this does not create any new nonconformity (for example, by creating an off-premises sign under circumstances where such a sign would not be allowed).
- 9120.070** Subject to the other provisions of this section, nonconforming signs other than off-premises advertising signs may be repaired and renovated so long as the cost of such work does not

exceed, within any twelve-month period, fifty percent of the value listed for tax purposes of such sign.

9120.080 If a nonconforming sign advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall be removed within thirty days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having control over such sign.

9120.090 All off-premises advertising signs (i.e. Billboards) erected and located in the Town's jurisdiction shall be removed within five years of the effective date of this Chapter.

9120.100 All off-premises advertising signs (i.e. Billboards) that are made nonconforming by extension of the Town's territorial or extraterritorial jurisdiction, shall be removed within five years of the effective date of the extension.

9120.110 Notwithstanding paragraphs 9120.090 and 9120.100 above, if an off-premises advertising sign (i.e. Billboard) remains blank for a continuous period of twelve months, that billboard shall be deemed abandoned and shall, within thirty days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other person having control over such sign. For purposes of this section, a sign is "blank" if:

- A. It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted; or
- B. The advertising message it displays becomes illegible in whole or substantial part; or
- C. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

Chapter 9130. Maintenance and Upkeep of Signs

9130.010 All signs and all components thereof, including supports, braces, anchors, etc., shall be kept in a good state of repair, in compliance with all building and electrical codes and in conformance with the requirements of this Ordinance.

9130.020 A sign which is determined by the Zoning Administrator as being insecure, in danger of falling or otherwise endangering the public safety shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of this Ordinance.

9130.030 If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within thirty days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign.

Chapter 9140. Administration; Enforcement; Appeals; Penalties

9140.010 Administration

The Town Manager shall appoint an enforcement officer. The enforcement officer or his appointee shall administer and enforce all provisions of this Chapter. The sign enforcement officer shall also have the following authority:

- A. To issue a violation notice. A violation notice shall be delivered by certified mail, return receipt requested, or by such other method as allowed by law, to the owner of the sign in violation of the Chapter. Whenever the owner of the sign cannot be located and notified, such notice shall be delivered to the owner of record of the real property upon which the sign is located. The time period provided herein shall commence upon receipt of such violation notice. The violation notice shall identify the sign and shall describe the nature of the violation, refer to the section of the UDO violated, specify in detail what action must be taken to correct the violation, and specify a reasonable time limit of up to 15 calendar days within which the violation must be corrected.
- B. To issue a compliance order for any sign or sign structure not corrected within the time allotted under the violation notice or for a prohibited sign or any temporary portable sign not permitted as established by this Chapter. A compliance order shall be delivered to the sign owner and to the owner of record of the real property upon which the sign is located in the same manner as set out for a violation notice and shall not be effective until received. The compliance order recipient shall be allowed 30 calendar days to remove the subject sign at the owner's expense. The compliance order shall identify the sign and refer to the section of the UDO violated. Any recurring temporary portable sign violation(s) that occur within a six-month time period shall be deemed, for purposes of assessing a penalty, a continued violation.
- C. To issue an unsafe sign notice. Should any sign or sign structure become imminently unstable or in danger of falling or otherwise unsafe, an unsafe sign notice shall be delivered to the sign owner or to the owner of record of the real property upon which the sign is located in the same manner as set out for a violation notice, except that the recipient of the notice shall immediately, in the case of imminent danger, secure or remove the sign in a manner to be approved by the sign enforcement officer in conformity with the provisions of this Chapter. If the condition prompting the notice is not corrected within 24 hours after receipt of the notice, the sign enforcement officer shall have the authority to remove the sign at the recipient's expense.

9140.020 Appeals

Violation notices and compliance orders issued by the sign enforcement officer may be appealed to the Board of Adjustment within 30 working days of receipt of notice. Pending appeal, the time limits set out in the notice or order shall be suspended. If the Board of Adjustment finds that the action of the sign enforcement officer has been taken for good cause and in accordance with this Chapter, it shall so declare and the time period for compliance shall run from the issuance of that board's finding. If the Board of Adjustment sustains the appeal of the petitioner, no further action will be taken by the sign enforcement officer.

9140.030 Violations and Penalties

After due notice and order as provided above for any violation of the terms of this Chapter, the sign enforcement officer or the town attorney may issue a citation imposing a penalty of not more than \$100.00 on the owner of the sign in question or on the owner of the record of the real property upon which the sign is located whenever the owner of the sign cannot be located and notified of such citation. In the case of continuing violation, each twenty-four hour period in which the violation exists shall constitute a separate violation. In addition to the above-described penalty, the Town may enforce this Section by any one or more of the remedies authorized by Chapter 160A-1753 of the General Statutes, with the exception of 160A-175(b).

9140.040 Table of Sign Requirements

- A.** The signs in the table are permitted with a permit as an accessory use to a principal permitted use in the respective districts.
- B.** Uses not indicated shall be placed in the category having similar uses by action of the Board of Adjustment. At such time, sign requirements for such uses shall be established.

C. Permitted Sign Table—Residential Districts

Business or identification signs in Residential Districts are subject to the following limitations:

Use Classification	Maximum Number	Maximum Sign Face Area (Sq. Ft.)	Allowed Sign Type	Maximum Height of Free-Standing Sign (Feet)
Single-Family Home, Two-Unit Dwelling	1	1.5 sq. ft.	Wall	NA
Multi-Family	1 per frontage	18	Wall	NA
Residential Subdivision	1 per frontage	20	Ground	7
Manufactured Home Park	1 per frontage	18	Ground	6
Daycare Center* (Adult or Child Care)	1 per frontage	24 square feet	Wall or ground	6
Public Schools* Union County Public Schools see Chapter 540.010 (O)		64 sq. ft. including bulletin board	Ground	6
Churches, Synagogues or other places of Worship	1 per frontage	32 sq. ft. including bulletin board	Ground	6

*Institutional Uses may utilize manual changeable copy sign or LED Static Message Board

D. Permitted Sign Table—Institutional Uses/Districts

The following identification signs are permitted for Institutional Uses/Districts

Use Classification	Maximum Number	Maximum Sign Area (Sign Face)	Allowed Sign Type	Maximum Height of Free-Standing Sign (Feet)
Cemetery or Mausoleum College or University* Community Service Use or Center* Convalescent and Nursing Home	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding – 32 square feet	Wall, Free-standing	6
Convention Facilities*	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area Freestanding – 64 square feet	Wall, Free-standing	15

9140.040. Table of Sign Requirements

Use Classification	Maximum Number	Maximum Sign Area (Sign Face)	Allowed Sign Type	Maximum Height of Free-Standing Sign (Feet)
Day Care Facility* (Adult or Child Care Centers)	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding – 32 square feet	Wall, Free-standing	6
Hospital*	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding – 64 square feet	Wall, Free-standing	10
Laboratory Library* Medical Facilities Museums* Non-profit Agency/Office Offices Public Parks/Open Spaces* Public Utility, Major or Minor	1 per frontage	.5 sq. ft. per linear foot of frontage not to exceed 100 sq. ft.	Wall, Ground, Free-standing	6
Recreation Facilities*—private golf courses and country clubs	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding – 32 square feet	Wall, Free-standing	10
Religious Assembly* Schools, Public or Private* Social Service Agency Union County Public Schools see Chapter 540.010 (O)	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding 64 sq. ft.	Wall, Free-standing	6
Government Buildings*	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding 64 sq. ft.	Wall, Free-standing	10

Use Classification	Maximum Number	Maximum Sign Area (Sign Face)	Allowed Sign Type	Maximum Height of Free-Standing Sign (Feet)
Emergency Response Facilities (Fire Department, Law Enforcement, etc)	3 total which includes any freestanding sign	Wall -10% of the front building façade square footage area not to exceed 250 square feet Freestanding - 64 sq. ft	Wall and Freestanding	6 10 – in RBD

*These Institutional Uses may utilize manual changeable copy sign or LED Static Message Board.

E. Permitted Signs Business, Commercial, Overlay, and Industrial Districts

The following signs are permitted in Business, Commercial, Industrial, and Certain Overlay Zoning Districts:

Standard	NBD, CBD,* GBD Districts	Downtown Overlay, Village Overlay District*	RBD District*	LI, HI District*									
Type of Signs	Freestanding, wall, or projecting signs												
Maximum Sign Area per business	Wall signs- 10% of front building or suite façade with primary building entrance for each business not to exceed 250 square feet in area for wall signs. Freestanding Signs- 32 square feet for freestanding signs or otherwise authorized in Chapter 990												
Institutional Uses	Refer to Permitted Signs- Institutional Use Table- 9140.040D												
Maximum number of signs per business	Wall Signs- unlimited (not to exceed 10% of wall area for any given wall) Freestanding Signs- One per lot unless otherwise authorized in Chapter 990.												
Maximum Freestanding Sign Height	10 multi-tenant centers 6 single tenant parcels	6 single tenant 10 multi-tenant center	6 ft., 20ft., or 25 ft. pursuant to Chapter 990	6; 10 multi-tenant									
Internal Illumination	Y	<table border="1"> <thead> <tr> <th>Sign Type</th> <th>Illumination</th> </tr> </thead> <tbody> <tr> <td>Monument/ Freestanding</td> <td>Internally- Back lit channel letters, open face channel letters, routed and backed panel.</td> </tr> <tr> <td>Monument/ Freestanding</td> <td>Externally- Lighting fixtures shall be directed towards the sign.</td> </tr> <tr> <td>Wall Signs and Projecting Signs</td> <td>No- for buildings approved after June 9, 2009.</td> </tr> </tbody> </table>		Sign Type	Illumination	Monument/ Freestanding	Internally - Back lit channel letters, open face channel letters, routed and backed panel.	Monument/ Freestanding	Externally - Lighting fixtures shall be directed towards the sign.	Wall Signs and Projecting Signs	No - for buildings approved after June 9, 2009.	Y	Y
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Monument/ Freestanding	Externally - Lighting fixtures shall be directed towards the sign.												
Wall Signs and Projecting Signs	No - for buildings approved after June 9, 2009.												

9140.040. Table of Sign Requirements

Commercial or Industrial Center Standards	Centers located outside of the RBD district are entitled to one multi-tenant center sign with a maximum of 100 sq. ft. One additional ground sign is permissible in accordance with Section 990.080B. Each business within a center is authorized unlimited wall signs not to exceed 10% of any given wall area as indicated in the table above and a place on a multi-tenant sign consistent therewith the approved Sign Program for said Center. Centers located along Hwy 74/Independence Boulevard shall comply with Chapter 990.
Planned Industrial Parks or Office Parks	Two (2) freestanding Park Identification signs per entrance located behind right-of-way. Maximum height 7 feet. Maximum area of sign per monument 18 sq. ft.

