

- (2) Stormwater Management Plans (SMPs) as necessary to be approved by the Erosion Control Officer prior to the issuance of a Zoning Compliance Permit, and
- (3) Building construction plans to be approved by the Building Official prior to issuance of a building permit.

### **2.5.3 Plan Specifications**

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Each site plan shall be drawn at a scale adequate to show required detail and shall contain the following information:

- (A) The boundary of the lot(s) to be developed labeled with bearings and distances;
- (B) The name, address, and phone number of the applicant and the property owner;
- (C) Name of project, vicinity map, north arrow, scale, tax map reference number, date of plan preparation, and subsequent revision dates;
- (D) Zoning of the property to be developed and all adjacent zoning and existing adjacent land uses;
- (E) Adjacent right-of-way widths with road names and numbers;
- (F) A development summary including total acres, proposed use(s), total building square footage, required and proposed parking spaces.
- (G) Demonstrated compliance with all applicable performance standards contained in Articles 3, 4, 5, and 6 of this Ordinance;
- (H) Maximum and proposed impervious surface and required stream buffers as detailed in Sections 4.2 and 6.12 of this Ordinance;
- (I) Estimated traffic generated by the proposed development in trips per day. If the estimate exceeds 800 trips per day, a traffic impact study must be submitted in accordance with Section 6.17;
- (J) Front, side, and rear building setbacks as required by Articles 3 and 5 of this Ordinance;
- (K) Location of all proposed buildings and structures labeled with floor area, building height and function, and proposed finished floor elevation;
- (L) Vehicular use areas including existing and proposed streets and access drives, off street parking and loading to comply with Section 6.9 of this Ordinance, and entry/exit points of adjacent parcels;
- (M) Overhead and underground utilities with accompanying easements and storm drainage facilities/easements (including septic tanks and wastewater disposal fields, wells, fire hydrants, irrigation, and security lights);
- (N) Solid waste disposal facilities;
- (O) All proposed free-standing and wall-mounted signs. Signs must comply with Section 6.12 of this Ordinance;
- (P) A landscape plan demonstrating compliance with Section 6.8 of this Ordinance;
- (Q) For all developments other than single-family residential and duplexes, existing contour lines (dashed) and proposed contours (solid) at 5-foot intervals with 10-foot contours bold. Where site conditions warrant, 2-foot contours may be required;
- (R) Retaining walls, tree wells, or rip rap as part of the grading plan;
- (S) Streams, ponds, drainage ditches, swamps, floodway and floodplain boundaries;
- (T) Phase lines and numbers if the development is to be phased;
- (U) Methods of disposal of trees, limbs, stumps and construction debris associated with the permitted activity. Open burning of trees, limbs, stumps, and/or construction debris associated with the permitted activity is expressly prohibited;

- (V) Compliance with County adopted access management, transportation and/or connectivity plans and denote the location of future roadway(s) and access easements, whether public or private, to ensure and encourage future connectivity; and
- (W) Additional information may be required based on the site location and the type of development proposed.

#### **2.5.4 Procedures and Timeframes**

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- (A) Upon submission, the Planning Director shall review the site plan application for completeness in form and content according to this Article.
- (B) If an application is incomplete, it will be returned to the applicant within five working days.
- (C) When a complete application has been accepted, the plan(s) shall be distributed to applicable agencies, DAC, and other departments for review and comment.
  - (1) Applications for agricultural support enterprise uses located within the Rural Buffer land use classification, as depicted on the Future Land Use Map of the adopted Comprehensive Plan, shall be forwarded to the County's Agricultural Preservation Board for review and comment.
    - (a) The Agricultural Preservation Board shall have 30 calendar days to provide comments. If comments are not received within this timeframe, the application review process shall not be delayed.
    - (b) For purposes of this subsection, agricultural support enterprise uses shall be defined as those permitted in the ASE-CD zoning district, as detailed within Section 5.2 of this Ordinance.
- (D) The Planning Director shall review the plan(s) based on, but not limited to, the following general criteria:
  - (1) Compliance with all applicable County ordinances;
  - (2) Extent and intensity of impacts to the surrounding area;
  - (3) Respect for existing site conditions, including slope, vegetation, drainage patterns, etc.;
  - (4) Efficient use of the land to minimize disturbance and grading and to conserve energy;
  - (5) Safe and efficient vehicular and pedestrian circulation;
  - (6) Logical placement of structures and other site functions;
  - (7) No open burning of trees, limbs, stumps and construction debris associated with the permitted activity; and
  - (8) Compliance with any previously issued Special Use or Conditional Use Permit(s) associated with the project.
- (E) Following review of the site plan, the Planning Director shall take final action on the application within 21 days of acceptance of a complete application. Final action shall be one of the following:
  - (1) Approval,
  - (2) Approval with conditions, or
  - (3) Denial.

Failure to meet the criteria for site plan approval listed herein, and/or to address all review comments solicited during plan review, will result in denial of the application.

- (H) The design of light fixtures and structural supports must be compatible with the architecture of the principal building(s) and identification signs.
- (I) Where building faces are illuminated, lighting fixtures must be integrated within the architectural design of the buildings.
- (J) Ground-mounted lighting fixtures must be weather-proof and vandal resistant.

**(K) Hillsborough EDD**

In addition to the standards established above, the following standards shall apply within the Hillsborough EDD:

- (1) Lighting must be high efficiency lighting systems and lighting levels must be reduced during non-use hours to promote energy conservation.
- (2) 12:1 minimum/maximum glare ratio.
- (3) Maximum footcandles = 80

**SECTION 6.12: SIGNS**

**6.12.1 Purpose and Intent**

The purpose of this Section is to regulate the type, placement and physical dimensions of all signs in the interest of public health, safety and welfare, while recognizing their need.

It is the intent of this section to regulate signs on a per lot basis in conjunction with the zoning designation of the lot as described on the official Zoning Atlas whether a sign is directly visible from a street right-of-way or not.

**6.12.2 Outdoor Advertising**

The provisions of this Article establish standards and review criteria relating to the location, erection, maintenance, lighting, setbacks, and use of signs. This includes regulations pertaining to outdoor advertising (i.e. Billboards).

The regulation and permitting of outdoor advertising is also subject to State requirements, including the State Outdoor Advertising Control Act, and Federal requirements. In cases where there is a conflict between County regulations and State or Federal regulations, relating to the location, erection, maintenance, lighting, setbacks and use of outdoor advertising signage, the corresponding State or Federal law shall take precedent.

In cases where there is no applicable State/Federal standard, then existing County regulations shall be enforced.

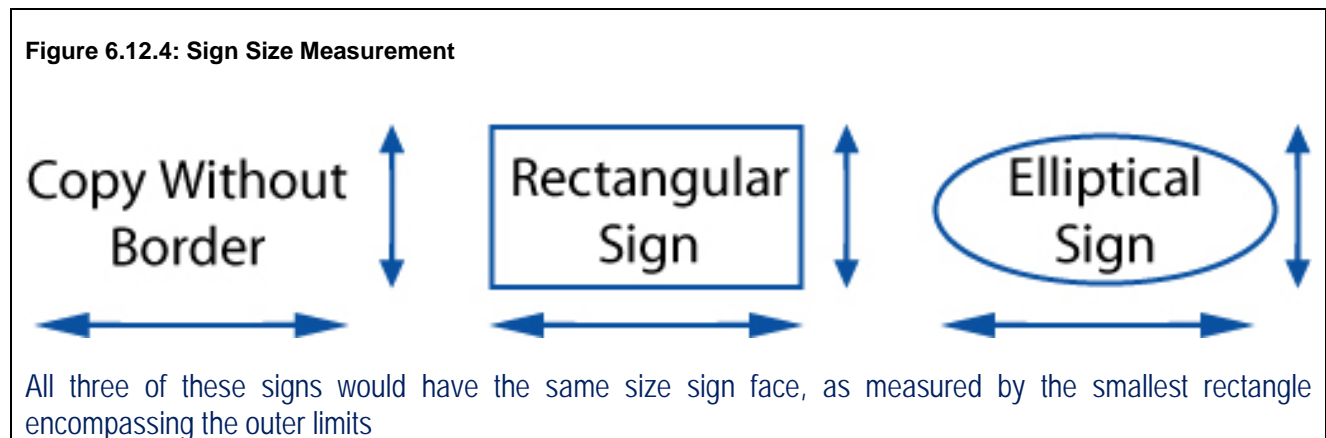
**6.12.3 General Requirements**

- (A) No sign of any type nor any part thereof shall be erected, painted, posted, reposted, placed, replaced, or hung in any zoning district except in compliance with these regulations.
- (B) No person shall erect or maintain a sign, and no property owner shall allow a sign to be erected or maintained on his property except in conformity with these regulations.
- (C) A Zoning Compliance Permit approved in accordance with the provisions of this Ordinance shall be required prior to erecting a sign, unless otherwise permitted.
- (D) A permit shall be required for change of copy of an existing sign, for any sign when the use of the premises changes, or when an existing sign is altered, however no permit will be required for change of copy on a changeable message or reader board sign.
- (E) In no case shall decorative features or landscaping at the base of a sign obstruct the view of motorists.
- (F) Sign Locations

- (1) All signs shall be located outside the sight visibility triangle (see Section 6.2.10).
  - (2) No sign, including supporting frames or base, shall be located within five feet of a public right-of-way.
  - (3) No sign may be attached, affixed, or painted upon any utility poles, governmental signs, trees, rocks, or other similar natural object within the public right-of-way.
  - (4) For parcels zoned non-residential, no sign shall be permitted within 100 feet of a residential district.
- (G) Illuminated Signs
- (1) No illuminated sign shall be so designed or placed that direct or reflected light or glare constitutes a hazard or annoyance to motorists or occupants of adjoining properties.
  - (2) Signs shall be illuminated in accordance with the provisions of this Ordinance.

#### 6.12.4 Determination of Sign Area

- (A) For the purposes of this Ordinance, the area of display surface of a sign shall be computed as including the entire area visible from any one point, within a regular geometric form or combination of forms, comprising all of the display area of the surface and including all of the elements within the display area and the sign frame, including the lattice work, frame, border molding, lettering and display area incidental to the sign's decoration. This does not include structural members or other support mechanisms not bearing advertisement material.
- (B) In the case of wall-mounted signs without a border or frame, the surface area shall include such reasonable and proportionate space as would be required if a border or frame were used:
- (C) Examples:



#### 6.12.5 Exempt Signs

The following permitted signs are considered exempt and do not require the issuance of a Zoning Compliance Permit:

- (A) Signs erected by a governmental agency to regulate, control, or direct vehicular or pedestrian traffic;
- (B) Legal notices, warnings, regulatory or informational signs erected by a public agency;
- (C) Signs required by law;
- (D) "No trespassing" signs, not exceeding six square feet in area;

- (E) Real estate signs, not exceeding four square feet in area;
- (F) Property number signs not exceeding two square foot in area and bearing only address numbers of premises or other identification of premises not having commercial connotations;
- (G) Holiday decorations in season that do not contain or display a commercial message;
- (H) Signs on trash receptacles, indicating the owner or party responsible for maintenance;
- (I) Hazardous chemical identification/notification signs on residential and non-residential structures;
- (J) Signs on newspaper boxes;
- (K) Private drive signs, one per drive entrance, not exceeding two square feet in area, with the message content limited to the words "Private Drive" and the address of any residences utilizing the private roadway;
- (L) Security and warning signs posted on private property warning the public against trespassing, or similar messages, provided that any such sign does not exceed two square feet in area; and
- (M) Political Signs, in accordance with the following standards:
  - (1) Political Signs are allowed in all zoning districts.
  - (2) A Zoning Compliance Permit shall not be required to allow for the placement of a political sign on private property.
  - (3) There shall be no limit to the number of political signs that can be placed on private property so long as the placement of these signs complies with the provisions of this Ordinance and the signs do not create a public safety hazard.
  - (4) Within residential zoning districts, political signs shall not exceed nine square feet in area or four feet in height.
  - (5) Within non-residential zoning districts, political signs shall not exceed the maximum allowable sign area permitted for freestanding signs.
  - (6) Political signs shall only be erected 90 days prior to the established date of a general election, school board election, referendum, special election, primary, or other similar political activity.
  - (7) Political signs shall be removed within 21 days after an election.
  - (8) Political signs shall be allowed within rights-of-way of the State highway system only in accordance with State law.
  - (9) Political signs shall not be allowed on telephone poles, utility poles, trees, other similar natural objects, and other signs or sign structures.

#### **6.12.6 Prohibited Signs**

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The following signs are prohibited in all zoning districts:

- (A) Advertising signs resembling traffic signals, traffic signs, emergency vehicles' flashing lights, non-governmental sanctioned signs utilizing the words 'stop', 'slow', 'caution', 'danger', or any sign that is likely to be misconstrued by the traveling public as being official governmental signs or emergency warnings or which by their distracting nature create a hazard to motorists;
- (B) Signs, except for off-premises signs allowed under this Section, advertising an activity, business, product or service no longer conducted on the premises upon which the sign is located. Such signage shall be removed within 90 days from the date of termination of such activity. Upon failure of the owner to remove such signs within the prescribed time, the Planning Director shall take appropriate legal action to have such sign removed;

- (C) Flashing, blinking, pulsating, signs or signs with moving parts except for signs showing time of day and temperature that are part of an approved sign advertising a permitted business activity on a parcel of property;
- (D) Signs with electronic moveable copy, scrolling messages or other similar electronic displays designed to change display more than once an hour or a maximum of 8 times in a 24 hour period;
- (E) Signs, other than traffic, governmental, street name signs, political signs erected in accordance with State law, or other official governmental or public agency sign, shall not be permitted within any street right-of-way;
- (F) Roof signs;
- (G) Snipe signs;
- (H) Beacon lights, animated signs, trailer signs and snipe signs;
- (I) Portable signs, unless approved for a special event in accordance with Section 6.12.11(D);
- (J) Signs supported in whole or in part by water, gas, air, or could otherwise be designated as inflatable signs; Individuals erecting an inflatable sign shall be subject to an immediate notice of violation and shall be required to remove the sign within the time frame it would normally take to deflate the sign, unless approved for a special event in accordance with Section 6.12.11(D);
- (K) Signs mounted on a single pole or mast;
- (L) Signs that contain rotating sign panels or objects;
- (M) Signs that obstruct ingress and egress to any door, window, fire escape, stairway, ladder, or other opening intended to provide light, air, ingress, or egress for any room or building; and
- (N) Signs that violate any provision of any law of the State of North Carolina relative to outdoor advertising.

#### **6.12.7 Submittal Requirements**

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In order to erect a sign, other than exempt signs, a Zoning Compliance Permit application must be submitted and approved in accordance with the provisions of Section 2.4 and the following specific submittal requirements:

- (A) A drawing to scale showing the design of the sign, including dimensions, method of attachment or support, source of illumination. If attached to a structure, the drawing must indicate where on the structure it will be installed;
- (B) A plot plan drawn to scale indicating the location of the sign relative to property lines, easements, buildings, streets and other on-premise signs;
- (C) Sign copy shall be submitted for all proposed signs to the Planning department for review and approval. No sign shall have lewd or lascivious letters, words, or characters designating the same; and
- (D) Sign plans shall be submitted to the Planning Department for approval prior to the Building Inspector issuing a Building Permit. A record of such applications and actions taken shall be kept in the Planning Department.

#### **6.12.8 Expiration of Permits**

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- (A) Notwithstanding other provisions of this Section, zoning compliance permits for signs shall expire within 180 days from the date of issuance unless within that time the work authorized by the permit has been completed.

- (B) If a zoning compliance permit for a sign expires, no further work to construct, erect, move, enlarge, illuminate, or alter the sign may take place unless a new zoning compliance permit is obtained. The applicant shall be subject to all regulations applicable at the time a new application is submitted.
- (C) No person may continue to operate, maintain, or leave standing any sign or part or component thereof for more than 30 days after the permit authorizing such sign has expired, unless a new sign application has been submitted and the Planning Director authorizes the sign, or portion thereof to remain

#### 6.12.9 Permit Revocation

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- (A) The Planning Director may revoke any zoning compliance permit for a sign issued in accordance with this Section and Section 2.4 for any of the following reasons:
  - (1) Issuance of the permit under a mistake of material fact when, had the correct fact been known, the permit would not have been issued;
  - (2) Misrepresentation of a material fact by the applicant for a sign permit; and
  - (3) Failure to comply with any of the provisions of this Section, except that a permit for a nonconforming sign may not be revoked so long as the nonconforming situation is allowed to continue pursuant to the provisions of this Ordinance.
- (B) Before revoking a zoning compliance permit for a sign, the Planning Director shall give the permit holder 20 days notice by certified mail of his/her intent to revoke the permit and shall inform the permit holder of the reasons for the proposed revocation and of his/her right to obtain an informal hearing on the allegations.
- (C) If the permit is revoked, the Planning Director shall provide to the permit holder owner a written statement of the decision and the reasons thereof. The Planning Director shall also inform the permit holder of his/her right to appeal the decision to the Board of Adjustment.
- (D) No person may continue to operate, maintain, or leave standing any sign or part or component thereof for more than 30 days after the permit authorizing such sign has been revoked in accordance with this Section.

#### 6.12.10 Maintenance

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All signs, together with braces, guys and other supports shall be kept in good repair. If at any time a sign should be abandoned, declared unsafe, or deemed poorly maintained, the Planning Director shall notify the owner of the sign of such condition. Failure of the owner to correct the maintenance condition shall cause the Planning Director to take appropriate legal action to have the sign removed.

#### 6.12.11 Signs Permitted in All Zoning Districts

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The following signs are permitted in all zoning districts with the issuance of a zoning compliance permit, in accordance with the requirements of this Section and the additional standards for each sign established herein:

- (A) **Permanent Identification Signs for Subdivisions, Multi-family Developments, Home Parks, and Schools**
  - (1) Identification signs shall not exceed 32 square feet in area and six feet in height.
  - (2) Developments shall be limited to two signs at each point of ingress/egress.
  - (3) Signs shall be placed outside of the site visibility triangle so as not to obstruct the view of traffic.
  - (4) Signs may be illuminated in such a fashion so as not to affect the view of motorists.

- (B) Signs for Non-profit Organizations on Premise**
- (1) Signs shall not exceed 12 square feet in area.
  - (2) Signs may not display any advertising matter or logo.
  - (3) Signs may not be illuminated.
- (C) Off-Premise Religious Facility Signs**
- (1) Signs shall identify the name and/or location of a religious facility.
  - (2) Signs shall not exceed six square feet in area and may not be illuminated or contain moving parts.
  - (3) Signs must be placed on a legal lot of record and the applicant shall provide a notarized statement from all owners of property allowing the off-premise sign to be erected on their property. There shall be only one off-premise religious facility sign permitted per parcel and a maximum of two per intersection.
  - (4) The placement of a off-premise religious facility sign shall be treated as an accessory use of property.
- (D) Special Event Displays**
- (1) Signs or banners shall not exceed 32 square feet in area.
  - (2) All displays must be located outside of the right-of-way and have approval of property owners when located on private property.
  - (3) Pennants
    - (a) Pennants may be displayed during the special event to attract attention but only within 30 feet of the principal area where the special event is occurring.
    - (b) Pennants must be installed at a minimum height of 18 feet above grade to ensure adequate height clearance for vehicles underneath.
  - (4) Portable Signs
    - (a) Sites shall be limited to one portable sign per right-of-way frontage. However, there shall be no more than two portable signs permitted on-site at one time.
    - (b) Signs shall be limited to 16 square feet in area, per sign face.
    - (c) Signs shall be located in accordance with Section 6.12.3(F).
  - (5) Inflatable Signs
    - (a) No more than one inflatable sign shall be permitted on-site at one time.
    - (b) Inflatable signs shall not exceed 25 feet in height.
    - (c) Signs shall be located a minimum of 25 feet from all property lines.
  - (6) Special Event Displays may only be erected for a two week period and must be removed within five days following the event.
- (E) Signs Advertising Agricultural Products Produced on the Premises**
- (1) Shall not exceed 32 square feet.
  - (2) Shall be limited to two signs per parcel.
- (F) Temporary Construction and Financial Institution Signs**
- (1) Shall not exceed 24 square feet in area, per sign;
  - (2) May not to exceed two signs per building site;



- (3) Signs shall be erected only after a Building Permit authorizing construction on-site has been issued; and
- (4) Signs must be removed within seven days after construction work has been completed and the certificate of occupancy has been issued.

**(G) Directional/Informational Signs**

- (1) May be displayed on parcels of property utilized for non-residential purposes.
- (2) May not exceed two square feet in area.
- (3) May contain corporate logos or other similar graphical displays so long as they provide some necessary information to patrons (i.e. entrance and exit locations, one-way entrance ways, drive through entranceways, ATM location, etc.).
- (4) A maximum of three directional/informational signs may be displayed on a non-residential parcel of property.

**(H) Temporary Real Estate Signs, in excess of four square feet in area**

- (1) One sign shall be permitted per building site, not to exceed 24 square feet in area.
- (2) Signs shall not be placed within any public street right-of-way.
- (3) Signs must be removed after property has been transferred.

**(I) Landmark Signs**

Signs shall be erected only after the historical significance of the particular site has been verified and that proposed location of the sign has been approved by the Orange County Planning Department and all other related agencies (i.e. NC Department of Transportation).

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**6.12.12 Signs Permitted in Specific Zoning Districts**

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The following signs shall be permitted in the zoning districts indicated, in accordance with all other provisions of this Section and specific standards for each sign established herein:

**(A) Flags**

All flags shall comply with the following provisions, except for those in cemeteries which are regulated by Section 6.12.13(C).

- (1) In residential zoning districts (RB, AR, R1, R2, R3, R4, R5, R8, R13, and R-CD), up to three flags and one flagpole per lot shall be allowed. Each flag shall be a maximum of twenty four (24) square feet in area. The flagpole shall be a maximum of twenty four (24) feet in height. Flagpoles shall be setback at least twenty (20) feet from all property lines.
- (2) In all other zoning districts, up to three flags and three flagpoles shall be allowed. Each flag shall be a maximum of ninety six (96) square feet in area. Each flagpole shall be a maximum of fifty four (54) feet in height. Flagpoles shall be setback at least twenty (20) feet from all property lines.
- (3) Flags lawfully in existence on the date this provision was first advertised, which do not conform to the provisions of this Unified Development Ordinance, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed or maintained must be regarded as nonconforming.
  - (a) For the purpose of amortization, nonconforming flags may be continued from the effective date of this subsection for a period not to exceed one year.
  - (b) Flags which were unlawful under the prior versions, and which do not conform to the current ordinance, must be removed immediately.

(c) Any flag or flagpole which is altered, relocated, or replaced, must be immediately brought into compliance with all provisions of this code.

(4) Depictions of flags, when placed on structures, shall comply with the remaining provisions of this Section.

**(B) On-Premise Commercial Signs**

(1) These signs shall comply with all state and county building codes and the National Electric Code. Clearance of signs is required from high voltage power lines and signs shall be located in such a way that they will maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with the National Electric Code specifications, provided that no sign shall be installed closer than ten feet horizontally or vertically from any conductor or public utility guy wire.

(2) On-premise commercial signs shall be permitted within the following zoning districts: LC-1, NC-2, CC-3, GC-4, EC-5, O/RM, EI, I-1, I-2, I-3, AS, MPD-CD, HP-CD, ASE-CD, REDA-CD-1, NR-CD and all of the Economic Development zoning districts.

(3) All on-premise commercial signs shall be setback ten feet from the front, side, and rear property lines or the edge of any existing or projected street right-of-way line whichever is greater. In cases where a property abuts a residential zoned parcel of property, the side or rear yard setback requirement shall be doubled.

**(4) Number of Signs Permitted**

(a) One on-premise commercial sign shall be permitted per parcel. However, one additional on-premise commercial sign may be permitted for parcels with frontage on more than one right-of-way in accordance with the provisions of this Section.

(b) Under no circumstances shall more than one three-dimensional sign be permitted on-site.

(c) For multi-tenant buildings and/or sites permitted as a conditional district, additional on-premise commercial signs or sign area may be permitted by the Board of County Commissioners.

**(5) Height of Signs**

(a) Pole signs shall be limited to a height of 24 feet with a mandatory ground clearance of eight feet from the normal or finished grade elevation of the property at the base of the sign

(b) Ground signs shall not exceed six feet in height from the normal or finished grade elevation of the property at the base of the sign

**(6) The allowable area for on-premise commercial signs shall be determined as follows:**

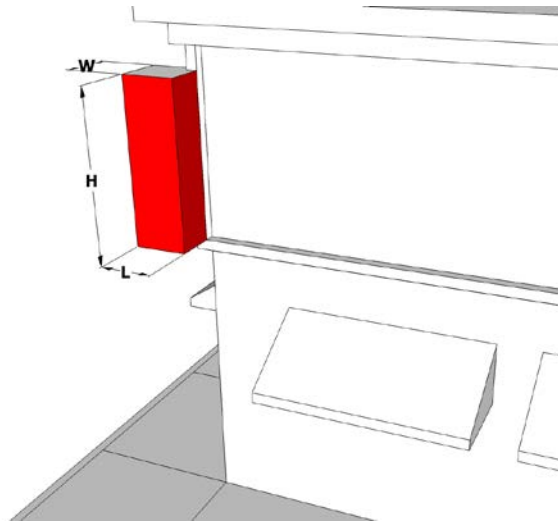
(a) Single or double-faced signs shall not exceed 32 square feet in area, per sign face. For parcels zoned CC-3, GC-4, O/RM, I-1, I-3, AS, EDB-2, EDE-2, EDH-4, EDH-5, NR-CD, and MPD-CD signage shall not exceed 72 square feet in area for parcels that:

(i) Are larger than 60,000 square feet in area, and

(ii) Have more than 300 linear frontage along a NC Department of Transportation (NC DOT) maintained roadway.

(b) Three-dimensional signs shall not exceed a maximum volume of 54 cubic feet with no dimension exceeding six feet.

Figure 6.12.12.A.6: Three-Dimensional Sign Allowable Volume



NOTE: L x W x H may not exceed 54 cubic feet with no dimension exceeding 6 feet.

- (7) An on-premise commercial sign may contain a changeable copy sign as defined in this Ordinance. However, the total sign area, including the area of changeable copy, shall not exceed the maximum allowable area established in Section 6.12.12(A)(6)(a) above.
- (8) No on-premise commercial sign shall be oriented in such a manner as to be directly visible from a major transportation corridor as established in this Ordinance.

**(C) Off-Premise Commercial Signs**

- (1) These signs shall comply with all state and county building codes and the National Electric Code. Clearance of signs is required from high voltage power lines and signs shall be located in such a way that they will maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with the National Electric Code specifications, provided that no sign shall be installed closer than ten feet horizontally or vertically from any conductor or public utility guy wire.
- (2) Off-premise commercial signs (billboards) shall be permitted within the GC-4, EC-5, I-1, and I-2 zoning districts.
- (3) No electric tap outs allowing for an independent light source to receive power shall be allowed.
- (4) Off-premise commercial signs shall be considered the principal use of property. There shall be no additional principal uses allowed on the same parcel. Off-premise commercial signs shall not be permitted as accessory uses.
- (5) No off-premise commercial sign shall be located closer than 200 feet to the right-of-way of major thoroughfares (i.e. US 70, NC 86, NC 40, and NC 57) and 600 feet to the right-of-way for all other thoroughfares and streets.
- (6) The height of an off-premise commercial sign shall not exceed 25 feet from the grade of the right-of-way or surface grade beneath the sign, whichever is less. The clearance of an off-premise sign shall not be less than eight feet from the grade of the right-of-way or surface grade beneath the sign, whichever is less.
- (7) Off-premise commercial signs shall be limited to 480 square feet of sign area.

- (8) In no case shall an off-premise commercial sign be located closer than 1,000 feet to an existing off-premise commercial sign.
- (9) Off-premise commercial signs are prohibited within the Major Transportation Corridor (MTC) overlay district.
- (10) No person may, for the purpose of increasing or enhancing the visibility of any off-premises commercial sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation in the following locations:
  - (a) Within the right-of-way of any public street or road, unless the work is done pursuant to the express written authorization of the North Carolina Department of Transportation;
  - (b) On property that is not under the ownership or control of the person responsible for such work, unless the work is done pursuant to the express authorization of the property owner where the vegetation is located; and,
  - (c) In any area where such vegetation is required to remain under a permit issued in accordance with this Ordinance.

**(D) Wall Signs**

- (1) Shall either be mounted or painted on a building.
- (2) Wall signs may be internally illuminated and shall comply with all applicable state and county building codes and the National Electric Code.
- (3) Wall Signs shall be permitted within the following zoning districts: LC-1, NC-2, CC-3, GC-4, EC-5, O/RM, EI, I-1, I-2, I-3, AS, MPD-CD, ASE-CD, REDA-CD-1, NR-CD and all of the Economic Development zoning districts.
- (4) All wall signs shall be offset a minimum of ten feet from the corner of the building on which it is mounted.
- (5) Wall signs shall not protrude more than 12 inches from the face of building on which it is mounted.
- (6) Number of Signs Permitted
  - (a) Only one wall sign shall be permitted per building facade. In cases where a building is located on a corner lot, an additional wall sign may be permitted on the building wall facing the second street right-of-way, subject to the requirements of this Ordinance.
  - (b) For multi-tenant buildings permitted as a conditional district additional wall signs may be permitted by the Board of County Commissioners.
- (7) The allowable sign area shall be determined as follows:

One square foot of sign area for every foot of building length facing a public right-of-way, not to exceed 32 square feet. For parcels zoned CC-3, GC-4, O/RM, I-2, I-3, AS, EDB-2, EDE-2, EDH-4, EDH-5, NR-CD, and MPD-CD signage shall not exceed 64 square feet in area for parcels that:

  - (a) Are larger than 60,000 square feet in area, and
  - (b) Contain a structure with more than 100 linear feet of building length facing a public right-of-way, and
  - (c) Have more than 300 feet of linear frontage along a NC Department of Transportation (NC DOT) maintained roadway.
- (8) A changeable copy sign may be utilized as a wall sign.
- (9) Wall signs shall not extend above the soffit, parapet, or eave line of the building to which it is attached.

**(E) Projecting Signs**

- (1) Projecting signs shall be mounted on a building.
- (2) Projecting signs may be internally illuminated and shall comply with all applicable state and county building codes and the National Electric Code.
- (3) Projecting signs shall be permitted within the following zoning districts: LC-1, NC-2, CC-3, GC-4, EC-5, O/RM, EI, I-1, I-2, I-3, AS, MPD-CD, ASE-CD, REDA-CD-1, NR-CD and all of the Economic Development zoning districts.
- (4) Projecting signs shall adhere to the minimum setback requirements established for all structures within the zoning district in which it is located.
- (5) Only one projecting signs shall be permitted per building facade even in cases of a building located on a corner lot.
- (6) The allowable sign area shall be determined as follows:
  - (a) One square foot of sign area for every foot of building length, facing a public right-of-way, not to exceed 32 square feet in area.
- (7) Projecting signs shall clear sidewalks and pedestrian paths by a height of at least ten feet above finished grade.
- (8) Projecting signs shall not extend above the soffit, parapet, or eave line of the building to which it is attached.
- (9) Projecting signs shall not be located at the corner of a building except at right angles to the building façade.

**(F) Window Signs**

- (1) Window signs shall be permitted within the following zoning districts: LC-1, NC-2, CC-3, GC-4, EC-5, O/RM, EI, I-1, I-2, I-3, AS, MPD-CD, ASE-CD, REDA-CD-1, NR-CD and all of the Economic Development zoning districts.
- (2) Window signs shall be limited to a maximum of 30% of the total window area where the sign is to be located.
- (3) Window signs may be utilized for advertising specials or sales within the business, or displaying the name and other pertinent business information associated with the principal use.
- (4) Signs may be etched, painted or otherwise attached to be made a permanent addition to the pane of glass.

**(G) Awning Signs**

- (1) Awning signs shall be permitted within the following zoning districts: LC-1, NC-2, CC-3, GC-4, EC-5, O/RM, EI, I-1, I-2, I-3, AS, MPD-CD, ASE-CD, REDA-CD-1, NR-CD and all of the Economic Development zoning districts. See Section 6.12.14(E) for additional standards for Awning Signs located in Economic Development Districts.
- (2) Awning Signs shall be located above the main entrance to a nonresidential land use and shall contain the name of the use.
- (3) Awning Sign area shall be limited to a maximum of 50% of the total awning area erected over the entrance of a nonresidential land use. Where an awning sign is utilized at a multi-use development, the amount of sign area shall be computed as part of the overall sign area allotted to wall signs, not to exceed 50% of the total awning area.

**(H) Drive-Through Menu Signs**

- (1) Applicants must establish to the satisfaction of the Planning Director that a drive-through menu sign is considered a customary accessory use to the principal business on the property and is necessary for the normal operations of the commercial operation.
- (2) Signs shall be limited to 32 square feet in area.
- (3) No external illumination shall be permitted.
- (4) A land use that utilizes such a sign shall also be permitted an independent speaker box, no greater than 12 square feet in area with a height no greater than four feet.

#### **6.12.13 Sign Standards for Specific Uses**

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In addition to the requirements contained herein, the following land uses shall adhere to these additional standards:

**(A) Changeable Copy Signs Utilized by Churches or Public Entities**

- (1) Shall not exceed 32 square feet in area.
- (2) Bulletin boards/reader boards may be internally illuminated.

**(B) Service Stations/Gas Station**

- (1) Signs may be erected above gas pumps subject to the following standards:
  - (a) No internal or external illumination shall be permitted;
  - (b) Signs shall be limited to four square feet in area; and
  - (c) Signs must advertise items for sale on the property. Under no circumstances may a sign advertise a sale, activity, business, or product not associated with the principal use of property.
- (2) Signs may be erected on the canopy covering gas pumps subject to the following standards:
  - (a) Advertising material shall be limited to trademarks, logos, and the name of the service station or other similar display.
  - (b) Such displays shall be limited to six square feet of area.

**(C) Cemeteries**

- (1) In addition to flags provided for in section 6.12.12(A), flags no greater than twelve (12) inches in height may be displayed at individual grave sites within a cemetery.

**(D) Yard Sales/Garage**

- (1) Signs shall be erected on the property where the sale is taking place.
- (2) Signs shall be limited to four square feet of area.
- (3) No off-site displays shall be permitted.
- (4) Signs shall be removed no later than sunset of the day the event occurs.

**(E) Institutional Uses and Private Parks Located within Residential Zoning Districts**

- (1) One ground and one wall sign shall be permitted;
- (2) Maximum sign area shall be 32 square feet per sign face; and
- (3) No ground sign shall exceed six feet in height.

**(F) Home Occupations**

- (1) The Home Occupation shall have a valid Zoning Compliance Permit issued by Orange County;
  - (2) There shall only be one sign limited to eight square feet in area and four feet in height;
  - (3) Such sign shall not be illuminated by any means;
  - (4) Sign shall not be located within any public street right-of-way, sight visibility triangle, easement, vehicular area or other similar area; and
  - (5) The sign message shall be limited to the business name and telephone number.
- (G) Parks, Public and Non-profit; Recreational Facilities, Non-Profit; Recreational Facilities, Golf Courses; and Recreational Facilities, Profit**
- (1) Purpose and Intent**
    - (a) Unlike signs for non-residential development(s), signs for recreational land uses are intended to serve a different function and purpose. Signs within these types of land uses are intended to provide essential information concerning:
      - (i) Rules and regulations governing the operation of the facility;
      - (ii) Educational information identifying unique aspects of the facility, the property itself, or significant environmental features that are located on the property; and
      - (iii) Identification of sponsors or public/private partnerships that are responsible for the development, upkeep, and maintenance of existing recreational amenities.
    - (b) While some of this information could be construed as being advertising material, the County views such signs as identifying those responsible for the existence of the facility and allows for recognition of entities that have entered into partnerships with the operator of the facility to provide local residents with recreational opportunities.
  - (2) Applicability**

The regulations included herein govern the erection of signs at the following:

    - (a) Parks, Public and Non-profit,
    - (b) Recreational Facilities, Non-Profit,
    - (c) Recreational Facilities, Golf Courses, and
    - (d) Recreational Facilities, Profit within the County.
  - (3) Permitted Signs**
    - (a) Freestanding identification signs announcing the name of the facility/land use are subject to the following standards:
      - (i) There shall be only one freestanding identification sign per property,
      - (ii) Freestanding identification signs shall be limited to 20 square feet of sign area. In Economic Development Districts, a maximum sign area of 32 square feet shall be permitted,
      - (iii) The sign may be either a ground or pole sign,
      - (iv) Freestanding identification signs shall be set back a minimum of ten feet from all property lines, and
      - (v) Illumination of freestanding identification signs shall be permitted in accordance with the provisions of this Ordinance,

- (b) Wall Signs
  - (i) Shall either be mounted or painted on a building.
  - (ii) All wall signs shall be offset a minimum of five feet from the corner of the building face on which it is mounted.
  - (iii) Wall signs shall not protrude more than 12 inches from the side of building on which it is mounted.
  - (iv) Only one wall sign shall be permitted per building except as follows:
    - a. In cases where a building is located on a corner lot, a second wall sign may be erected on the building wall facing the second street right-of-way subject to the requirements of this Ordinance.
    - b. If a building façade faces athletic fields or other similar recreational areas on the property, a second wall sign, up to 32 square feet in area, may be erected facing these facilities, not to exceed the allowable sign area as calculated herein,
    - c. Under no circumstances may more than one wall sign be located on the same building façade.
  - (v) The maximum sign area shall be determined as follows:
    - a. One square foot of wall sign area for every linear foot of building length along a right-of-way or facing an athletic field or similar recreational use, not to exceed 32 square feet in area.
  - (vi) A changeable copy sign can be utilized as a wall sign.
  - (vii) Wall signs shall not extend above the soffit, parapet, or eave line of the building to which it is attached.
  - (viii) The sign may be internally illuminated or have external illumination installed consistent with the provisions of this Ordinance.
- (c) Informational Signs
  - (i) Shall be allowed in an effort to provide information concerning individual recreational amenities available on the property and are limited to those signs necessary to identify the name of a specific recreational facility, amenity, or use.
  - (ii) Signs shall be no larger than 20 square feet in area.
  - (iii) The sign shall contain information identifying the recreational amenity.
  - (iv) The number of signs shall be directly proportional to the number of individual recreational amenities present on the site.
  - (v) Informational signs may contain the name, logo, or slogan of a sponsor that is responsible for the development/upkeep/maintenance of the recreational amenity subject to the following limitations:
    - a. The name and/or logo of a sponsor shall not take up more than 80% of the total sign area.
    - b. No other advertising material shall be permitted on the sign,



- (vi) Maximum height of an informational sign regulated under this section shall be seven feet.
  - (vii) Informational signs shall be located a minimum of five feet from any active recreational activity fields (i.e. soccer, baseball, football, etc) or one foot from any established nature, man-made trail, and/or passive recreational area.
  - (viii) Informational signs regulated under the provisions of this section shall be set back a minimum of ten feet from all property lines.
  - (ix) Informational signs regulated under this section shall not be illuminated.
- (d) Informational Kiosks
- (i) Shall be permitted in an effort to provide information concerning operational requirements, contact numbers for services or emergency situations, and educational information on the park itself or any significant site features.
  - (ii) A maximum of eight informational kiosks shall be permitted per 100 acres of property.
  - (iii) Informational kiosks shall be limited to 32 square feet of sign area exclusive of architectural supports or housing,.
  - (iv) Informational kiosks may be internally illuminated or have external illumination installed consistent with the provisions of this Ordinance.
  - (v) Informational kiosks shall be ground mounted, not to exceed seven feet in height, exclusive of architectural supports or housing.
  - (vi) Informational kiosks shall be located a minimum of five feet from any active recreational activity fields (i.e. soccer, baseball, football, etc) or one foot from any established nature, man-made trail, and/or passive recreational area.
  - (vii) Informational kiosks shall be set back a minimum of ten feet from all property lines.
  - (viii) An informational kiosk may contain the name, logo, or slogan of a sponsor that is responsible for the development/upkeep/maintenance of the recreational amenity subject to the following limitations:
    - a. The name and/or logo of a sponsor shall not take up more than 20% of the total kiosk area.
    - b. No other advertising material shall be permitted on the kiosk.
- (e) Directional Signs
- (i) Shall be allowed in an effort to provide information to visitors on the location of recreational amenities or offices located on the property.
  - (ii) Directional signs shall be limited to six square feet in area.
  - (iii) Directional signs shall not include any advertising material.
  - (iv) All directional signs shall be ground mounted signs not exceeding seven feet in height.

- (v) All directional signs shall be located a minimum of five feet from any active recreational activity field or one feet from any established nature or man-made trail, and shall be set back a minimum of ten feet from all property lines,
- (f) Scoreboards
  - (i) One scoreboard, not to exceed 144 square feet, shall be permitted for each athletic field

**6.12.14 Additional Standards for Economic Development Districts**

In addition to the overall sign standards established herein, the following specific standards shall apply in the Economic Development Districts:

**(A) General Standards**

- (1) A sign plan must be submitted and approved as part of the comprehensive site plan or master plan.
- (2) For multiple use sites or buildings, unified directional/informational signs and the use of coordinated individual wall signs is the preferred approach to business identification.
- (3) Sign colors must not be overpowering but must accent the building which the sign identifies or on which it is mounted.
- (4) The light from an illuminated sign must not be permitted to shine into any road right-of-way or across property lines.
- (5) In addition to the prohibited signs in Section 6.12.6, the following types of signs are prohibited in the Economic Development Districts: off premises advertising signs, billboards, inflatable, and portable signs.

**(B) Identification Signs**

**(1) Freestanding Identification Signs**

- (a) Only one freestanding identification sign is permitted for each development. However, a second sign may be permitted where a site has more than one vehicular entrance on different sides of the building.
- (b) A freestanding identification sign must be placed perpendicular to approaching vehicular traffic so that it is clearly visible and does not obstruct the view of any other identification or information sign.
- (c) A freestanding identification sign must be located at least 10-feet from any property line or driveway.

**(2) Buckhorn EDD & Eno EDD Only**

The following criteria shall govern the number, size, and height of identification signs in the Buckhorn and Eno EDDs:

TABLE 6.12.14.B.3: BUCKHORN AND ENO EDD IDENTIFICATION SIGN STANDARDS	
Maximum Number of Signs	3 per use
Maximum Number of Freestanding Signs	1 per use
Maximum Total Square Footage of All Signs	200 sq. ft.
Maximum Size of Any Sign	75 sq. ft.
Maximum Height of Any Sign	12 ft.

**(C) Directional/Informational Signs**

In lieu of the requirements contained in Section 6.12.11(G), the following requirements shall apply to Directional/Informational signs located in Economic Development Districts:

- (1) Information signs must be placed perpendicular to approaching traffic so that they are visible and legible.
- (2) Signs must be located outside of the site visibility triangle.
- (3) Information signs must be positioned to avoid confusing backgrounds, particularly when they are intended to direct vehicular traffic on or to-and-from the site.
- (4) Information signs may be placed no closer than six feet to the edge of a road or drive, and, in no case, may they be located within a street right-of-way unless they are erected by a governmental agency.
- (5) Information signs may not exceed four feet in height.
- (6) Information signs may not contain advertising material or exceed six square feet in area.

**(D) Temporary Signs**

- (1) Temporary signs may be used for construction and real estate information, and future tenant identification, in accordance with the provisions of this Section.

**(E) Awnings**

- (1) The form and color of the awnings must be consistent.
- (2) A minimum eight-foot vertical clearance must be maintained.
- (3) Signs on awnings must be painted on or screen printed and limited to the awning's flap (valance) or end panels.
- (4) Canvas, treated canvas, matte finish vinyl, and fabric awnings are permitted.
- (5) Plexiglas, metal, and glossy vinyl illuminated awnings are prohibited in the Hillsborough EDD and strongly discouraged in the Buckhorn and Eno EDDs.

**(F) Signage for Parks, Public and Non-profit; Recreational Facilities, Non-Profit; Recreational Facilities, Golf Courses; and Recreational Facilities, Profit**

Total sign area shall be limited to 500 square feet for all signs permitted herein, not including Directional Signage erected in accordance with the provisions of this Section.

**(G) Basic Sign Design Schedule for Hillsborough EDD**

The following design schedule has been approved for the Hillsborough EDD:

TABLE 6.12.14.G: HILLSBOROUGH EDD SIGN DESIGN SCHEDULE					
SIZE OF DEVELOPMENT (ACRES)	MAXIMUM SYMBOL OR LETTER HEIGHTS (INCHES)			GROUND OR MONUMENT SIGNS (SQ. FT.)	SIGN HEIGHT (FEET)
	FASCIA LETTER SIZE	BORDER	MONUMENT LETTER SIZE		
0 - 4.9	24	6	18	50	6
5.0 – 19.9	30	9	24	100	8
Over 20 (Dev. Name)	36	12	36	150	10
Major Tenants	72	24	-	-	-
Additional Information	24	6			
Wall Signs	32 square feet of wall sign allowed per tenant unless building façade exceeds 64' wide. For frontages exceeding 64', ½ square foot of building frontage. No wall shall exceed 100 square feet.				