



ORDINANCE NO. 7-2023

AN ORDINANCE AMENDING THE LOWELL DEVELOPMENT ORDINANCE OF THE CITY OF LOWELL, NORTH CAROLINA

WHEREAS, on May 11, 2021 the Lowell City Council adopted the Lowell Development Ordinance, also known as the LDO, to promote the health, safety, and general welfare of the residents of the City of Lowell by regulating the use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs off-street parking and loading, planting yards, watershed protection, flood damage protection, and/or undertaking other consistent action as provided in the Ordinance; and,




WHEREAS, Article 5 of the LDO allows the Lowell City Council to amend, supplement, modify, or repeal any provision of the Ordinance or to amend the Zoning Map pursuant to the procedures established by N.C. Gen. Stat. §160D-601 through §160D-605 and upon a finding of compliance with the City of Lowell Comprehensive Land Use Plan; and,

WHEREAS, on April 4, 2023, the Lowell Planning Board voted in unanimous consent to recommend a text amendment to the Lowell Development Ordinance (Article 17, Table 17.1 Permanent Sign Standards) to increase the “Sign Copy Area Allowance” for “Permanent Attached Signs” in the Interstate Highway 85 Commercial District (C-85), US Highway 74 Commercial District (C-74) and the Industrial District (IND) to 10% of the wall area or 100 square feet, whichever is less. The request also includes the addition of sign standards and criteria for Drive-Through Signs.

WHEREAS, the Lowell City Council, after conducting a public hearing which was duly advertised as provided by the foregoing statutes, has found this Amendment to be in the public interest, in furtherance of the general purpose and objectives of the LDO, and in compliance with the City of Lowell Comprehensive Land Use Plan; and,


NOW, THEREFORE, BE IT ORDAINED by the City Council of Lowell, North Carolina that:

Table 17.1 Permanent Sign Standards and Criteria, is hereby amended to read as follows:

Sign Type	Sign Copy Area Allowance (sq. ft.)	Sign Illumination	Minimum Letter Size	Maximum Number	Other Requirements
Permanent Attached Signs – General					
Blade* (or Projecting)					Only one <i>sign</i> (blade, V-type or flat <i>sign</i>) allowed per occupancy per street or parking frontage Internally-illuminated <i>signs</i> – <i>sign</i> face can be illuminated No attached signage above second story except in monolithic multi-story buildings fronting major thoroughfares. May encroach into adjoining street right-of-way pursuant to an encroachment agreement. See 17.5(G), also see 17.7-1(J)
V-type*					
Flat* (or Wall)		32**	Ambient External Internal	6" One per street or parking frontage per occupancy	

*May encroach into adjoining street right-of-way in the Main Street (MS) and Mixed Use (MU) Districts pursuant to an encroachment agreement subject to the provisions of Sections 17.5(G) and 17.7-1(I) of this Article.

** For buildings located in the Interstate Highway 85 Commercial District (C-85), US Highway 74 Commercial District (C-74) or the Industrial (IND), allow sign area shall be calculated at 10% of the eligible wall area, not to exceed 100 square feet.


Sign Type	Sign Copy Area (sq ft)	Max. Sign Height (feet)	Sign Illumination	Min. Letter Size	Max Number	Min. Setback from Property Lines	Other Requirements
Permanent Freestanding Signs - General and Special Purpose							
<u>Drive-Through Sign</u>		<u>64</u>	<u>8</u>	<u>Internal</u>	<u>N/A</u>	<u>One per drive-through lane. **</u>	<u>15 feet from any residential zoning district. Measure from the sign face to the nearest edge of any residential zoning district or property line</u>
							<u>May also contain an electronic or video display screen and audio component for interaction with the customer.</u>


*May encroach into adjoining street right-of-way in the Main Street (MS) and Mixed Use (MU) Districts pursuant to an encroachment agreement subject to the provisions of Sections 17.5(G) and 17.7-1(I) of this Article.

** The drive-through sign may be designed as separate ground signs grouped together and may include the use of preview boards designed as separate ground signs installed at a distance earlier in the drive through lane, however the total area of all signs shall not exceed 64 square feet

PASSED AND APPROVED this 9th day of May, 2023.

ATTEST:


 Cheryl Ramsey, City Clerk


 Sandy Railey, Mayor