



Planning Board
Regular Meeting Agenda
April 10, 2023, 6:30 p.m.

1. Call to Order
2. Approval of March 13, 2023, Meeting Minutes
3. City Council Actions Update
4. Text amendments to Sections 6-5 and 6-7 of the Mebane Unified Development Ordinance
5. New Business
6. Adjournment



The Planning Board meeting was held at the Glendel Stephenson Municipal Building located at 106 E. Washington Street, Mebane, NC 27302 and livestreamed via YouTube. The video can be accessed through the following link: <https://www.youtube.com/watch?v=XI-uJ54tBhc>.

Members Present:

Edward Tulauskas, Chair
Judy Taylor, Vice Chair
Susan Semonite
William Chapman
Kurt Pearson
Keith Hoover
Gale Pettiford
David Scott

Members Absent:

Jason VanBuren

City Staff Present:

Ashley Ownbey, Development Director
Rachel Gaffney, City Planner
Briana Perkins, City Planner

Kirk Montgomery, IT Director
Chad Cross, IT Specialist

1. Call to Order

At 6:28 p.m. Chairman Tulauskas called the meeting to order.

2. Approval of November 14, 2022, Meeting Minutes

Judy Taylor made a motion to approve the meeting minutes. William Chapman seconded the motion, which passed unanimously.

3. City Council Actions Update

Ashley Ownbey, Development Director, introduced David Scott as a new Planning Board member, filling the vacant ETJ position for Alamance County. She then introduced Rachel Gaffney and Briana Perkins as new City Planners. She also provided an update on the City Council's action at their December 2022 meeting, which included four rezoning requests.

4. Text amendments to Sections 6-5 and 6-7 of the Mebane Unified Development Ordinance.

Ashley Ownbey presented the second phase of amendments to the Mebane Unified Development Ordinance (UDO), which includes updates to Section 6-5 – Parking, Stacking, and Loading, and Section 6-7 – Signs.

The UDO update timeline, Section 6-5 proposed changes, and Section 6-7 proposed changes are provided in the meeting agenda packet available [here](#).

Ashley Ownbey began her presentation with the changes to Section 6-5 Parking, Stacking, and



Loading. She reviewed minimum parking requirements by land use categories, beginning with residential uses.

Kurt Pearson asked about data gathered for the proposed change of the parking requirement for one- and two-bedroom apartments, particularly if staff had considered data that indicates people are using less cars. Ashley Ownbey responded staff had considered peer requirements, and most other communities have the same parking requirement for one- and two-bedroom apartments. She suggested staff could consider any parking studies associated with apartment use.

Judy Taylor asked how the requirements consider parking for amenities and guests. Kurt Pearson also expressed his concern that some developments with most two-bedroom apartments will not have enough parking. Susan Semonite agreed with the need for visitor parking. Ashley Ownbey replied staff could complete more research.

Ashley Ownbey continued with the proposed minimum parking changes, reviewing proposed changes in requirements for Recreational Uses, Educational and Institutional Uses, and Business, Professional, and Personal Services. She mentioned the conversation for reducing parking requirements for hotels and motels began when a former Planning Board member considered the request for the Lowes Boulevard Hotel Development Special Use modification. Additionally, she added the reduced parking requirement for medical, dental, and related offices was informed by a recent submittal from Duke Health.

Ashley Ownbey reviewed proposed changes to minimum parking requirements, describing changes for Retail Trade, Wholesale Trade, Transportation, Warehousing & Utilities, and Manufacturing & Industrial Uses.

David Scott asked if any developer had a problem with the proposed change in calculating the minimum parking for industrial users. Ashley Ownbey replied that the new proposed change is consistent with the industry standards for developers.

Gale Pettiford asked if anyone had contacted the Postmaster about the requirements for the post office. Ashley Ownbey responded that staff had not but could contact them and do some further research.

Judy Taylor asked if the required parking for industrial uses should be reduced for automated uses since the number of employees would be reduced. Ashley Ownbey said that staff had proposed language to allow for parking reductions if an industrial user is known and language could be proposed that considers the type of business or technology being used.

Susan Semonite commented that the hotel reduction would be concerning if two hotels shared parking and may have customers competing for parking spaces. David Scott also asked if the hotel research only came from Apex. Ashley Ownbey replied that the research came from several peer communities.



Ashley Ownbey concluded the presentation on Section 6-5 and reviewed changes to Section 6-7, Signs. She also introduced Ben Hitchings from Green Heron Planning, LLC, a consultant helping with the updates to the sign ordinance. Ashley Ownbey reviewed that amendments to the sign standards in the UDO largely serve to improve the readability of this section, incorporate findings from peer research and public engagement, and address changes in the evolving federal legal framework for sign regulations. Key revisions include a reorganization of the sign standards, selected revisions and additions to sign definitions, a reworking of the standards for temporary signs, reformatting of the sign table, reduction in the allowable area, height, and location of freestanding pole signs, clarification of the standards for advertising in murals, and introduction of new sign types, such as gasoline canopy signs and window signs.

David Scott asked if “snipe signs” had always been out of compliance. Ashley Ownbey replied that enforcement is currently taken to remove these types of signs.

David Scott asked about multiple temporary signs prior to elections and if there was already a start date prior to elections that signs could be put up. Ashley Ownbey replied that the City currently allowed for 45 days prior, and the State regulates the political signs in DOT rights-of-way, but local jurisdictions can regulate elsewhere.

Susan Semonite asked if the State regulated when the election signs came down. Ashley Ownbey replied that the State does regulate that political signs must come down after an election. Susan Semonite also asked what the gas-filled signs were. Ashley Ownbey explained that blow-up signage could be air- or gas-filled.

Tom Boney Jr., Editor and Publisher for The Alamance News, asked if the City was still allowed to regulate time periods for political signs. Ben Hitchings replied that with the 2015 court case and the new 2022 court case *City of Austin v. Reagan National Advertising of Austin, LLC*, the ruling still allowed local jurisdictions to regulate time, place, and manner standards. He stated that he would send the new regulations to a UNC School of Government colleague to take a second look.

Tom Boney Jr. also asked if the new changes had been approved by the City Attorney. Ashley Ownbey replied that the City Attorney had been part of the process from the beginning. She said that they had discussed the temporary sign allowance with the Attorney and a residential property owner could use their one temporary sign allowance for a political sign at any point of the year, but multiple signs are only allowed around elections.

David Scott asked to clarify where the 45-day prior rule would be included. Ashley Ownbey replied the updates to the sign ordinance would establish the 45-day prior rule on political signs. Ben Hitchings clarified that the new language allowed for multiple temporary signs on private property and did not state they had to be political.

David Scott asked if billboards were included in the decrease of display area for pole signs. Ashley



Ownbey responded that billboards had separate standards from freestanding pole signs.

Susan Semonite asked if the existing pole signs would have to adhere to the new standards of having a ground sign if pole signs were prohibited. Ashley Ownbey replied that the UDO had a provision for non-conformities and that only structurally altering or relocating a pole sign would result in adhering to the new approved standards. Susan Semonite also asked if sign face changeouts would also require bringing the sign into conformity. Ashley Ownbey said a sign face change out would not constitute a major change.

Chairman Tulauskas opened the floor for public comments.

Mary McFarland of 307 North Wilba Road, asked about signage at her business located at 303 West Ruffin Street. Ashley Ownbey reviewed the zoning for Ms. McFarland's property and stated the City is proposing that property zoned B-2, General Business could have pole signs, but she could not confirm Ms. McFarland's sign would be classified as a pole sign without further review.

Ed Priola of 747 South Eighth Street, commented that he did not hear a full answer to Mr. Boney's question about limiting free speech and having a 45-day limit on signs on private property which was concerning. He said that having temporary signs on private property was the only way people could express themselves in a political sense. He asked how the City could even limit how many signs were allowed on personal property and would like to see a more legal answer. He said that he liked the change of at least allowing one political sign year-round but would like to understand how they could limit signs at all on private property with the 45-day limit. Chairman Tulauskas replied that these standards were not finalized and the City was going to research the legalities more before bringing the final proposed changes to City Council.

Tom Boney, Jr. commented that he recalled that there was a finding from the UNC School of Government staff against local jurisdictions putting a time limit on signs. Ben Hitchings replied that he was not aware of the exact item Mr. Boney was referencing. He stated that he would check with Adam Lovelady who was one of the Land Use Development faculty regarding the temporary sign standards.

Tom Boney, Jr. asked how many changes to proposed parking requirements began with inquiries or requests from developers. Ashley Ownbey replied that for certain uses, including hotels, industrial uses, and medical offices, staff began noting concerns as projects were reviewed. No developer had made a specific request.

Tom Boney, Jr. asked if parking could be offset with increased landscaping. Ashley Ownbey replied that Phase 3 of the UDO updates would address landscaping and any incentives to use with parking.

Judy Taylor asked if the square footage allowed for a pole sign would be per side or the total amount. Ashley Ownbey replied the square footage would be per side, with a maximum of two sides. David Scott commented that the Ruby Tuesday's sign that had three sides would only count



the two advertising sides and not the third side.

Mary McFarland commented that it was hard to find things when the signs are ground signs. She said that sometimes growing communities have so many signs that putting everything on the ground makes it hard to see.

Ashley Ownbey informed the Planning Board that staff would research further the topics that had come up in discussion and bring new information to the next Planning Board meeting.

5. Proposed Text Amendment to the City of Mebane Unified Development Ordinance Article 4 (“Use Regulations, Density, and Dimensional Standards, Development Standards for Individual Uses”), Table 4-1-1 (Table of Permitted Uses) and Section 4-7.7, D, to allow Equipment Rental and Leasing (with outside storage) by Special Use Permit in the B-2 General Business District by 3S Investments, LLC.

3S Investments, LLC, requested a text amendment to allow Equipment Rental and Leasing (with outside storage) by Special Use request in the B-2 Zoning District. Ashley Ownbey stated that the use had general development standards in place to protect residential neighbors. She also stated that the request would be generally consistent with City of Mebane’s Comprehensive Plan, *Mebane by Design* and would still afford protection of residential neighbors through the process of a Special Use Permit.

Chad Huffine, representing 3S Investments LLC, presented that the Equipment Rental and Leasing (with outside storage) would provide another option for business growth in the B-2 zoning district. He also said that the text amendment would still require a Special Use Permit, which would go through staff, Planning Board, and City Council for approval. Mr. Huffine stated that there were other businesses in the B-2 zoning district that he thought would also benefit from having the outside storage option.

Kurt Pearson asked Ashley Ownbey if staff would still be looking at screening and standards. Ashley Ownbey replied that staff would still review the general standards and each case would be reviewed by Planning Board and City Council as part of the Special Use Permit process.

Tom Boney Jr. asked where the business is that was requesting the text amendment. Chad Huffine replied that the text amendment was in general for all businesses in the B-2 zoning district who fall under the use of Equipment Rental and Leasing (with outside storage).

Tom Boney Jr. asked why the specific business could not ask for a waiver instead of a text amendment. Ashley Ownbey replied that a text amendment is necessary in order to allow the use to be permitted in the underlying zoning district. Staff could not consider a waiver for a use not allowed.



Kurt Pearson made a motion to approve the text amendment for Equipment Rental and Leasing (with outside storage) in the B-2 zoning district with a Special Use Permit as follows:

Motion to approve the text amendment as presented; and

Motion to find that the application is consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan, Mebane by Design.

Keith Hoover seconded the motion, which passed unanimously.

6. Request to rezone the +/- 6.19-acre property located on Wilson Road and Forest Oaks Lane (PIN 9824046036), from R-20 to B-2 (CD) to allow for a farm supplies and equipment retail use by Hendon Properties, LLC.

Hendon Properties, LLC requested approval to conditionally rezone a property totaling +/- 6.19 acres located on the corner of Forest Oaks Lane and Ben Wilson Road (GPIN 9824046036) from R-20 to B-2 (CD) to allow for a Farm Supplies and Retail use. The property is located in Alamance County in the Extra-Territorial Jurisdiction (ETJ) and would need to petition for annexation into the City to connect to City utilities. The property is currently vacant with a gravel overflow parking lot for Chick-Fil-A and a stormwater pond. According to City of Mebane's Comprehensive Land Development Plan, *Mebane by Design*, the property is located in the secondary growth area and generally commercial in nature. The applicant also proposes to subdivide the parcel into three separate lots with one lot as the Farm Supplies and Retail use, the second lot for future development and overflow parking, and the third lot as the stormwater retention area.

The site-specific plan, proposed multi-modal improvements, and proposed conditions are provided in the meeting agenda packet available [here](#).

Rachel Gaffney provided a more detailed overview and PowerPoint presentation of the request.

Keith Hoover asked if this development would open up Wilson Road. Rachel Gaffney responded that one of the conditions of approval was to build out to the North Carolina Department of Transportation stub road associated with the widening of Mebane Oaks Road instead of conducting a TIA study.

David Scott asked if the applicant must have easement agreement before approval. Ashley Ownbey responded right-of-way must be acquired and legally recorded before construction plans are approved.

Keith Hoover asked if all of the affected neighbors were notified since very few had shown up for the meeting. Rachel Gaffney responded that the applicant held neighborhood meetings and the City notified all property owners within a 300-mile radius as well as posting signs to the property.

The following individuals attended the meeting to represent the zoning request:

Mark Tiller of Hendon Properties, LLC



Matt Lowder, a civil engineer with Bowman North Carolina Ltd.

Mark Tiller commented Ms. Gaffney had presented all of the details of his request but would answer any specific questions the Board or public may have.

Kurt Pearson asked if a community meeting had been held. Mark Tiller replied that he did have community meetings and had placed packets in neighbors' mailboxes to inform them when the meetings would be held. He said he had held one meeting on Zoom and another at Wendy's. Mr. Tiller commented he only spoke with about 4 of the 21 notified property owners.

David Scott asked Mr. Tiller if any of those he spoke to had asked for additional buffering on the back side of the property that abuts the residential development. Mark Tiller replied that no one had brought up landscaping, but he did hear many concerns about the water drainage with the current stormwater pond, the water down Forest Oaks Lane, and the overflow of the stream.

Kurt Pearson asked about how many times Mark Tiller had presented to the Mebane Technical Review Committee (TRC). Mark Tiller responded that he had been through the process about three times. Kurt Pearson also asked if the TRC asked to increase the buffer. Mark Tiller replied that the TRC had required the standard Type B buffer per the Mebane UDO.

Susan Semonite asked if the current stormwater area was to remain. Mark Tiller replied that the current pond would be enlarged and improved.

Susan Semonite also asked if the second driveway was primarily just for loading. Mark Tiller replied that the second driveway would be used primarily for deliveries. Keith Hoover asked if the road would be wide enough to accommodate large trucks. Mark Tiller replied that the opening was a little wider for the large trucks to make the turn. Matt Lowder also commented that Forest Oaks Lane would be widened with curb and gutter added to accommodate the larger trucks as well.

Matt Lowder presented that the new plans will have a 100-year stormwater pond that the TRC had proposed to reduce the amount of water on Forest Oaks Lane. He stated that the 100-year rain event pond was a higher standard than required for the use but was a recommendation from the TRC to address the drainage concerns in the area.

David Scott asked if there was new curb and gutter on both sides of Forest Oaks Lane. Matt Lowder responded that there would be curb and gutter added to both sides for the increase of traffic. David Scott asked if other properties affected by the road improvements would have to contribute funding. Matt Lowder replied that there would be no costs for the other property owners and that all costs would be covered by the developer.

Judy Taylor asked what the road widening would be. Matt Lowder replied that the road would have a new turn lane added and the second driveway would have a wider radius for trucks to turn into.



Susan Semonite asked if the gravel area that Chick-Fil-A uses for overflow parking would be kept. Matt Lowder replied that they planned to have a paved parking area for Chick-Fil-A to use as their overflow parking. Kurt Pearson asked if that parking would go away when that property was developed. Mark Tiller responded that they plan to have an agreement with Chick-Fil-A to keep that parking area even if that property was developed in the future.

Keith Hoover asked why the two driveways had been moved from Wilson Road to Forest Oaks Lane as originally shown on the plans. Matt Lowder replied that during TRC review, it was suggested to move the driveways to Forest Oaks Lane which made more sense with the traffic pattern. Keith Hoover also asked about the stub being continued on Wilson Road. Matt Lowder replied that the developer would construct Wilson Road to the NCDOT stub, which provides an additional connection to Mebane Oaks Road.

Keith Hoover wanted to clarify that the stormwater pond was still going to remain. Matt Lowder replied that it would basically remain but would be elongated and enlarged to create the 100-year retention pond as requested by the TRC.

Tom Boney Jr. asked what the timeframe was for constructing the Tractor Supply. Mark Tiller replied that they were hoping to start in late Spring with Council approval and TRC approval.

Chairman Tulauskas opened the floor for public comments.

Jared Schumann of 3987 Forest Oaks Lane stated that he had conducted research in 2014 when he first purchased his property that the stormwater pond was not to be enlarged, but the proposed site plan showed the tree line being removed. He expressed concern that his property value would decrease when Tractor Supply was constructed since the second driveway was only about 100 feet from his driveway. He also asked when the Tractor Supply was planned to be finished. Mark Tiller replied that they were looking at construction being completed by the end of the year.

Jared Schumann also asked if the power line would be fixed since it was currently entangled in trees. He indicated he was originally planning to have some of those trees cut back to improve the situation. Susan Semonite asked why he was personally fixing it. Mr. Schumann replied that Duke had told him that they would not clear the trees. Mr. Schumann believed was one tree away from having a power outage. He asked if the landscaping proposed would be removing trees. Mark Tiller replied the intent was to keep as much existing vegetation as possible. Mr. Tiller also remarked that usually Duke is receptive to clearing power lines and he would be open to calling Duke himself to see if they would clear the power line.

Susan Semonite asked if the planned buffer included existing trees. Matt Lowder replied the plan is to keep approximately twenty feet of buffer of existing vegetation and add additional landscaping to meet the 50-foot buffer requirements.



Mary McFarland asked if the new Tractor Supply would have a dog washing station. Mark Tiller responded that it was slated to have one. Ms. McFarland also commented that 89 parking spaces was a lot for a Tractor Supply store and asked about UDO requirements. Ashley Ownbey replied the development was meeting requirements for retail sale of bulky items and considering both indoor and outdoor retail space.

Kurt Pearson made a motion to approve the B-2 (CD) zoning request from Hendon Properties, LLC as follows:

*Motion to approve the B-2 (CD) zoning as presented; and
Motion to find that the application is consistent with the objectives and goals in the City's 2017 Comprehensive Land Development Plan, Mebane by Design specifically for the property being within the City's G-4 Secondary Growth Area generally commercial in nature (Mebane CLP, p.66).*

David Scott seconded the motion, which passed unanimously.

7. New Business

Ashley Ownbey updated the Planning Board of ways to provide input for the US 70 multi-modal corridor study.

8. Adjournment

Chairman Tulauskas adjourned the meeting at approximately 8:12 p.m.



AGENDA ITEM #4

Amendments to the Unified Development Ordinance

Presenter

Ashley Ownbey, Development Director

Public Hearing

Yes No

Summary

The Planning Board shall advise and comment on the request to amend portions of Article 6 of the Unified Development Ordinance (UDO). *Consideration of the amendments is designed for two Planning Board meetings. The information will be initially presented to the Planning Board at the March 13, 2023, meeting. Recommendations from the Planning Board are requested at the April 10, 2023, meeting.* The proposed amendments are the second phase of updates to the UDO and focus on minimum parking standards and the sign ordinance. Green Heron Consulting, LLC, assisted staff in updating the sign ordinance.

Background

The City of Mebane UDO regulates all development and land use in the City and extraterritorial jurisdiction. The City adopted the UDO in 2008 and has regularly amended it to reflect current and emerging needs. The most significant recent changes occurred in the summer of 2022, with the first phase of comprehensive UDO amendments. This second phase of proposed amendments are voluntary and reflective of public input, professional opinions of staff and the City consultant, or updates consistent with contemporary best practices.

Public engagement for the UDO amendments initiated with an open house in December 2021. Surveys for various topics, including parking and signs, were released the following month. Nearly 100 individuals responded to the surveys for parking and signs. The feedback of these surveys is summarized and included as an attachment. The results of the surveys guided staff recommendations on some of the proposed amendments.

Early in the process of updating the Mebane UDO, staff recognized that several of the proposed UDO amendments are likely to generate more discussion than others. To distribute comments and shepherd through amendments in a timely manner, staff opted to present changes to the UDO in phases. The first phase of amendments was considered by the Planning Board in May 2022 and approved by the Mebane City Council in June and July 2022. This first phase consisted of many changes, including amendments to the Table of Permitted Uses, dimensional standards, perimeter landscaping, streetscaping, definitions, and standards for fences and accessory structures. The second round of amendments features: 1) a new set of sign standards, and 2) new parking and stacking requirements. A third phase of UDO amendments will be presented in the coming months and will include minor revisions and new supporting illustrations to aid in public and staff interpretation of the UDO.

At their March 13, 2023, meeting, the Mebane Planning Board received a presentation of the proposed amendments to Section 6-5 and Section 6-7 of the Mebane UDO. Members of the Planning Board requested more information about some of the proposed changes. Staff completed additional research, which is summarized below.

Parking for Two-Bedroom Apartments: Staff proposed to change the minimum parking requirement for two-bedroom apartments from 1.75 spaces per unit to 1.5 spaces per unit. After research, staff still recommend this proposed amendment.

- In review of 18 peer communities, nine communities require the same or fewer parking spaces for two-bedroom apartments.
- In addition to parking by apartment unit, the proposed amendments also include multi-family developments providing parking for certain amenity areas.
- Multi-family developments may exceed the parking minimum without a parking study. The current and proposed language for when a parking study is required only applies to non-residential developments.
- In review of data and literature, staff found:
 - The 2021 American Community Survey showed renter-occupied households own fewer cars than owner-occupied households. In Mebane, 62.7% of renter occupied households only owned one car in 2021, whereas 86.3% of owner-occupied households had two or more vehicles.
 - Many communities are moving to parking maximums as opposed to parking minimums, which reduces the construction of parking lots that are larger than necessary. In North Carolina, roughly a dozen communities have implemented versions of parking maximums.

Parking for Post Offices: Staff proposed using the same minimum parking requirement for all government uses, including post offices. Land and facilities of the federal government are not subject to local zoning regulations. As such, the reference to post offices has been removed from Table 6-5-1.

Parking for Manufacturing and Industrial Uses: Staff recommended a new calculation for manufacturing and industrial uses to account for the construction of shell buildings. The Planning Board recommended adding language to allow for parking reductions related to the trend towards automation, data centers, and other technology. This section of Table 6-5-1 has been updated.

Parking for Hotels and Motels: Staff proposed to reduce the parking requirements for hotels and motels from 1.1 and 1.25 spaces per room to 5 spaces plus 1 space per room and parking for meeting space, restaurants, etc. After research, staff still recommend this proposed amendment.

- In review of 18 peer communities, fifteen communities require the same or fewer parking spaces for hotels and motels.

Regulation of Temporary Signage with a Political Purpose: The proposed changes to regulation of temporary signage have been reviewed by faculty with the UNC School of Government and the City

Attorney. The standards are structured to address “time, place, and manner” and not the content of speech displayed on temporary signs. No considerable changes to this section are proposed by staff. The City Attorney recommended specifying the purpose of the multiple signs allowed prior to an election and language has been added to identify a political purpose.

Summary of Proposed Amendments

Staff is proposing amendments to two sections of Article 6 of the UDO – Section 6-5: Parking, Stacking, and Loading and Section 6-7: Signs.

Section 6-5: Parking, Stacking, and Loading

Amendments are proposed to update the required number of parking and stacking spaces. Most of the proposed changes are to Table 6-5-1 and are aimed at making the Table simpler to read. City staff recommendations are as follows:

- 1) Increase the percentage by which a nonresidential development can exceed the minimum parking standards before a parking demand study is required from 120% to 150%. The recommendation comes as some of the minimum parking requirements are proposed to decrease and recent reviews by staff show 120% leaves less flexibility in considering development proposals.
- 2) Additional language to improve how staff consider the amount of required parking for uses not specified in Table 6-5-1.
- 3) All references to stacking requirements have been removed from Table 6-5-1 and relocated to a new section.
- 4) Consolidation of group residential uses into one category, with the elimination of specific standards for “Boarding and room house” and “Homeless shelter.”
- 5) Relocation of “Bed and Breakfast” from Residential Uses to Business, Professional, and Personal Services consistent with how the use is categorized in the Table of Permitted Uses.
- 6) Application of the same parking standard for one- and two-bedroom apartment units consistent with staff research of peer communities.
- 7) New standards proposed for certain amenity areas in residential developments and mail kiosks.
- 8) Elimination of parking requirements for specific recreational uses and a new requirement that all recreational uses provide a parking and loading study to establish the minimum required. As recreational uses are most often constructed by the City of Mebane, this would be incorporated into the planning for new parks and recreational facilities.

- 9) A basic standard is proposed for Educational and Institutional Uses, resulting in the elimination of the specific requirement for “Elementary and middle schools” and clarifications of other requirements.
- 10) Consolidation of government-related office uses and medical uses, with the elimination of specific standards for “Government offices, post offices” and “Nursing and convalescent homes.”
- 11) The requirement for “Vocational, business, or technical schools” has been relocated from the Business, Professional, and Personal Services category to the Educational and Institutional Uses category and renamed to “Career and education centers; technical institutes.” Parking requirements are updated to be more consistent with the basic standard proposed for educational uses.
- 12) Additional parking requirements are specified for places of worship that include fellowship halls or similar facilities.
- 13) A basic standard is proposed for Business, Professional, and Personal Services, resulting in the clarification of certain requirements and elimination of the specific requirements for the following uses:
 - Banks and financial institutions
 - Kennels or pet grooming
 - Laundromat (coin-operated)
 - Laundry and dry-cleaning plants or substation
 - Laboratories
 - Motion picture production
 - Offices not otherwise classified
 - Services and repairs not otherwise classified
- 14) New language and more uses have been added to the use previously identified as “Barber and beauty shops.”
- 15) Car and truck washes have been combined.
- 16) A new parking requirement is proposed for “Hotels and motels” to better align with standard requirements identified in peer communities. A need to evaluate this requirement was identified with review of the hotel development on Lowes Boulevard.
- 17) A new parking requirement is proposed for “Medical, dental, or related offices” to better align with standard requirements identified in peer communities. A need to evaluate this requirement was identified with review of the new medical office building by Duke Health on Gregory Poole Lane.
- 18) Additional parking requirements are specified for “Theaters (indoor)” that include a restaurant, bar, or event space.

- 19) The amount of parking required for “Veterinary service” is reduced consistent with staff’s research of the requirement for medical offices.
- 20) A basic standard is proposed for Retail Trade, resulting in the clarification of certain requirements and elimination of the specific requirements for the following uses:
 - Convenience stores
 - Department stores, food stores
 - Retail sales not otherwise classified
 - Services stations, gasoline sales
- 21) “Restaurants” are proposed to use the same parking requirement as “Bars, night clubs, and taverns.”
- 22) Elimination of the specific requirements for “Furniture, floor covering sales” as the requirements for “Retail sales of bulky items” can be used.
- 23) A minor name change to “Vehicle sales/rentals” and specification that parking spaces are required for vehicles displayed for sale or rent.
- 24) A basic standard is proposed for Wholesale Trade, resulting in the elimination of specific requirements.
- 25) A basic standard is proposed for Transportation, Warehousing, and Utilities, resulting in the clarification of certain requirements.
- 26) A new parking requirement is proposed for “Self-storage warehouses” to recognize the limited parking needs of this use and be calculated based on the number of storage units.
- 27) Elimination of parking requirements for “Marinas; dry stack storage,” which are not specified uses in the Table of Permitted Uses.
- 28) A new parking requirement is proposed for Manufacturing and Industrial Uses that is calculated based on the square footage of a facility instead of the number of employees. The current calculation is difficult to apply when industrial site plans are proposed before an end user is known. Language is included with the new requirement to allow for consideration of the number of employees when known **as well as the type of operations and technology**.
- 29) Elimination of parking requirements for “Flea markets; other open-air sales,” which are generally not allowed by the Table of Permitted Uses.
- 30) A new section has been added for stacking standards. Previously, stacking standards were incorporated into Table 6-5-1 with off-street parking requirements. The new section identifies

standards for stacking spaces and more clearly identifies which uses requiring stacking spaces. Two new uses – “Gate house” and “Vehicle service stations” – have been identified.

Section 6-7: Signs

Amendments to the sign standards in the UDO largely serve to improve the readability of this section, incorporate findings from peer research and public engagement, and address changes in the evolving federal legal framework for this activity. Key revisions include a reorganization of the sign standards, selected revisions and additions to sign definitions, a reworking of the standards for temporary signs, reformatting of the sign table, reduction in the allowable area, height, and location of freestanding pole signs, clarification of the standards for advertising in murals, and introduction of new sign types, such as gasoline canopy signs and window signs. City staff recommendations are as follows:

- 1) Add a statement to the Purpose and Intent section to recognize free speech protections.
- 2) The following changes are proposed for Sign Definitions:
 - Relocate sign definitions to Article 12 consistent with other sections of the UDO.
 - Amend definitions for the following sign types to remain content neutral: Banners; Construction Sign; Real Estate Sign; Temporary Signs.
 - Update the definition for Electronically Controlled Message Sign to reflect changes in illumination methods.
 - Removal of the definition for Identification Sign. This sign type has been eliminated and combined with ground or monument signs.
 - Update the definition for Marquee Sign to remove the definition for marquee, which is already defined in Article 12.
 - Add a new definition for Mural that clearly distinguishes works of art from advertising for commercial purposes.
 - Add a new definition for Snipe Sign, which is proposed to be prohibited.
 - Add a cross-reference to the definition for Warning Sign.
- 3) Reorganize the section to review prohibited and exempt signs before describing general sign standards. Descriptive headers have been added to all three sections to improve the organization of standards.
- 4) The following changes are proposed to Prohibited Signs:
 - Sign spinners are now identified as a prohibited sign type. This is a common prohibition in peer communities.
 - The description of the prohibition of signs extending above the roof line has been clarified. Additionally, a graphic has been added to assist in interpretation.
 - Clarifying language has been added to communicate about the need for encroachment agreements for certain signs allowed to project over the right-of-way.
 - A new prohibition is added for signs with certain types of electronic animation, which could create distractions for motorists.
 - A new prohibition is added for snipe signs to prevent unpermitted and unauthorized signs primarily in the right-of-way and on utility poles.

- Clarifying language is added to the prohibition of string lighting to allow the use of non-flashing lighting for certain uses, such as outdoor seating for restaurants.
- 5) The following changes are proposed to Exempt Signs:
- Clarifying language has been added to the description of approved banners to better communicate when approval from the NCDOT is required.
 - Consistent with North Carolina General Statutes, fence-wrap signs and political signs in the NCDOT right-of-way are listed as exempt.
 - A description of hand-carried signs is now provided.
 - Incidental signs with limited display of company logos are now listed as exempt.
 - The description of legal notices has been revised to include broader language.
 - Temporary signage is now organized into a single section. Language has been revised to remain content neutral. New standards are included to better address the allowance for yard signs. Additionally, the number of construction signs for new development has been increased from one to two and specific standards have been added for temporary signage when properties are being renovated or redeveloped. Gas-filled figures are no longer allowed for signage associated with temporary events.
 - Exemptions for works of art and window signs have been removed. New standards have been added.
- 6) Minor revisions are proposed for General Sign Standards, largely the organization of all standards related to sign illumination into a single section. A new standard is included for neon signs, which is referenced in the sign illumination section.
- 7) A new section has been added to identify how sign area and height is calculated and measured. The current definitions for sign area and sign height are used in this section.
- 8) The following changes are proposed to Sign Placement, Size, Height, Setback, Separation, Clearance, and Construction by Sign Type:
- A new table is proposed, which includes example photos and a uniform list of standards.
 - Minor changes are proposed to the following sign types: Awning or Canopy Sign; Marquee Sign; Menu Board Sign; Portable Sign; Projecting Sign; Suspended Sign.
 - Separate standards are now proposed for Ground or Monument Sign and Freestanding Pole Sign. Standards for Identification Signs are now listed with Ground or Monument Sign.
 - Proposed changes to standards for Ground or Monument Sign include allowing the sign type in all zoning districts, distinguishing requirements for single tenant and multi-tenant signs, revisions to the maximum sign area for both, revisions to the maximum height for single tenant signs, and the requirement for landscaping at the base. The setback from property lines has been eliminated and clarification has been added regarding changeable copy as a sign face.
 - Proposed changes to standards for Freestanding Pole Sign including limiting the signs to the General Business, Light Manufacturing, and Heavy Manufacturing Zoning Districts, reducing the maximum sign area, reducing the maximum height, and prohibiting use of pole signs by

- multiple tenants. Internal illumination has been listed as the only illumination source and clarification has been added regarding changeable copy as a sign face.
- Four new sign types are proposed: Gas Canopy Sign; Mural: Neon Sign; Window Sign. Staff reviewed requirements of peer communities in establishing these standards.
 - Proposed changes to Wall Sign include allowing for secondary signs on larger facades, clarifying allowable illumination methods, clarifying the calculation of wall sign area, increasing the maximum sign area for a single sign, accounting for height in the calculation of wall sign area and location, and including an incentive associated with the number of wall signs to encourage ground or monument signs over freestanding pole signs.

Financial Impact

N/A

Staff Recommendation

Staff recommends approval of the presented amendments for amendment of the Mebane UDO.

Suggested Motion

Motion to approve the amendments to the City of Mebane Unified Development Ordinance as presented. The amendments are consistent with the objectives and policies for growth and development in the Comprehensive Land Development Plan *Mebane By Design*.

Attachments

1. UDO Survey Report
2. Proposed text amendments to the Unified Development Ordinance
 - a. Section 6-5: Parking, Stacking, and Loading
 - b. Section 6-7: Signs

SUMMARY OF UDO SURVEY RESPONSES

As part of the Planning Department's efforts to revise the Mebane Unified Development Ordinance (UDO), we launched a series of surveys to gather input on the following topics:

- Fences and Accessory Structures
- Property Standards
- Open Space and Landscaping
- Parking
- Signs
- Table of Permitted Uses
- Nonconformities

These surveys were open from mid-January 2022 through the end of February. They were advertised on the City's website and Facebook page.

This report summarizes the responses from the following surveys:

- Parking Standards - Page 2
- Sign Standards - Page 3

Copies of each survey form are provided in a [separate appendix](#).

Prior to launching the surveys, the Planning Department held an open house and information session on December 13th, 2021. Posters on each topic were presented during the open house. These posters influenced the design of the public input surveys and are available on the City's Website: <https://cityofmebanenc.gov/udo-info-posters/>.

PARKING STANDARDS

WHAT DID WE ASK?

We asked respondents to consider where more parking is needed for bicycles, ADA spaces, electric vehicle charging stations, and compact cars.

We asked if there were any locations with too much or too little parking for standard motor vehicles.

WHO RESPONDED?

- 97 survey responses
- 96% of respondents live in or around Mebane
- 9% own a business in Mebane

WHAT DID WE LEARN?

Respondents would like to see MORE...

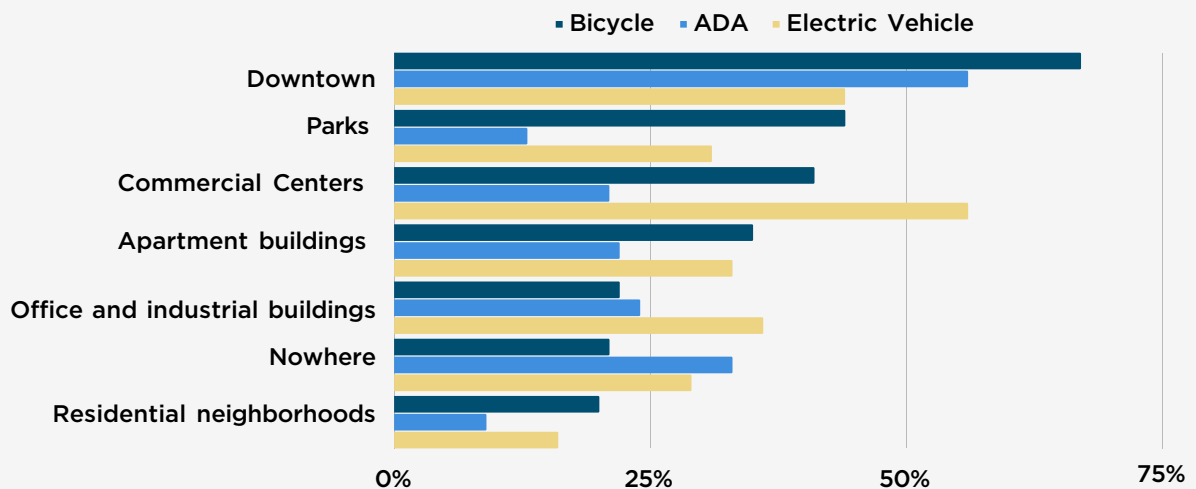
- Bike parking in Downtown, at Parks, and in Commercial Centers.
- ADA spaces in Downtown.
- Electric vehicle charging in Commercial Centers and Downtown.

A majority of respondents do not want dedicated compact car parking.

Large commercial sites were often mentioned as having too much parking for standard motor vehicles. While, Downtown was listed as having too little parking for standard motor vehicles.

WHERE IS MORE PARKING NEEDED?

Percentages are calculated from 97 unique responses. Respondents could select multiple options.



SIGN STANDARDS

WHAT DID WE ASK?

We asked respondents to consider the most important factors in sign regulations, the size of signs, the height of signs, the number of signs, and temporary signage.

WHO RESPONDED?

- 95 survey responses
- 98% of respondents live in or around Mebane
- 8% own a business in Mebane

WHAT DID WE LEARN?

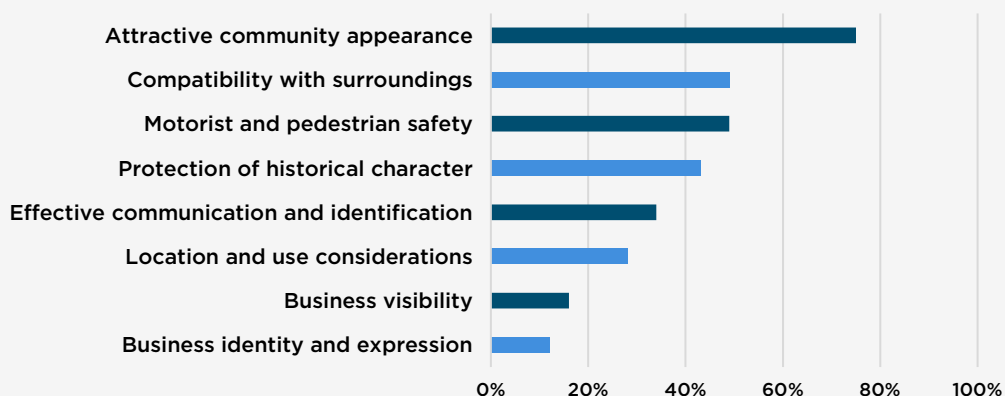
75% of respondents rated “Attractive community appearance” as one the most important factors to consider in sign regulations. The next two highest rated factors (49% of respondents) were “Compatibility with surroundings” and “Motorist and pedestrian safety.”

The majority of respondents expressed a preference for smaller signs (58%) and fewer signs (75%). A clear preference for height of signs did not emerge, with 46% of respondents indicating a preference for signs closer to the ground, 33% indicating a preference for taller signs, and 14% indicating no preference.

More than 60% of respondents expressed support for regulating the quantity, size, and time of display for temporary signage.

WHICH FACTORS ARE MOST IMPORTANT TO CONSIDER FOR REGULATING SIGNS IN MEBANE?

Percentages are calculated from 95 unique responses. Respondents could select multiple options.



6-5 Parking, Stacking, and Loading

A. General Requirements

1. Parking, Stacking and Loading Space Required

When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity. Parking requirements for uses in the B-1 Central Business District shall be reviewed on a case-by-case basis and deviations in the number of required parking spaces may be made in accordance with the provisions of Section 6-5.C, 5.

2. Required Number

The minimum number of required off-street parking, stacking and loading spaces is indicated in subsection 6-5.3 C (parking ~~and~~), subsection 6-5.D (stacking) and subsection 6-5.7 G (loading). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified. Bicycle racks shall be required at a ratio of one bicycle rack for every dedicated handicapped space, as required by 6-5.A. 3.

Commented [AO1]: Updated references.

Amended June 6, 2022

3. Handicapped Spaces

Spaces for the physically handicapped shall be provided as required by the NC Building Code, Volume I-C and the Americans with Disabilities Act of 1990.

4. Minimum Number of Parking Spaces

In all instances, except for residential and accessory uses, where less than five off-street parking spaces is required by Table 6-5-1, a minimum of five automobile parking spaces and one bicycle rack shall be provided.

Amended June 6, 2022

5. Reduction of Minimum Requirements

Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Article.

6. Maintenance

All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.

7. Access

All parking, stacking and loading facilities shall have vehicular access to a public street or approved private street.

8. Use for No Other Purpose

Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for authorized temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

9. Compliance with Air Quality Standards

The construction of or modification to (i) open parking lots containing 1,500 or more spaces or (ii) parking decks and garages containing 750 or more spaces shall comply with the concentrated air emissions standards of the NC Division of Environmental Management.

10. Parking of Vehicles in Residential Districts

Parking vehicles in excess of one ton rated capacity shall be prohibited in a residential zoning district except for loading and unloading purposes, for emergency home service, or for use in the conduct of a legal nonconforming use; and then parking of such vehicles shall be permitted only on the property occupied by the legal nonconforming use. In no case shall parking of such a vehicle be permitted on the street.

11. On-street Parking Restrictions

See Chapter 34 of the City of Mebane Code of Ordinances for specific regulations regarding parking restrictions on public streets, including prohibitions against the on-street parking or storage of certain types of motor vehicles and the on-street parking of oversized motor vehicles.

12. Electric Vehicle Charging Stations

Provision of an electric vehicle charging station shall be credited as the equivalent of two parking spaces for vehicles with combustion engines.

Amended June 6, 2022

B. Parking Requirements for Change in Use

If a change in use causes an increase in the required number of off-street parking, stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance; except that if the change in use would require an increase of less than five percent in the required number of parking spaces, no additional off-street parking shall be required.

C. Number of Parking and Stacking Spaces Required

1. The minimum number of required off-street parking ~~and stacking~~ spaces is indicated in Table 6-5-1. However, in no event shall a nonresidential use or the nonresidential component of a mixed-use development provide more than ~~420~~ **150** percent of the minimum parking spaces established in Table 6-5-1 except through the approval by the Zoning Administrator of a parking demand study, prepared by a qualified professional, which demonstrates the need for parking spaces in excess of ~~420-150~~ percent of the minimum requirement established in Table 6-5-1.
2. Whenever the number of parking spaces required by Table 6-5-1 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
3. For any use not specifically listed in Tables 6-5-1 or 6-5-2, the parking and stacking requirements shall be those of the most similar listed use, as determined by the Zoning Administrator. **The Zoning Administrator may also consider parking demand data from acceptable sources that report data for uses or a combination of uses that are the same or comparable to the proposed use.**
4. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question. The City recognizes that the B-1 zoning district serves the needs of a denser land use environment and that parking requirements may need to be reduced, as allowed by subsection 5.

Commented [A02]: Recent reviews by staff have revealed a need to increase this percentage before a parking demand study is requested.

Commented [A03]: This language is added to allow staff to consider reputable sources outside of the UDO.

Amended June 6, 2022

5. The City Council recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Table 6-5-1 may result in a development either with inadequate parking space or parking space far in excess of its needs. Therefore, the permit-issuing authority may permit deviations from the requirements of Table 6-5-1 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the general standard delineated in subsection 4 above.

The permit-issuing authority may allow deviations, for example, when it finds that a residential development is irrevocably oriented toward the elderly, disabled or other population that demonstrates a lesser parking need or when it finds that a

business or service is primarily oriented to walk-in trade. The permit-issuing authority may also, for example, require additional overflow or visitor parking in cases where the proposed lot sizes are such that anticipated parking needs for occasional visitors cannot be accommodated on individual lots. Whenever the permit-issuing authority allows or requires a deviation from the requirements of Table 6-5-1, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

Table 6-5-1
Off-Street Parking and Stacking Requirements
 Amended June 6, 2022

USE	MINIMUM SPACES REQUIRED
Residential Uses	
1) Boarding and rooming house; bed & breakfast	1/bedroom plus 2/3 employees on the largest shift
21) Group (i.e. homeless and temporary emergency shelter, Congregate care, boarding and rooming house, family care, or group care facilities)	1 per 4 beds plus 1 per 2 employees/volunteers and visiting specialist plus 1 per vehicle used in the operation
32) Multi-family dwellings (including condominiums)	
0 to 4 2 bedroom units	1.50/unit
2-bedroom units	1.75/unit
3 or more bedroom units	2.00/unit plus 0.5 per bedroom over 3 bedrooms
4) Homeless shelter	1/resident staff member, plus 2/3 nonresidential staff members and/or volunteers on the largest shift, plus 1/each vehicle used in the operation
53) Single-family detached & two-family dwellings; manufactured homes; townhouse dwellings; manufactured home parks; residential use in a nonresidential building	2/dwelling unit plus 0.5 per bedroom over 2 bedrooms
4) Pool, club house, meeting facility, or similar amenity in a residential or mixed-use development with more than 50 dwelling units	10 spaces plus 1 space for every 20 dwelling units farther than a half-mile from the amenity
5) Mail kiosk	Mail kiosks should be ADA accessible and accommodate off-street parking when possible.
Accessory Uses	
1) Accessory dwelling unit	1/attached unit, 2/detached unit
2) Caretaker dwelling	2/unit
3) Home occupation	1/each non-resident employee
Recreational Uses	
The minimum off-street parking requirements shall be established on the basis of a parking and loading study prepared by the applicant. Such a study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Zoning Administrator, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use. The study must document the source of data used to develop the recommendations.	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Auditorium; assembly hall; convention center; stadium	1/5 persons based upon the design capacity of the building

Commented [A04]: A new section is proposed for stacking standards.

Commented [A05]: Boarding and rooming house is now listed under "Group" for residential uses. Bed & breakfast has been moved to a the land use category consistent with Table of Permitted Uses.

Commented [A06]: Same standard of 1.5 spaces per unit is proposed to apply to both one- and two-bedroom units.

Commented [A07]: Combined into one group category

Commented [A08]: New standards for amenity and mail kiosk areas

Commented [A09]: Standards for specific recreational uses are eliminated. A parking demand study is proposed to be required for recreational uses.

USE	MINIMUM SPACES REQUIRED
4) Batting cages, golf driving ranges; miniature golf; shooting ranges	1/cage, tee, or firing point
5) Billiard parlors; tennis courts	3/table or court
6) Bowling centers	4/lane
7) Clubs; coin-operated amusement; physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
8) Riding academy	1/2 stalls
9) Go-cart raceways	1/go-cart plus 1/employee on the largest shift
10) Recreational vehicle park or campground	See development standards in Section 8.56.4-7.5(D)
11) Swimming pools; swim clubs	1/100 square feet of water and deck space
Educational and Institutional Uses shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> Educational Land Uses: 5 spaces plus 1 space per employee Institutional Land Uses: 1 space per 300 square feet of floor area 	
1) Ambulance services; fire stations; law enforcement stations; government offices	5 spaces plus 1/employee on the largest shift plus 1/vehicle used in operation
2) Career and education centers; technical institutes	1/300 square feet of office space plus 1/2 persons based upon the design capacity of the building
2-3) Churches or other places of worship	1/every 4 seats; in main chapel. Additional parking is required at a rate of 1 space for every 500 square feet of space dedicated as fellowship halls and similar areas.
3-4) Colleges and universities	7/classroom plus 1/4 beds in main campus dorms plus 1/250 square feet of office space plus 1/5 fixed seats in assembly halls and stadiums
4-5) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in the operation
5-6) Day care centers; day care homes	1/employee plus 1/10 clients plus stacking for 4 vehicles
6) Elementary and middle schools	5 spaces plus 1/employee
7) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
8-6) Hospitals; nursing/convalescent homes; wellness center	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/4 staff-doctor-1/vehicle used in the operation
<i>For doctor's office, please refer to 'Medical' land use under the Business, Professional, and Personal Service category.</i>	
9-7) Libraries; museums and art galleries	1/450 square feet of gross floor area for public use plus 2/3 employees on the largest shift
10) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
11-8) Senior high schools	In addition to the required parking for educational land uses, 1/4 students plus 1/employee
Business, Professional and Personal Services shall provide parking according to the following standard(s) unless otherwise specified: 1 space for every 300 square feet of gross floor area.	
1) Automobile repair services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on the largest shift
2) Banks and financial institutions	1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine

Commented [AO10]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO11]: The current requirement was incorrectly located under "Business, Professional, and Personal Services." A new standard and new name for the use is proposed.

Commented [AO12]: A new section has been created for stacking standards.

Commented [AO13]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO14]: All stacking is moved to a new section.

USE	MINIMUM SPACES REQUIRED
32) Barbers; salons; tattoo and body piercing studios and beauty shops	3/operator
43) Bed and breakfast	1/bedroom plus 2/3 employees on the largest shift
44) Car/truck washes	
a) Full-service	*stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on the largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/washing stall
5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in the operation
6) Equipment rental and leasing	1/200 square feet gross floor area In addition to the minimum space for gross floor area, individual spaces will be devoted to parking/storage of automobiles and/or equipment.
7) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in the largest operation
8) Hotels and motels containing...	5 spaces plus 1/room Restaurant/bar/meeting room space shall be calculated using 1 space per 300 square feet.
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
9) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on the largest shift
10) Laundromat (coin operated)	1/4 pieces of rental equipment
11) Laundry and dry cleaning plants or substation	*2/3 employees on the largest shift plus 1/vehicle used in the operation plus stacking for 4 vehicles/pickup station
12) Laboratories	*2/3 employees on the largest shift plus 1/250 square feet of office space
439) Medical, dental, or related offices	1.253/examining room plus 1/employee including doctors
14) Motion picture production	1/1000 square feet of gross floor area
15) Offices not otherwise classified	1/250 square feet of gross floor area
469) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/vehicle used in operation
4710) Theaters (indoor)	1/4 seats Restaurant/bar/event space shall be calculated using 1 space per 300 square feet.
18) Truck wash	3 stacking* spaces/stall
4911) Veterinary service (other)	2/4 doctor plus 1/employee including doctors
20) Vocational, business, or technical schools	1/100 square feet of classroom space plus 1/250 square feet of office space

Commented [AO15]: This standard was evaluated by staff following reviews for the new hotel development on Lowes Blvd.

Commented [AO16]: This standard was evaluated by staff after site plan review for Duke Health.

Commented [AO17]: Proposal to reduce the minimum requirement similar to reduction for medical offices.

Commented [AO18]: This has been renamed and moved to Educational and Institutional Uses consistent with the Table of Permitted Uses.

USE	MINIMUM SPACES REQUIRED
21) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in the operation
Drive-throughs not otherwise classified	Stacking* for 4 vehicles at each bay, window, lane, ordering station or machine in addition to the use requirement
Retail Trade shall provide parking according to the following standard(s) unless otherwise specified: 1 space for every 200 square feet of gross floor area].	
1) Bars, night clubs, taverns, and restaurants	1/3 persons based upon the design capacity of building plus 2/3 employees on the largest shift, located on the same zone lot
2) Convenience stores	1/200 square feet gross floor area plus 4 stacking* spaces at pump islands
3) Department stores, food stores	1/200 square feet gross floor area
4 2) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in the operation
5) Furniture; floor covering sales	1/1,000 square feet gross floor area]
7) Restaurants]	1/4 seats plus 2/3 employees on the largest shift & 11 total stacking* spaces with minimum 5 spaces at or before ordering station
8) Retail sales not otherwise classified	1/200 square feet gross floor area
93) Retail sales of bulky items (appliances, building materials, furniture, etc.)	1/500 square feet of gross floor area
64) Vehicle sales/rentals (i.e., motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured homes sales, etc.)	5 spaces plus 1/unit displayed for sale or rent plus 1/10,000 square feet of display area plus 2/3 employees on the largest shift
10) Service stations, gasoline sales	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking* spaces at pump islands
Wholesale Trade shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> • 1 space for every 2 employees on the largest shift • 1 space for every 200 square feet of retail sales or customer service area • 1 space per vehicle used in the operation 	
1) Market showroom	1/1,000 square feet gross floor area
2) Wholesale uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
Transportation, Warehousing and Utilities shall provide parking according to the following standard(s) unless otherwise specified:	
<ul style="list-style-type: none"> • 1 space for every 2 employees on the largest shift • 1 space per vehicle used in the operation] 	
1) Airport, bus and railroad terminals	In addition to employee and vehicle parking, 1/4 seats (i.e., passenger waiting area) plus 2/3 employees on the largest shift
2) Communications towers; demolition debris landfills; heliports; utility lines or substations	No required parking
3) Self-storage warehouses	1 space/5,000 square feet devoted to storage Minimum of 5 parking spaces or 1 space per 100 storage units, whichever is greater plus 1 space per vehicle stored.

Commented [AO19]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO20]: Now included with retail sales of bulky items.

Commented [AO21]: Now included with bars, night clubs, and taverns.

Commented [AO22]: Proposal for a basic standard without any specific standards.

Commented [AO23]: A basic standard is proposed. Certain uses have been combined and others eliminated when the basic standard meets the current standard.

Commented [AO24]: New standard is proposed to recognize minimal parking required of self-storage use

USE	MINIMUM SPACES REQUIRED
4) Marinas; dry stack storage	1 space/slip; 1 space/2 dry storage spaces
5) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on the largest shift plus 1/vehicle used in the operation
Manufacturing and Industrial Uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation 1 space per 1,000 square feet of gross floor area for buildings less than 400,000 square feet. 1 space per 2,000 square feet of gross floor area for buildings over 400,000 square feet. Additional parking or reductions in parking may be considered in accordance with this ordinance and with consideration to the expected number of employees on the largest shift and the type of operations and technology in use.
Other Uses	
Flea markets; other open air sales	1/1,000 square feet of lot area used for storage, sales, and display
Shopping Centers	
a) < 250,000 square feet gross floor area	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet

/ = per

* – NCDOT may require additional stacking spaces for uses abutting state or federal highways.

D. Stacking Standards

1. In addition to required parking and loading spaces, various land uses have vehicle stacking requirements designed to address internal vehicle queuing and staging needs. These regulations help ensure that there is adequate on-site maneuvering and circulation, that stacking vehicles do not impede the free flow of traffic on a parcel or on abutting streets, that provisions are made to separate stacking vehicles from loading areas and emergency vehicle lanes, that vehicular ingress/egress to a property is not impeded, and that stacking lanes will not have nuisance impacts on nearby land uses.
2. A stacking space:
 - i. Designated as a waiting area for vehicles whose occupants are queuing to make use of a service.
 - ii. Located outside of required drive-aisles, fire lanes, parking, and pedestrian areas to ensure vehicles do not impede the free flow of traffic through a property.
 - iii. Sized at 9 feet of width by 20 feet in length.

Commented [AO25]: Given the number of industrial shell buildings, staff proposes to change this requirement to be calculated according to the square footage instead of the number of employees. Based on conversations with applicants, one space per 1,000 square feet is a typical industry standard.

Commented [AO26]: Not a specified use in the Table of Permitted Uses

Commented [AO27]: A new section has been added for stacking standards. Previously, these standards were included with minimum required parking. Two new uses have been added. Otherwise, the stacking standards meet what is currently required.

3. Stacking lanes shall be designed and laid out in accordance with applicable Ordinance requirements and engineering specifications and shall be clearly identified through such means as striping, landscaping, pavement design and/or signage.
4. Stacking lanes shall be separated from drive-aisles, parking and pedestrian areas using landscaped islands, decorative pavement, and/or painted lines.
5. The following land uses shall provide the following vehicular stacking space(s):

**Table 6-5-2
Stacking Requirements**

Bank, Dry Cleaner, Laundry Service, Pharmacy		8 stacking space per individual drive-thru lane, pneumatic tube system, or automated teller machine (ATM).
Car Wash	Full Service	Stacking for 30 vehicles or 10 stacking spaces approach lane, whichever is greater
	Self Service	3 stacking spaces outside of wash bay (either side of wash bay)
Gate house		3 stacking spaces at gate/guard house for residential communities (entrance and exit lanes) Industrial gate houses should accommodate stacking for at least one tractor trailer.
Fuel Sales		4 stacking spaces at pump islands
Restaurant with drive thru/pick up window service		11 total stacking spaces* with minimum 5 spaces at or before ordering station
Vehicle service stations (including oil changing services, tire services, vehicle repair, etc.)		2 stacking spaces per individual service bay entrance and 1 at the exit of the service bay.

*NCDOT may require additional stacking spaces for uses abutting state or federal highways.

D. E. Design Standards for Parking, Stacking and Loading Areas

Commented [AO28]: Lettering updated throughout remainder of Section 6-5.

1. **Parking facilities shall be designed and constructed so as to:**
 - a. Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
 - b. Minimize delay and interference with traffic on public streets and access drives;
 - c. Maximize sight distances from parking lot exits and access drives; and
 - d. Allow off-street parking spaces in parking lots to have access from parking lot driveways and not directly from streets.

2. Dimensional Requirements

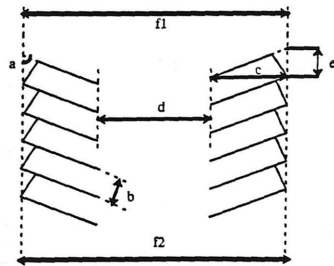
Parking facilities shall be designed and constructed to meet the minimum parking space dimensions, aisle dimensions and other standards found in Table 6-5-2.

Table 6-5-2.3
Parking Space Geometric Design Standards
Amended June 6, 2022

A	B	c	d
PARKING ANGLE (degrees)	STALL WIDTH (*)	STALL TO CURB (ft.)	AISLE WIDTH (ft.)
0	9'-0"	23'	12.0
45	9'-0"	20'	13.0
60	9'-0"	20'6"	18.0
90	9'-0"	18'	26'

(*) 9'-0" Minimum (*) 7'-6" Compact Cars Only, for non-required spaces only.

(1) Curb length for end space of 3 or more parallel spaces may be 20' in length with no obstruction at the end.
 (2) Parking spaces adjacent to landscaping and/or sidewalks may be allow for a vehicle overhang of up to 12 inches, provided that any walkways maintain a walking path compliant with ADA standards.
 (3) Spaces may be widened up to 10' and accordingly reduce the aisle width so that the curb-to-curb distance is unchanged.
 (4) Minimum width of painted lines shall be 4".
 (5) Depth of space is measured from face of curb. If provided, a concrete gutter is not required to be painted.
 (6) Stacking Space Geometric Design Standards: Stacking Spaces shall be ~~twelve nine~~ feet (12-9) by twenty (20) feet.



3. Improvements

- a. Except as provided in subsection 3 below, required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
- b. Access drives shall be paved and maintained from the curblineline or edge of pavement to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.
- c. Paving shall not be required for:
 - (1) Detached single-family residential dwellings.
 - (2) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
- d. Parking lots containing 12 or more spaces shall also include curbing and storm drainage facilities. Driveway aprons shall be constructed to extend to the improved roadway. Provided, however, upon application the City may waive the requirement of curbing and/or storm drainage facilities where it is clearly demonstrated that curbing would be detrimental to the environment due to erosion or run off concerns or that the strict requirement of curbing and storm drainage would be unduly burdensome and financially not feasible, as reviewed and recommended by the City Engineer.

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- e. All facilities shall be graded, properly drained, stabilized and maintained to minimize dust and erosion.
- f. All parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.
- g. All parking spaces shall be provided with wheel guards or curbs located so that no part of the parked vehicle will extend beyond the property line or encroach more than two feet into a required planting area.
- h. Concrete pads for stationary refuse containers shall be provided beneath and in the approach to each container.
- i. Parking lots shall be designed and constructed such that walkways shall maintain a minimum unobstructed width of five feet (vehicle encroachment is calculated as two feet beyond curb).

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E. F. Location

1. Off-site Parking Lots
When required off-street parking is permitted to be located off-site, it shall begin within five hundred feet of the zone lot containing the principal use. Required off-street parking shall not be located across an intervening major or minor thoroughfare.
1. Parking in Nonresidential Districts
Automobile parking for any use may be provided in any nonresidential district.
2. Nonresidential Parking in Residential Districts
Surface parking in a residential zoning district for any use not permitted in that district is allowed under the following conditions:
 - a. Property on which the parking is located must abut the lot containing the use that the parking serves. The property must be under the same ownership or subject to a parking encumbrance agreement. All access to such property shall be through nonresidentially-zoned property;
 - b. Parking shall be used only during daylight hours;
 - c. Parking shall be used by customers, patrons, employees, guests, or residents of the use that the parking serves;
 - d. No parking shall be located more than one hundred twenty feet into the residential zoning district.
 - e. No parking shall be permitted closer than one hundred fifty feet to any public road right-of-way upon which the principal use would not be permitted driveway access; and
 - f. Long-term or dead storage, loading, sales, repair work or servicing of vehicles is prohibited.
 - g. The parking lot complies with the landscaping and screening requirements of Section 6-5.

F.-G. Combined Parking

1. Separate Uses
The required parking for separate or mixed uses may be combined in one facility.
2. Shared Parking
The parking spaces required for a church, theater, auditorium or assembly hall or other similar use may also serve as required spaces for another use located

on the same zone lot. Shared spaces may also be located off-site as allowed in Section 6-5.5, A, Off-site Parking Lots. In either case, the Zoning Administrator must determine that the various activities will have peak parking demand at different periods of the day or week. Otherwise, no off-street parking required for one building or use shall be applied toward the requirements of any other building or use. A shared parking plan shall be enforced through a written agreement between the owners of record of all properties involved. The agreement shall be submitted to the Zoning Administrator prior to the issuance of a building permit for any use served by the shared parking area.

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3. Reassignment
Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in subsection B.

G-H. Loading Areas

1. General

Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated in this subsection for the loading and unloading of vehicles off the street. The space shall have access to any alley, or if there is no alley, to a street.

2. Location

Off-street loading areas shall be located on the same zone lot as the use they serve.

3. Design Standards

- a. Minimum Number of Loading Spaces Required:
 - (1) Retail operations, including restaurant and dining facilities within hotels and office buildings:

Gross Floor Area (FT ²)	Number of Spaces
0 - 20,000	0
20,001 - 40,000	1
40,001 - 75,000	2
75,001 - 150,000	3
150,001 - 250,000	4
For each additional 250,000 square feet or fraction thereof	1

(2) Office buildings and hotels:

Gross Floor Area (FT2)	Number of Spaces
0 - 100,000	0
For each additional 100,000 square feet or fraction thereof	1

(3) Industrial and wholesale operations:

Gross Floor Area (FT2)	Number of Spaces
0 - 10,000	0
10,001 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5
320,001 - 400,000	6
For each additional 90,000 square feet or fraction thereof	1

- b. Each loading space shall be at least twelve feet wide, sixty-five feet long, and fourteen feet in clearance.
- c. All off-street loading areas shall be arranged and marked to provide for orderly and safe unloading and loading, and shall not hinder the free movement of vehicles and pedestrians. All loading and unloading maneuvers shall take place on private property. No backing in from a road or maneuvering on the road right-of-way shall be permitted.

H. I. Parking and Loading Area Landscaping

Parking lots shall provide landscaping and screening in accordance with the standards delineated in Section 6-4, Landscaping for Parking Areas.

H. J. Excessive Illumination in Parking Lots and Loading Areas

Lighting within any parking and loading area that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited. Floodlights, spotlights, or any other similar lighting shall not be used to illuminate parking and loading areas.

All parking and loading area lighting shall be designed and located in accordance with the requirements of Section 6-6, Outdoor Lighting.

6-7 Signs

6-7.1 Purpose and Intent

The sign regulations, adopted and prescribed in this Section, are found by the City Council to be necessary and appropriate to:

- A. Recognize that signs serve a legitimate public service and that they complement and support trade, tourism, and investment within the City of Mebane;
- B. Encourage the effective use of signs as a means of visual communication;
- C. Promote a positive community appearance for the enjoyment of all citizens;
- D. Maintain and enhance the aesthetic environment and the community's ability to attract sources of economic development and growth;
- E. Protect the public from damage or injury attributable to distractions and/or obstructions caused by improperly designed or located signs; ~~and~~
- F. Protect existing property values in both residential and nonresidential areas; ~~and~~
- G. **Preserve the right of free speech and expression, while not condoning obscenity.**

Commented [AO1]: One addition is recommended to this section to recognize free speech protections.

6-7.2 Permit Required

All signs except those specifically exempted in Section 6-7.54 shall be erected, installed, or modified only in accordance with a duly issued and valid sign permit issued by the Zoning Administrator. Sign permits shall be issued in accordance with the zoning permit requirements and procedures of Section 2-15, and the submission requirements of Appendix A. If plans submitted for a zoning or special use permit include sign plans in sufficient detail that the permit issuing authority can determine whether the proposed sign(s) comply with the provisions of this Section, then issuance of the requested land use or special use permit shall constitute approval of the proposed sign(s).

~~6-7.3 Sign Definitions~~

~~Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this subsection should have the meaning indicated when used throughout this Section.~~

Commented [AO2]: This section is being relocated to Article 12. For clarity of the update, the definitions are still shown in this article with changes identified in red.

A. Sign

Any words, lettering, numerals, parts of letters or numerals, figures, phrases, sentences, emblems, devices, designs, or trade names or trademarks by which anything is known (including any surface, fabric or other material or structure designed to carry such devices such as are used to designate or attract attention to an individual, firm, an association, a corporation, a profession, a business, or a commodity or product) which are exposed to public view and used to attract attention.

B. Advertising Signs (Billboards or Outdoor Advertising Signs)

A sign which publicizes and directs attention to a business, profession, commodity, activity, product, service or entertainment not conducted, sold or offered upon the premises where such sign is located. Billboards located within 660 feet of interstate or federally assisted primary highways are subject to the standards and permitting requirements of the Outdoor Advertising Control Act which is administered by the North Carolina Department of Transportation.

C. Animated Sign

Any sign which flashes, revolves, rotates or swings by mechanical means, or which uses a change of lighting to depict action, or to create a special effect or scene.

D. Banner

A temporary sign of light weight fabric or similar material that is rigidly mounted to a pole or a building by a rigid frame at two or more edges. ~~National, state or municipal flags, or the official flag of any institution or business shall not be considered banners. Banners do not include flags.~~

Commented [A03]: This change is to simplify the distinction between banners and flags and remain content neutral.

E. Building Marker

A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface, or made of bronze or other permanent material.

F. Canopy or Awning Sign

Any sign which is painted, mounted, or attached to an awning, canopy or other fabric-like or plastic protective structure which is extended over a door, window, or entranceway. A marquee is not a canopy.

G. Changeable Copy Sign

Any sign on which copy is changed manually and copy is shown on the same sign face such as reader boards with changeable letters or changeable pictorial panels but not limited to the above. Poster panels and painted boards are not changeable copy signs.

H. Commercial Message

Any sign wording, logo, or other representation that directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity. This definition does not include company nameplates or logos on instructional signs.

~~**I. Construction Sign**~~

~~A sign on a construction site during the period of construction on which is printed or written the name of the owner, developer, contractor, architect, planner, engineer, or development title.~~

Commented [A04]: Removed to comply with content-neutral standards.

J. Electronically Controlled Message Sign

~~A sign on which the copy changes automatically on a lampbank, such that the message or display does not run continuously in the travel mode, and~~ The portion of a sign message made up of internally illuminated components capable of changing the message periodically, with any message or display ~~remains remaining~~ stationary for a minimum of two seconds. Any sign on which the message or display runs continuously in the travel mode and/or on which any message or display does not remain stationary for a minimum two seconds shall be considered a flashing sign.

Commented [A05]: The definition is updated to reflect changing illumination methods.

K. Flashing Sign

A type of animated sign which contains an intermittent, blinking, scintillating, or flashing light source, or which includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source. An electronically controlled message sign is not a flashing sign.

L. Freestanding Sign

Any sign which is supported by structures or supports which are placed on, or anchored in the ground, and which structures or supports are independent from any building or other structure.

M. Governmental Sign

Any sign erected by or on behalf of a governmental body to post a legal notice, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.

~~N. Identification Sign~~

~~A permanent sign announcing the name of a subdivision, manufactured home park, campground/RV park, multifamily or townhouse development, planned unit development, church, school, park or quasi-public structure or facility, and similar uses permitted in residential zoning districts. Identification signs may be pole or ground mounted.~~

Commented [A06]: Definition is no longer needed since standards for identification signs have been combined with ground or monument signs.

O. Incidental Sign

A sign that provides only information for the convenience and necessity of the public. Company logos may be displayed on such signs but must not occupy more than 25% of the sign area. Incidental signs include directories, entrance, exit and other necessary directional signs.

P. Marquee Sign

~~A sign attached to or made part of a marquee and generally designed to have changeable copy. A marquee is a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of a building, usually above an entrance to provide protection from the weather.~~

Commented [A07]: Minor clarifications. A separate definition already exists for marquee in Article 12.

Any sign attached to a marquee for the purpose of identifying a use of property. Sign can be a changeable copy sign but shall not be an electronically controlled message sign.

Q. Menu Sign

A permanent on-premises sign located at businesses that provide drive-up or drive-through services such as fast food restaurants, banks, etc. Menu signs shall be located so as not to create vehicle stacking problems which will interfere with the flow of traffic.

R. Mural

Any hand-produced picture, scene, diagram, work, or visual art painted on any exterior wall of a building, fence, or wall, which does not serve as advertising, and is primarily intended to serve as a work of public art. The name of a business, logo, or other identifying information included with a mural or work of art is considered a sign, must meet the requirements for wall signs, and requires a permit.

Commented [A08]: New definition

R. Non-commercial Sign

A sign which has no commercial content, but instead involves only the expression of ideals, opinions, or beliefs.

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S. Nonconforming Sign

Any sign that does not conform to size, height, location, design, construction, or other requirements of this Ordinance. The nonconformity may result from adoption of this Ordinance or any subsequent amendment.

T. On-Premises Sign

A sign that publicizes and directs attention to a profession, commodity, activity, product, service or entertainment conducted, sold or offered upon the nonresidential premises where such sign is located. On-premises signs include freestanding pole and ground mounted signs.

U. Portable Sign

A sign not permanently attached to any surface.

V. Professional or Occupational Sign or Name Plate

A sign that publicizes and directs attention to a home occupation or to a profession.

W. Projecting Sign

Any sign that is end mounted or otherwise attached to an exterior wall of a building that forms an angle of 30 degrees or more with said wall.

~~X. Real Estate Sign~~

~~A sign that advertises the sale, rent, or lease of property.~~

Commented [AO9]: Removed to comply with content-neutral standards.

Y. Salvageable Sign Components

Components of the original sign structure prior to the damage that can be repaired or replaced on site by the use of labor only. If any materials, other than nuts, bolts, nails or similar hardware, are required in order to repair a component, the component is not considered to be salvageable.

Z. Sign Area

The area of a sign shall be measured in conformance with the following:

Commented [AO10]: The definitions for sign area and sign height will be included in Article 12 and also remain in Section 6-7 in a new section for calculation of sign area and height.

- (1) The area of the face of a sign shall be calculated to include the outermost part that forms the shape or display. Necessary supports and trim moldings shall not be included when calculating the area of the sign. Aprons below advertising signs shall not exceed 3 feet in height. Aprons serve an aesthetic function and shall not be used for any purposes other than to identify, by name, the sign company responsible for the sign.
- (2) In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.
- (3) In the case of an irregularly shaped sign or a sign with letters and/or symbols affixed to or painted, displayed or incorporated into or upon a wall, canopy, awning or decorative facade of a building, the area of the sign shall be the area within the singular continuous perimeter, outlining the limits of the writing, representation, emblem, or any figure of similar character.
- (4) A double-faced sign with an angle or a spacing between the sign backs shall be considered two separate signs except as otherwise allowed for outdoor advertising signs per Section 6-7.7, A., 5.(c). Outdoor advertising signs (billboards) shall not be stacked, horizontally or vertically.

AA. Sign Height

The vertical distance measured from the ground elevation where the sign is located, to the highest point of the sign except as follows: When the ground elevation is different from the elevation of an adjacent road, the height of a sign shall be measured from the road elevation of the adjacent road at the edge of the pavement.

AA. Snipe Sign

Any small sign, generally of a temporary nature, tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects not erected, owned and maintained by the owner of the sign. Snipe signs include signs placed in the ground on public property or in the public right-of-way.

Commented [AO11]: New definition.

BB. Suspended Sign

A sign which is suspended from the underside of a horizontal plane surface such as a canopy or marquee and is supported by that surface.

CC. Temporary Signs

~~Temporary signs are those signs that relate to such events as elections, auctions, yard sales, agricultural products sales, annual charitable, civic or fraternal events, horse shows, festivals, bona fide grand openings and model home show openings.~~

Advertising display that appears to be intended, or is determined by the Zoning Administrator, to be displayed for a limited period.

Commented [AO12]: Definition revised to comply with content-neutral standards.

DD. Wall Sign

A sign which is attached to a wall or facade of a building or canopy.

EE. Warning Sign

Any sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of 'high voltage', 'no trespassing', and similar directives. ~~Unauthorized and authorized warning signs are addressed in Sections 6-7.3 and 6-7.4.~~

Commented [AO13]: New cross-reference

6-7.66-7.3 Prohibited Signs

The following signs shall not be permitted, erected or maintained within the City of Mebane planning and zoning jurisdiction.

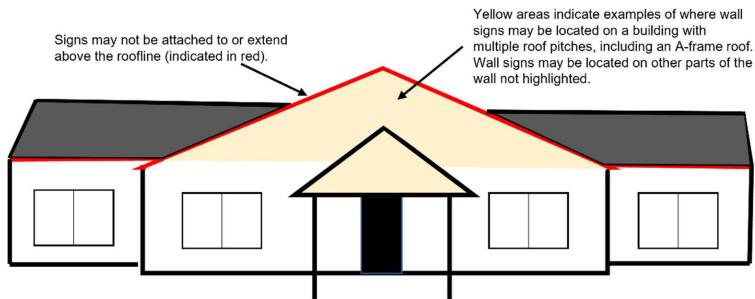
Commented [AO14]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of the sign ordinance. The list of prohibited signs has been organized alphabetically according to the header.

- A. **Driver visual obstructions:** No sign may be located in such a manner as to obscure, or physically interfere with the effectiveness of an official traffic sign, signal or device, obstruct or physically interfere with the driver's view of approaching, merging or intersecting traffic.
- B. **Portable signs:** Portable signs, including signs painted on or displayed on vehicles or trailers used to serve primarily as a sign, except that portable signs used as temporary signs in accordance with Section 6-7.7, J are permitted.
- C. **Sign spinners:** Persons spinning, tossing, waving, or moving any device used as advertising signage.
- D. **Signs above the roof line:** ~~Signs that extend vertically above the highest portion of the roof of any structure.~~ No wall sign may be attached to a roofline and/or extended above the highest portion of the roof. The below illustration depicts an example of a building with an A-frame roof.

Commented [AO15]: This is a common prohibition in peer communities.

Commented [AO16]: Clarifying language and a new graphic to assist in the application to A-frame roofs.



- E. **Signs obstructing points of egress:** Signs which obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress or signs which interfere with any opening required for ventilation.
- F. **Signs on natural features:** Signs erected, maintained, painted or drawn on any tree, rock or other natural feature.
- G. **Signs projecting over the right-of-way:** Signs which project over a public right-of-way, except that the following are allowed with an encroachment agreement issued by the City of Mebane or the North Carolina Department of Transportation:
1. Wall signs may project up to 12 inches over a public street right-of-way in zoning districts which permit structures to be built at the property line adjoining the street;
 2. Signs suspended underneath a canopy or awning may be located over a public sidewalk provided that they are at least 9 feet above the sidewalk;
 3. Projecting signs that comply with the requirements of Section 6-7.7, K are allowed; and
 4. Street banners that comply with the requirements of Section 6-7.4, A are permissible.
- H. **Signs with electronic animation:** Signs with lights, electronic messages, or illuminations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations. Notwithstanding the above, the following signs are allowed if they comply with all requirements of this ordinance: time, temperature, and/or date signs; traditional barber poles; and electronic changeable message signs with copy that changes at frequencies of once every two seconds or more.
- I. **Signs with moving parts:** Signs with moving, revolving or rotating parts, optical illusions or movement or mechanical movements by any description or other apparent movement achieved by electrical, electronic or mechanical means and signs with lights or illuminations which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations, except for time, temperature, date signs; traditional barber poles; and electronically controlled message signs.
- J. **Snipe signs:** Snipe signs as defined in Article 12 unless expressly permitted as temporary signage.

Commented [AO17]: Clarifying language

Commented [AO18]: To prohibit signs that could create distractions for drivers

Commented [AO19]: To prohibit unpermitted and unauthorized signs in rights-of-way, on utility poles, etc.

K. **String lighting:** Strings of light bulbs used in connection with commercial premises for commercial purposes other than traditional holiday decorations. ~~Notwithstanding the above, restaurants, event venues, and similar uses may display non-flashing string lights in outdoor areas.~~

Commented [AO20]: A statement has been added to allow for string lighting in situations such as outdoor seating.

L. **Unauthorized traffic signs:** No sign shall be erected so that by its location, color, nature, or message it is likely to be confused with or obstruct the view of traffic signals or signs, or is likely to be confused with the warning lights of an emergency or public safety vehicle.

M. **Unauthorized warning signs:** No sign shall make use of the words 'STOP', 'SLOW', 'CAUTION', 'DANGER', or any other word, phrase, symbol, or character in such a manner as is reasonably likely to be confused with traffic directional and regulatory signs.

6-7.56-7.4 Exempt Signs

The following listed signs are ~~permitted in every district subject to all placement and dimensional requirements of this Ordinance~~ and shall comply with the North Carolina Department of Transportation ~~and City of Mebane~~ sight distance and road rights-of-way clearances. The following listed signs shall, however, be exempt from permit and fee requirements, except that any illuminated sign shall require an electrical permit. Exempt signs shall be maintained in good condition and shall not constitute a hazard to safety, health or public welfare. Exempt signs that are found to be in violation shall be ordered corrected or removed.

Commented [AO21]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of sign ordinance. The list of exempt signs has been organized alphabetically according to the header.

A. **Approved banners:** Banners on or across public street rights-of-way that are expressly approved by the City of Mebane City Manager ~~or~~ and the North Carolina Department of Transportation, as applicable. ~~In addition to approval from the City of Mebane, approval from the North Carolina Department of Transportation is required for banners across public street rights-of-way maintained by the State of North Carolina.~~

Commented [AO22]: Clarifying language added

B. **Copy change-outs:** Changing copy of existing sign(s) without enlarging; however, a drawing of the new sign face must be submitted to the Zoning Administrator prior to changing the sign face.

C. **Directional signs:** Signs directing and guiding traffic and parking on private property, provided such signs bear no advertising matter other than company name, logo and do not exceed 4 square feet in area per display surface and off-premise directional or open house signs not to exceed 4 square feet.

D. **Fence-wrap signs:** Signs affixed to fences surrounding a construction site in accordance with NCGS 160D-908.

Commented [AO23]: Added to recognize State law

E. **Flags and insignia:** Flags and insignia of government, when not displayed in connection with a commercial promotion. Flags, emblems or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations.

F. **Governmental signage:** Any sign ~~that is required by law or~~ erected by the City of Mebane or other governmental agencies, such as street signs, public service signs, and historical markers, which contain no commercial advertising matter.

G. **Hand-carried signs:** Signs that are carried by a person by hand, if they are not displayed in a manner that constitutes a sign spinner as prohibited in Section 6-7.3, C.

Commented [AO24]: Hand-carried signs have previously been listed as exempt. More description has been added.

H. **Historical markers:** Historical or memorial signs or tablets, and names and construction dates of buildings when cut into any masonry surface.

I. **Holiday lights and decorations:** Lights and decorations with no commercial message temporarily displayed on traditionally adopted civic, patriotic or religious holidays.

J. **Incidental signs:** Signs with limited commercial messages that provide information for the convenience and necessity of the public. Company logos must not occupy more than 25% of the sign area.

Commented [AO25]: New addition to the list of exempt signs that is consistent with previous definition of incidental sign

K. **Interior signs:** Signs located on the interior of buildings, courts, lobbies, stadiums, or other structures that are not intended to be seen from the exterior of such structures

L. **Legal notices:** ~~Legal notices, bankruptcy, estate and legal sale signs, and traffic directional or regulatory signs erected by or on behalf of a governmental body.~~ Signs erected by, or on behalf of, a government body or judicial body carrying out required public duties including, but not limited to, traffic control devices, legal notices, official notices, or advertisements.

Commented [AO26]: Revised to include broader language

M. **Political signs authorized by N.C. General Statutes:** Political signs sited and maintained in accordance with NCGS 136-32.

Commented [AO27]: Added in recognition of State law

N. **Property identification:** Signs bearing only property identification numbers and names, post office box numbers of occupants of the premises, or other identification of premises not of a commercial nature, provided such signs are not illuminated and do not exceed 2 signs per zoning lot and 2 square feet in area per display surface.

O. **Religious symbols:** Religious symbols at a place of worship or at a church-owned or operated facility. Such symbols must meet all setbacks and lighting requirements for signs.

P. **Signs affixed to vehicles:** Signs affixed to vehicles and trailers used in the normal transport of goods or persons where the sign is incidental and accessory to the primary use of the vehicle or trailer.

Q. **Signs on dispensers:** Signs painted or attached to vending machines, gas pumps, ice machines, or similar devices which indicate the contents of the machine, name or logo of supplier, the price or operating instructions.

R. **Temporary signs:**

Commented [AO28]: This is a new section. Previously, multiple temporary signs were listed throughout the Exempt Sign section. More details have been added to this new section. Additionally, language has been revised to remain content neutral.

1. Temporary signs allowed at any time:

a. A property owner may place one sign with a sign face no larger than four (4) square feet on residential property at any time.

- b. A property owner may place two signs per street frontage, each no larger than four (4) square feet, on non-residential property at any time. A maximum of four temporary signs is allowed.
- c. Multiple temporary signs serving a political purpose and no larger than nine (9) square feet in area, may be erected by a property owner on their property for a forty-five (45) day period prior to a primary or general election involving candidates for federal, state, or local offices.

Commented [A029]: After the March 14 Planning Board meeting, language has been added to specify the purpose of the allowance for multiple temporary signs.

- 2. Temporary signs may be located on a property when:
 - a. The property is being offered for sale or lease through a licensed real estate agent or by the owners.
 - b. The signs are removed within 72 hours after the sale, rental, or lease of the property.
 - c. Number: One sign per street frontage.
 - d. Size: Nine square feet in area per display surface. The Zoning Administrator may approve larger signs when needed for large tracts of land for sale, rental, or lease.
- 3. A maximum of two (2) temporary signs, each no greater than thirty-two (32) square feet in area, may be erected during development of a parcel of property. Such signs shall be removed within 72 hours after a request is submitted to the City of Mebane for a final inspection (zoning and/or building) of the property.
- 4. Two temporary signs, each no greater than nine (9) square feet in area, may be erected on a property under renovation or redevelopment. Signs shall be removed within 72 hours after the work is completed.
- 5. Pennants, banners, streamers, spinners, balloons, ~~gas-filled figures~~, and other similar devices are prohibited except as temporary signs advertising a temporary event, promotion, or announcement. Such temporary promotional signs may be erected 10 days prior to the event and must be removed within 5 days after the conclusion of the event or promotion advertised but in any event within 40 days after erection.

Temporary signs of this nature may only be utilized four times within any calendar year for any zoning lot or business within the City's zoning jurisdiction. Provided, however, automobile sales lots located in business or industrial districts shall be allowed to utilize pennants, banners, and streamers on an unlimited basis.

Permits are not required, however, the owner or occupant of the premises upon which said signs are located shall maintain a log or other record indicating the date said sign or device was erected and removed. Said record shall be made available to the Zoning Administrator upon his request. Such log or record shall also include other temporary signage located on the premises. The Zoning Administrator may require the immediate removal of any sign or other device not listed within said record. In the event of a violation of the requirements of this section, including a failure to maintain the required record, no temporary signs to which this Ordinance applies may be utilized on the lot or business in question for a period of twelve months. Provided, however, the signs and devices referred to above may only be utilized in commercial and industrial zoning districts and may not be displayed in residential zoning districts.

- S. **Warning signs:** Any warning signs, utility sign, signs for public use, and no trespassing, no hunting, or neighborhood watch signs ~~shall contain with~~ no commercial message.

~~F. Real estate signs advertising the sale, rental, or lease of the premises on which said signs are located, provided such signs do not exceed one sign per street frontage or one sign per 400 feet of street frontage or six square feet in area per display surface.~~

Commented [A030]: Sections F-J have been relocated to a single section on temporary signage.

~~— The Zoning Administrator shall approve larger signs when needed for large tracts of land for sale, rental or lease. Any advertisement, sign, placard or other advertising device designed or intended to solicit offers for sale or purchase of unimproved real property in the City of Mebane or its extra-territorial jurisdiction and which states or implies that the property is suitable for commercial, multi-family or industrial use shall prominently display the current zoning classification of the property.~~

~~G. All real estate signs are to be removed after sale, rental, or lease of the premises within 72 hours.~~

~~H. Construction site identification signs whose message is limited to identification of architects, engineers, contractors, and other individuals or firms involved with the construction, the name of the building, the intended purpose of the building, and the expected completion date, provided such signs do not exceed 32 square feet in area per display surface, are not erected before issuance of a building permit, and are removed within seven days of issuance of a Certificate of Occupancy, or when a development is 90 percent built out. Construction signs in residential zones shall not be illuminated or reflectorized.~~

~~I. Temporary political yard signs advertising candidates or issues, provided such signs do not exceed one sign per candidate per zone lot or 4 square feet in area per display surface, are not erected prior to 60 days before the appropriate election, and are removed within 4 days after the election. No sign shall be attached to utility poles, traffic regulatory signs, or other publicly-maintained structures.~~

~~J. Public event announcements by public or non-profit organizations of special events or activities of interest to the general public, provided such signs do not~~

~~exceed one sign per site of such events or activities or 12 square feet in area per display surface, and are removed within 14 days of erection.~~

~~N. Works of art with no commercial message.~~

~~T. Window signs painted on the inside of a window.~~

~~V. All other temporary signs not specified elsewhere in this Section shall not be placed on the premises more than 30 days prior to the temporary event and must be removed within 10 days following the temporary event. Such signs are limited to 12 square feet in area and 4 feet maximum height. Such temporary signs shall not be illuminated.~~

Commented [A031]: New standards have been added to require permits for wall murals.

Commented [A032]: New standards have been added to address window signage.

Commented [A033]: A new section has been added for temporary signage.

6-7.46-7.5 General Sign Standards

Commented [A034]: This section has been relocated to improve the flow of the sign regulations.

Descriptive headers have been added to improve organization of sign ordinance

A. **Wind Loads:** All signs, except for those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as specified by the North Carolina State Building Code. Sufficient documentation shall be submitted to the Zoning Administrator for review to assure that wind and stress requirements have been met prior to any permit being issued. Such documentation shall be signed and sealed by a registered North Carolina architect or engineer.

B. **Building & Electrical Code:** All signs shall be installed and maintained in compliance with the North Carolina State Building Code and the National Electrical Code and shall have appropriate permits and inspections. Electrical signs and fixtures shall bear labels of a nationally accepted testing laboratory.

C. **Sign Maintenance:** All signs shall be maintained in a state of good repair and shall present a neat, well-kept appearance.

D. **Sign Illumination:**

1. All lights used for the illumination of a sign shall be shielded so that the light will not shine directly on surrounding areas or create a traffic hazard or distraction to operators of motor vehicles. ~~on the public thoroughfares~~

Commented [A035]: All standards relating to illumination have been organized into a single list.

2. Illuminated signs may have either an exterior or interior source of illumination, unless otherwise prohibited herein. ~~All wiring, grounding, etc. for illuminated signs shall meet the requirements of the National Electric Code.~~

Commented [A036]: Removed to apply to all streets.

3. Except as specifically provided for herein, externally illuminated signs shall be lighted from the top of the sign downward to reduce light pollution.

Commented [A037]: Removed since it duplicates information (See Section B)

4. The maximum lamp wattage permitted for a sign with external illumination shall not exceed two watts per square foot of sign face area except that signs less than eight feet in height or less than 50 square feet in sign face area may be illuminated by ground mounted uplighting not exceeding 100 lamp watts per sign face. The Zoning Administrator is authorized to order a change in the illumination of any sign that becomes a hazard or a nuisance.

5. ~~The use of neon to illuminate a sign shall be evaluated according to the standards specified in Section 6-7.7, H.~~

Commented [A038]: New standards for signs using neon for illumination are provided.

- 6. Electronically controlled message signs shall include mechanisms, such as dimmer controls and photo cells, to appropriately adjust display brightness as ambient light levels change.
 - 7. Illuminated signs in O&I zoning districts within 200 feet of property zoned or used for residential purposes shall be turned off by 11:00 pm. provided the institution or business is not in operation at the time.
- G. **Number of Display Surfaces:** No sign shall have more than two display surfaces.
 - H. **Repair of Hazardous Signs:** The Zoning Administrator or designee shall have the authority to order the painting, repair, alteration or removal of a sign, at the expense of the owner of such sign, which shall constitute a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation or obsolescence. The existence of a sign or its support structure with no message display for a period of 90 days shall be justification to declare the sign abandoned and require its removal.
 - I. **Unpermitted Signs:** Any sign erected without proper permits or in violation of this Section shall be brought into compliance within 30 days of notification by the Zoning Administrator or said sign shall be removed immediately.
 - J. **Sign Projection:** Any permitted sign projection over a public sidewalk shall be no lower than 9 feet above the level of the sidewalk or lower than 14 feet above the level of a vehicular driveway. An encroachment agreement must be obtained from the North Carolina Department of Transportation.
 - K. **Vision Clearance:** No sign or sign structure shall be erected, constructed, or maintained so as to interfere with vision clearance along any street or highway or at any intersection of two or more streets or highways. No sign shall be located within a sight distance triangle of 10 feet x 70 feet at the intersection of public streets nor within a sight distance triangle of 10 feet x 35 feet at a point where driveways and private street rights-of-way intersect with public and private street rights-of-way. No sign or sign structure may be located within a street or street right-of-way except as allowed over sidewalks in subsection J above and in Section 6-7.5, W.
 - L. **Noncommercial Speech:** Whenever the ordinance permits a commercial sign, a non-commercial message may be substituted for the commercial message. The right to substitute the non-commercial message does not waive any other requirement imposed by the UDO as to the number, size, type, construction, location, lighting, safety or other regulated attribute.

Amended June 6, 2022

6-7.6 Calculations and Measurements

A. Sign Area: The area of a sign shall be measured in conformance with the following:

- 1. The area of the face of a sign shall be calculated to include the outermost part that forms the shape or display. Necessary supports and trim moldings shall

Commented [A039]: This is proposed as a new section. No changes are proposed to the definitions or calculations of sign area and height.


not be included when calculating the area of the sign. Aprons below advertising signs shall not exceed 3 feet in height. Aprons serve an aesthetic function and shall not be used for any purposes other than to identify, by name, the sign company responsible for the sign.


2. In computing the area of a sign, standard mathematical formulas for common regular geometric shapes (triangle, parallelogram, circle and ellipse, or combinations thereof) shall be used.
3. In the case of an irregularly shaped sign or a sign with letters and/or symbols affixed to or painted, displayed or incorporated into or upon a wall, canopy, awning or decorative facade of a building, the area of the sign shall be the area within the singular continuous perimeter, outlining the limits of the writing, representation, emblem, or any figure of similar character.
4. A double-faced sign with an angle or a spacing between the sign backs shall be considered two separate signs except as otherwise allowed for outdoor advertising signs in Section 6-7.7, I. Outdoor advertising signs (billboards) shall not be stacked, horizontally or vertically.

B. Sign Height: The vertical distance measured from the ground elevation where the sign is located, to the highest point of the sign except as follows: When the ground elevation is different from the elevation of an adjacent road, the height of a sign shall be measured from the road elevation of the adjacent road at the edge of the pavement.

6-7.7 Sign Placement, Size, Height, Setback, Separation, Clearance, and Construction by Sign Type

Commented [A040]: Standards by sign type are reorganized in a table that includes example photos and uniform listing of standards.

SIGN TYPE	STANDARDS
<p>A. Awning or Canopy Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign for single-occupancy building. For a multiple occupancy building, one sign for each occupant entrance.</p> <p>3. Illumination Method: None permitted.</p> <p>4. Maximum Sign Area: 9 square feet</p> <p>5. Maximum Height: 12 inches</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: Awnings shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) A sign attached to the underside of an awning or canopy is a suspended sign and subject to the those requirements of subsection E above.


SIGN TYPE	STANDARDS
<p>B. Ground or Monument Sign</p> <p>1. Where Permitted: All zoning districts</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per adjoining street frontage, except residential subdivisions may have one sign per entrance.</p> <p>3. Illumination Method:</p> <ul style="list-style-type: none"> a) Residential: External only. b) Nonresidential: Internal or external <p>4. Maximum Sign Area:</p> <ul style="list-style-type: none"> a) Residential: 32 square feet b) Nonresidential, Single Tenant: 50 square feet c) Nonresidential, Multi-Tenant: 100 square feet <p>5. Maximum Height:</p> <ul style="list-style-type: none"> a) Residential: 8 feet b) Nonresidential, Single Tenant: 12 feet c) Nonresidential, Multi-Tenant: 35 feet <p>6. Setbacks: 10 ft. separation from right-of-way, property lines, and structures. Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.</p> <p>7. Clearance: Signs shall clear driveway and parking areas by a height of at least 14 ft. and shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: Base of sign shall be landscaped.</p> <p>9. Notes:</p> <ul style="list-style-type: none"> b) Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign. c) No unfinished surfaces or structures shall be exposed on a sign. d) The zone lot on which a ground or monument freestanding sign is located shall have frontage on a public street be accessible by automobile and contain off-street parking for the principal use(s). e) Changeable copy (either electronic or manual) is a permitted sign face.

Commented [AO41]: The current ordinance distinguishes between monument signs and identification signs. This proposal is to combine those sign types into a single category. To present a cleaner markup, text from both existing standards is not included. The following pages include the current sign standards.

Commented [AO42]: Current standards use the same sign area and height calculations for ground/monument signs and pole signs. Smaller sign areas are proposed for nonresidential ground/monument signs and a height reduction is proposed for signs used for a single business.

Commented [AO43]: Landscaping is proposed to be required for ground/monument signs.

Commented [AO44]: This is currently allowed and language has been included to communicate this better.

SIGN TYPE	STANDARDS
<p>C. Freestanding Pole Sign</p> <p>1. Where Permitted: B-2, LM, HM, O&I, B-3, Permissible in B-1 districts only if off-street parking is available on-site.</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per adjoining street frontage for each zone lot.</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: 100 200 square feet, except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum sign area shall be 200 300 square feet.</p> <p>5. Maximum Height: 20 35 feet, except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum height shall be 35 60 feet.</p> <p>6. Setbacks: 10 ft. separation from right-of-way, property lines, and structures. Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.</p> <p>7. Clearance: Signs shall clear driveway and parking areas by a height of at least 14 ft. and shall clear sidewalks and pedestrian paths by a height of at least 9 ft.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign. No unfinished surfaces or structures shall be exposed on a sign. The zone lot on which a pole freestanding sign is located shall have frontage on a public street be accessible by automobile and contain off-street parking for the principal use(s). Changeable copy (either electronic or manual) is a permitted sign face. Multiple tenant sign faces are not permitted on a pole sign.

Commented [AO45]: O&I Zoning supports more professional uses that are less likely to use a pole sign (e.g. medical offices on S Fifth).


B-3 Zoning is neighborhood business. Pole signs in an area mixed with residential and business uses would be less harmonious.

B-1 Zoning is used in Downtown Mebane. As a walkable area, other types of signs are better suited to the pedestrian-oriented environment.



Commented [AO46]: Mebane currently allows some of the highest and largest pole signs among communities in Alamance County. A reduction in height and area is proposed.

Commented [AO47]: This is currently allowed and language has been included to communicate this better.



Commented [AO48]: This language is added to discourage large pole signs advertising multiple tenants.

SIGN TYPE	STANDARDS
<p>D. Gas Canopy Sign</p> <p>1. Where Permitted: B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per canopy face</p> <p>3. Illumination Method: Internal only</p> <p>4. Maximum Sign Area: 9 square feet</p> <p>5. Maximum Height: Sign shall be erected on the canopy covering individual gas pumps. Sign shall not extend above the canopy.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p>

Commented [AO49]: This is a new sign type.


SIGN TYPE	STANDARDS
<p>E. Marquee Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per premises</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: The allowable sign area is calculated at one square foot of sign area per linear foot of building frontage. The maximum allowed sign area is 200 square feet.</p> <p>5. Maximum Height: The height of a marquee sign shall not exceed the height of the marquee.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) A marquee sign may be substituted for a standard wall sign but in no case shall there be both a marquee and wall sign on the same building wall.
<p>F. Menu Board Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: Two</p> <p>3. Illumination Method: Internal only.</p> <p>4. Maximum Sign Area: 32 square feet per sign</p> <p>5. Maximum Height: 6 feet</p> <p>6. Setbacks: 10 ft. from all property lines</p> <p>7. Clearance: Minimum of 12 inches from ground level.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Menu board signs shall be located so as not to be legible from a public street right-of-way or adjacent property.


Commented [A050]: Updated to match with new maximum for wall signs.

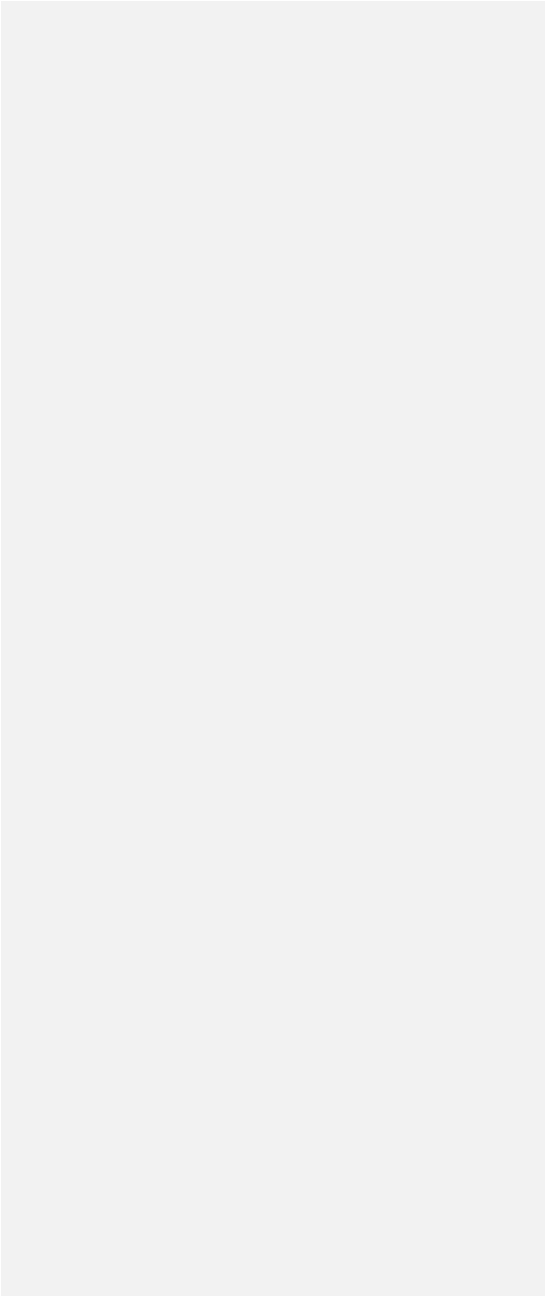
SIGN TYPE	STANDARDS
<p>G. Mural</p> <p>1. Where Permitted: B-1, B-2</p> <p>Example:</p> 	<p>2. Maximum Number: One wall mural on one façade is allowed per structure</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: N/A</p> <p>5. Maximum Height: N/A</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) The materials used should be appropriate for outdoor use. b) The colors used should be harmonious with the exterior colors of the building and general area. Neon, fluorescent, or reflective colors or materials are not permitted. c) The name of a business, logo, or other identifying information included with a mural or work of art must meet the requirements for wall signs.
<p>H. Neon Sign</p> <p>1. Where Permitted: B-1, B-2</p> <p>Example:</p> 	<p>2. Maximum Number: One neon sign per structure.</p> <p>3. Illumination Method: No more than three colors may be used.</p> <p>4. Maximum Sign Area, Height, Setbacks, Clearance: Refer to the applicable standards (i.e., freestanding sign, wall sign, etc.)</p> <p>5. Notes:</p> <ul style="list-style-type: none"> a) Neon is prohibited on property within 150 feet of residentially-used or -zoned property.


Commented [A051]: This is a new set of standards.


Commented [A052]: This is a new set of standards.

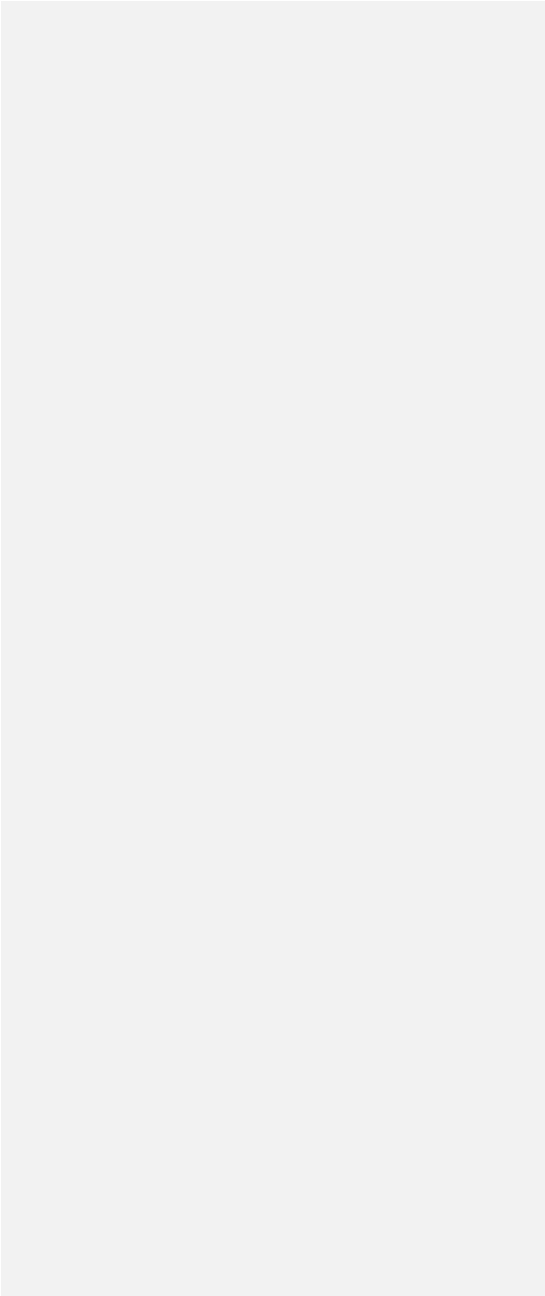
SIGN TYPE	STANDARDS
<p>I. Outdoor Advertising Sign (Billboards)</p> <p>1. Where Permitted: LM, HM, if located within 400 feet of on/off ramps of an Interstate Highway</p> <p>Example:</p> 	<p>2. Maximum Number: One</p> <p>3. Illumination Method: Outdoor advertising signs may be illuminated provided such illumination is placed and shielded so as to prevent direct rays of illumination from being cast on nearby properties and/or motor vehicles approaching on a public way from any direction. All externally illuminated outdoor advertising signs shall be lighted from the top of the sign downward to reduce light pollution. No rotating, revolving, flashing, or intermittent lighting devices shall be attached to or made a part of any billboard.</p> <p>4. Maximum Sign Area: 400 square feet</p> <ul style="list-style-type: none"> a) Top outs and side outs are permitted in addition to the above sign area dimensions. Top outs and side outs shall be confined to the immediate plane of the sign and may extend above and/or to the side of the sign face a maximum of two feet. Top outs and side outs shall not exceed a total of 32 square feet in area. b) Double-faced, back-to-back signs may be permitted provided that each individual sign face does not exceed the maximum display area requirements in subsection (a) above. A double-faced sign with an angle or spacing between the sign backs shall be considered as one sign (amended April 7, 2008). <p>5. Maximum Height: 60 feet</p> <p>6. Setbacks: Front and rear setbacks shall be the same as required in Table 4-2-1 for a principal building in the zoning district in which located. Billboards shall be set back a minimum of 25 from a side property line and 100 feet from an adjoining residentially-used or -zoned side property line.</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Minimum separation from another billboard: 1,000 feet radius of another billboard. b) Construction: Billboards shall be constructed of metal with only one pole. Billboards shall not be stacked, horizontally or vertically. c) Minimum separation from utility lines shall be in compliance with the requirements of the utility provider having jurisdiction. d) Minimum requirements contained within the North Carolina Outdoor Advertising Control Act (North Carolina General Statute 136-126 et seq.) which are more stringent or in addition to those contained in this Section shall apply. e) Dilapidated and Abandoned Signs: If at any time a billboard falls into a state of dilapidation, disrepair, or becomes abandoned or discontinued as defined by the latest edition of Regulations for the Control of Outdoor Advertising in North Carolina by the North Carolina Department of Transportation, the permits for such sign shall be revoked.


SIGN TYPE	STANDARDS
<p>J. Portable Sign (A- and T-shaped signs) 1. Where Permitted: B-1</p> <p>Example:</p> 	<p>2. Maximum Number: One per street frontage or business</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: 8 square feet</p> <p>5. Maximum Height: 4 feet</p> <p>6. Setbacks: Shall not impede vehicular view or pedestrian circulation along public streets or sidewalks</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Portable signs can only be displayed in the B-1 Zoning District during normal business hours. b) Portable signs may be displayed in other zoning districts to announce public events or as temporary signage in accordance with this ordinance. c) The Zoning Administrator shall require the removal of portable signs found to be in violation.



SIGN TYPE	STANDARDS
<p>K. Projecting Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign per street frontage or business. No projecting sign shall be located closer than 50 feet to any other projecting sign.</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: 16 square feet</p> <p>5. Maximum Height: No projecting sign shall extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached.</p> <p>6. Setbacks: Projecting signs shall project no more than 5 feet from the building to which they are attached and shall not extend beyond the inner edge of the curb line.</p> <p>7. Clearance: Projecting signs shall clear sidewalks and pedestrian paths by a height of at least 9 feet.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> The building to which a projecting sign is attached shall be 20 feet or more in width. No projecting sign shall be permitted on the same street frontage along which there is a freestanding sign. Projecting signs shall not be located at the intersection of building corners except at right angles to a building façade. The message of projecting signs shall be limited to the name(s) of the establishment(s) located on the zone lot and/or the name of a multi-use development located thereon.

SIGN TYPE	STANDARDS
<p>L. Suspended Sign 1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM</p> <p>Example:</p> 	<p>2. Maximum Number: One sign for a single-occupancy building. For a multiple occupancy building, one sign for each occupant entrance.</p> <p>3. Illumination Method: No illumination is allowed.</p> <p>4. Maximum Sign Area: Where there are none, new suspended signs shall be no more than 10 inches high and 3 feet long.</p> <p>5. Maximum Height: 10 inches</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: Suspended signs shall clear the ground and sidewalk by at least 9 feet.</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ul style="list-style-type: none"> a) Suspended signs shall conform in size and appearance to existing signs under the same marquee or awning.




SIGN TYPE	STANDARDS
<p>M. Wall Sign</p> <p>1. Where Permitted: B-1, B-2, B-3, LM, HM. Permissible in O&I districts only on the front wall of buildings.</p> <p>Example:</p> 	<p>2. Maximum Number: One primary sign per building or unit façade. Secondary signs are allowed as described.</p> <p>3. Illumination Method: Internal illumination is allowed. External illumination is allowed if directed downward.</p> <p>4. Maximum Sign Area: One square foot of sign area for every linear foot of building façade or 32 square feet, whichever is greater. In no case shall the area of a single wall sign exceed 200 square feet. For buildings of four or more stories, the allowable sign area increases to 1.5 square feet of sign area for every linear foot of building façade.</p> <p>5. Maximum Height: No wall sign shall extend above the soffit, parapet, or eave, as appropriate of the building wall to which it is attached. If the building consists of more than two stories, wall signs shall not extend above the second story.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <ol style="list-style-type: none"> No wall sign shall protrude more than 12 inches from the wall to which it is attached. Wall signs, or portions thereof, placed between window spandrels shall not exceed in height two-thirds (2/3) of the height of the spandrels. Wall signs shall not cover or interrupt major architectural features. In industrial zoning districts, wall signs on the side of buildings adjacent to lots zoned residential are permitted only when the building is at least 50 feet from the side lot line of the residential lot. A maximum of two secondary signs are allowed for building facades of more than 75 linear feet. Secondary signs must be at least 15 feet from the primary sign and are limited to 50% of the sign area for the primary sign.

Commented [A053]: Clarification that wall signs are allowed per unit. New standards are included for secondary signs.

Commented [A054]: New language to better clarify minimum and maximum sign areas. The maximum for a single sign has increased to 200 square feet. Additional language has been added to allow buildings of four or more stories additional sign area.

Commented [A055]: This standard is deleted to allow for signs above the second story.

Commented [A056]: New language is proposed to allow for smaller, secondary signs on larger facades.

SIGN TYPE	STANDARDS
<p>N. Window Sign</p> <p>1. Where Permitted: O&I, B-1, B-2, B-3, LM, HM.</p> <p>Example:</p> 	<p>f) Two additional wall signs, conforming with the allowable sign area established for secondary signs, will be permitted on a structure if a property owner elects to install a ground sign instead of a freestanding pole sign or to replace an existing freestanding pole sign with a ground sign.</p> <p>2. Maximum Number: See sign area.</p> <p>3. Illumination Method: Neon signs and LED signs may only cover 10% of the window area of a building façade.</p> <p>4. Maximum Sign Area: Signage applied to the inside or outside of windows and visible from the exterior of the building shall not cover more than 30% of the window area of a building façade.</p> <p>5. Maximum Height: Window signs are only permitted on the ground level.</p> <p>6. Setbacks: N/A</p> <p>7. Clearance: N/A</p> <p>8. Landscaping: N/A</p> <p>9. Notes:</p> <p>a) Door and window signs less than 10% of the window area do not require permitting.</p>

Commented [A057]: Incentive language is proposed to encourage ground and monument signs.

Commented [A058]: These are new sign standards.

6-7.8 Nonconforming Signs

It is the intent of this Ordinance to permit signs that were lawful before the effective date of this Ordinance to remain in service. Specific provisions regarding nonconforming signs are delineated in Section 10-7, Nonconforming Signs.

~~A. Outdoor Advertising Signs (Billboards)~~

- ~~1. Permissible Zoning Districts: HM and LM within 400 feet of the on and off ramps of an interstate highway (amended April 7, 2008).~~
- ~~2. Maximum height: 60 feet.~~
- ~~3. Minimum separation from another billboard: 1,000 feet radius of another billboard.~~
- ~~4. Minimum setback: Front and rear setbacks shall be the same as required in Table 4-2-1 for a principal building the zoning district in which located. Billboards shall be set back a minimum of 25 from a side property line and 100 feet from an adjoining residentially used or zoned side property line.~~
- ~~5. Maximum sign display area:
 - ~~(a) 400 square feet in area.~~
 - ~~(b) Top outs and side outs are permitted in addition to the above sign area dimensions. Top outs and side outs shall be confined to the immediate plane of the sign and may extend above and/or to the side of the sign face a maximum of two feet. Top outs and side outs shall not exceed a total of 32 square feet in area.~~
 - ~~(c) Double faced, back to back signs may be permitted provided that each individual sign face does not exceed the maximum display area requirements in subsection (a) above. A double faced sign with an angle or spacing between the sign backs shall be considered as one sign (amended April 7, 2008).~~~~
- ~~6. Construction: Billboards shall be constructed of metal with only one pole. Billboards shall not be stacked, horizontally or vertically.~~
- ~~7. Minimum separation from utility lines shall be in compliance with the requirements of the utility provider having jurisdiction.~~
- ~~8. All structures, blank surfaces, backs and supports shall be uniformly painted in a neutral finish when exposed to any road and shall be maintained in good repair.~~

Commented [A059]: Previous format of sign standards. The standards have been incorporated into a new table and edits to those standards are denoted in the table.

- ~~9. Minimum requirements contained within the North Carolina Outdoor Advertising Control Act (North Carolina General Statute 136-126 et seq.) which are more stringent or in addition to those contained in this Section shall apply.~~
- ~~10. Outdoor advertising signs may be illuminated provided such illumination is placed and shielded so as to prevent direct rays of illumination from being cast on nearby properties and/or motor vehicles approaching on a public way from any direction. All externally illuminated outdoor advertising signs shall be lighted from the top of the sign downward to reduce light pollution. No rotating, revolving, flashing, or intermittent lighting devices shall be attached to or made a part of any billboard.~~
- ~~11. Dilapidated and Abandoned Signs: If at any time a billboard falls into a state of dilapidation, disrepair, or becomes abandoned or discontinued as defined by the latest edition of *Regulations for the Control of Outdoor Advertising in North Carolina* by the North Carolina Department of Transportation, the permits for such sign shall be revoked.~~

~~B. On-Premises Signs (freestanding pole or ground mounted on-premises signs unless otherwise specified)~~

- ~~1. Permissible Zoning Districts: O&I, B-2, B-3, HM and LM districts. Permissible in B-1 districts only if off-street parking is available on-site.~~
- ~~2. Maximum height:
 - ~~(a) In B-1 and O&I zoning districts: 12 feet.~~
 - ~~(b) In B-3 zoning districts: 20 feet.~~
 - ~~(c) In B-2, HM, and LM zoning districts: 35 feet except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum height shall be 60 feet.~~~~
- ~~3. Maximum sign area:
 - ~~(a) In B-1 zoning districts: 48 square feet.~~
 - ~~(b) In B-3 zoning districts: 60 square feet.~~
 - ~~(c) In O&I, B-2, HM, and LM zoning districts: 200 square feet except that within 400 feet of the right-of-way of interstate highways and interchanges, the maximum sign area shall be 300 square feet.~~~~

4. ~~Maximum number of freestanding or ground-mounted on-premises signs per parcel: one sign per adjoining public street frontage for each zone lot.~~
5. ~~Freestanding signs are not permitted on the same street frontage of a building along which there is a projecting sign.~~
6. ~~Minimum separation from rights-of-way, property lines and structures: 10 feet.~~
7. ~~Minimum separation from utility lines shall be in compliance with the requirements of the utility having jurisdiction.~~
8. ~~No unfinished surfaces or structures shall be exposed on on-premises signs.~~
9. ~~The zone lot on which a freestanding sign is located shall be accessible by automobile and contain off-street parking for the principal uses(s).~~
10. ~~Freestanding signs shall clear driveway and parking areas by a height of at least 14 feet and shall clear sidewalks and pedestrian paths by a height of at least 9 feet.~~

C. Wall Signs

1. ~~Permissible Zoning Districts: B-1, B-2, B-3, HM, and LM districts. Permissible in O&I districts only on the front wall of buildings.~~
2. ~~Maximum sign area: One square foot of sign area per linear foot of building per building side or a maximum of 160 square feet per building wall. Sign footage permitted per building side may not be used on other than that building side (no transfers or cumulative totals). The minimum guaranteed wall signage area at any individual premises is 32 square feet.~~
3. ~~No wall sign shall protrude more than 12 inches from the wall to which it is attached.~~
4. ~~No wall sign shall extend above the soffit, parapet, or eave line, as appropriate of the building to which it is attached. If the building consists of more than two stories, wall signs shall not extend above the second story.~~
5. ~~Wall signs, or portions thereof, placed between window spandrels shall not exceed in height two thirds (2/3) of the height of the spandrels.~~
6. ~~Wall signs shall not cover or interrupt major architectural features.~~

~~7. In industrial zoning districts, wall signs on the side of buildings adjacent to lots zoned residential are permitted only when the building is at least 50 feet from the side lot line of the residential lot.~~

~~8. Wall signs on the side of buildings in O & I zoning districts are not permitted.~~

D. Projecting Signs

~~1. Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~

~~2. Maximum sign area: 16 square feet.~~

~~3. Projecting signs shall be limited to one sign per street frontage, and shall not be located closer than 50 feet to any other projecting sign.~~

~~4. Projecting signs shall clear sidewalks and pedestrian paths by a height of at least 9 feet and shall project no more than 5 feet from the building to which they are attached, and shall not extend beyond the inner edge of the curb line.~~

~~5. The building to which a projecting sign is attached shall be 20 feet or more in width.~~

~~6. No projecting sign shall be permitted on the same street frontage along which there is a freestanding sign.~~

~~7. No projecting sign shall extend above the soffit, parapet, or eave line, as appropriate, of the building to which it is attached.~~

~~8. Projecting signs shall not be located at the intersection of building corners except at right angles to a building façade.~~

~~9. The message of projecting signs shall be limited to the name(s) of the establishment(s) located on the zone lot and/or the name of a multi-use development located thereon.~~

E. Suspended Signs

~~1. Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~

- ~~2. Suspended signs shall conform in size and appearance to existing signs under the same marquee or awning. Where there are none, new suspended signs shall be no more than 10 inches high and 3 feet long.~~
- ~~3. Maximum number of signs: one sign for a single occupancy building. For a multiple occupancy building, one sign for each occupant entrance.~~
- ~~4. Suspended signs shall clear the ground or sidewalk by at least nine feet.~~
- ~~5. Suspended signs shall not be illuminated.~~

F. Identification Signs

- ~~1. Permissible Zoning Districts: All residential zoning districts.~~
- ~~2. Maximum sign area: 32 square feet.~~
- ~~3. Maximum height: 8 feet.~~
- ~~4. Minimum setback: 10 feet from all property lines, except as authorized in subsection 5 below.~~
- ~~5. Ground mounted signs with the name of the residential or nonresidential subdivision or development may be located within a public road right-of-way on one side of the roadway entrance or in the roadway median provided that an encroachment agreement is obtained from the City or the North Carolina Department of Transportation and the sign does not exceed 42 inches in height.~~
- ~~6. Maximum number of signs: 1 per premises except that subdivisions may have one sign per vehicular entrance to the subdivision.~~
- ~~7. An identification sign may be mounted on a fence or wall that does not exceed 6 feet in height provided that the sign itself may not exceed the maximum sign area specified in subsection 2 above and the sign must be only an incidental part of the fence or wall.~~
- ~~8. Identification signs for residential subdivision and residential developments, if illuminated, shall be externally illuminated.~~

G. Menu Signs

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM, and LM districts.~~
2. ~~Maximum sign area: 32 square feet.~~
3. ~~Maximum height if ground-mounted: 6 feet.~~
4. ~~Minimum setback from all property lines: 10 feet.~~
5. ~~Maximum number of signs per business establishment: 2.~~
6. ~~Menu signs shall be located so as not to be legible from a public street right-of-way or adjacent property.~~

H. ~~Awning and Canopy Signs~~

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM and LM districts.~~
2. ~~Maximum sign area: 9 square feet.~~
3. ~~Maximum sign height: 12 inches.~~
4. ~~Maximum number of signs: one sign for a single-occupancy building. For a multiple-occupancy building, one sign for each occupant entrance.~~
5. ~~A sign attached to the underside of an awning or canopy is a suspended and subject to the requirements of subsection E above.~~

I. ~~Marquee Signs~~

1. ~~Permissible Zoning Districts: O&I, B-1, B-2, B-3, HM and LM districts.~~
2. ~~Maximum sign area: one square foot of sign area per linear foot of building frontage or a maximum of 160 square feet.~~
3. ~~Maximum number of signs: one marquee sign per premises. A marquee sign may be substituted for a standard wall sign but in no case shall there be both a marquee and wall sign on the same building wall.~~

4. ~~The height of a marquee sign shall not exceed the height of the marquee.~~

J. ~~Mobile or Portable Signs~~

1. ~~Mobile or portable signs (including A- and T-shaped signs) are prohibited except for the following:~~

(a) ~~Public event announcement signs in accordance with the requirements of Section 6-7.5, J.~~

(b) ~~Temporary signs announcing the grand opening of a new business and that comply with the requirements of Section 6-7.5, V.~~

(c) ~~In the B-1, Central Business District a mobile or portable A-shaped signs such as 'sandwich boards'/'A frame' shall be permitted, provided such signs shall not:~~

(1) ~~exceed 8 square feet (4 square feet per side) in total area per display surface with a maximum height of 48 inches,~~

(2) ~~exceed one sign per street frontage per business, displayed during normal business hours, and shall not impede vehicular view or pedestrian circulation along public streets or sidewalks.~~

2. ~~The Zoning Administrator shall require the removal of mobile or portable signs found to be in violation.~~

K. ~~Professional or Occupational Signs or Name Plates; Incidental Signs~~

1. ~~Permissible Zoning Districts: All zoning districts.~~

2. ~~Maximum sign area: 3 square feet.~~

3. ~~Maximum height: 30 inches if ground mounted, signs in this category may also be mounted flush against the structure.~~

4. ~~Minimum setback: No sign shall be located within a street right-of-way. However, in any area in which a curb or the edge of the street pavement lies less than 5 feet from a street right-of-way, no on-premises sign shall be located closer than 5 feet to such right-of-way.~~

~~5. Maximum number of signs per establishment: 4~~

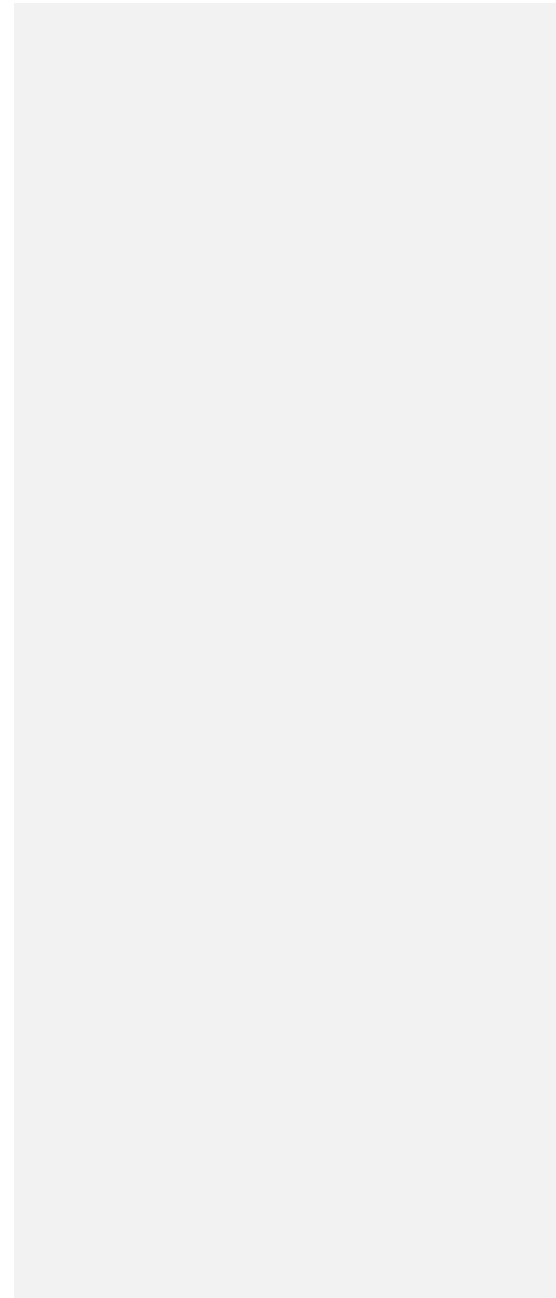


Table 6-7.1 Summary Table of Sign Requirements by Type of Sign
(amended July 7, 2019)

Sign Type	Permissible Zoning Districts	Maximum Number of Signs	Maximum Sign Area	Maximum Sign Height
Outdoor Advertising (Billboards)*	HM, LM, within 400' of an interstate	1,000 ft. minimum separation required	400 sq. ft.	60 ft.
On-premises	O&I, B-2, B-3, HM, & LM B-1 only if off-street parking is available on-site	1 per street frontage	B-1: 48 sq. ft. B-3: 60 sq. ft. O&I, B-2, HM, & LM: 200 sq. ft. or 300 sq. ft. if within 400 ft. of interstate	B-1 & O&I: 12 ft. B-3: 20 ft. B-2, HM, & LM: 35 ft. or 60 ft. if within 400 ft. of interstate
Wall	O&I, B-1, B-2, B-3, HM, & LM	1 per building wall O&I: only on the front wall	1 sq. ft. of sign area per linear ft. of building wall or a maximum of 160 sq. ft.	May not exceed the building height
Projecting	O&I, B-1, B-2, B-3, HM, & LM	1 per street frontage	16 sq. ft.	n/a
Suspended	O&I, B-1, B-2, B-3, HM, & LM	1 per occupant entrance	2.5 sq. ft.	10 inches
Identification	All residential zoning districts	1 per premises or 1 per subdivision entrance	32 sq. ft.	8 ft.
Menu	O&I, B-1, B-2, B-3, HM, & LM	2 per business establishment	32 sq. ft.	6 ft.
Awning or canopy	O&I, B-1, B-2, B-3, HM, & LM	1 per occupant entrance	9 sq. ft.	12 inches
Marquee	O&I, B-1, B-2, B-3, HM, & LM	1 per premises; may be substituted for a wall sign	1 sq. ft. of sign area per linear ft. of building frontage or a maximum of 160 sq. ft.	May not exceed the building height
Mobile or portable	O&I, B-1, B-2, B-3, HM, & LM	1 per premises	12 sq. ft.	4 ft.
Professional or Occupational Signs and Nameplates; Incidental Signs	All zoning districts	1 per establishment	3 sq. ft.	30 inches

* Advertising signs shall also comply with the permit procedures and standards contained in Section 6-7.7, A and the current edition of the North Carolina Department of Transportation outdoor advertising manual.

