

Motion and
Statement of Consistency with Comprehensive Plan
UDO-249

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Text Amendment UDO-249.

The zoning text amendment, proposed by the City/County Planning and Development Services staff to amend Chapter B. 3-2.1 Sign Regulations (F) of the Unified Development Ordinances (UDO) to Allow Certain Permitted Uses to Have Appropriate Signage in Residential Zoning Districts, is in conformance with the recommendations of the Legacy Comprehensive Plan and is reasonable and in the public interest because:

1. The proposed zoning text amendment addresses the apparent oversight in the UDO regarding freestanding and wall signage for several nonresidential uses, which are allowed in residential zoning districts; and
2. The proposed zoning text amendment allows the following public/institutional uses to have a limited amount of freestanding and wall signage when they are located in residential zoning districts:
 - Recreation Facility, Public
 - School, Public & School, Private
 - Police or Fire Station
 - Library, Public

Based on the foregoing Statement, I move adoption of UDO-249.

Second:

Vote:

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: August 11, 2014 **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Text Amendment Proposed by Planning and Development Services Staff to Amend Chapter B.3-2.1 Sign Regulations (F) to Allow Certain Permitted Uses to Have Appropriate Signage in Residential Zoning Districts (UDO-249)

- B. Ordinance Revising Chapter B of the Unified Development Ordinances to Allow Certain Permitted Uses to Have Appropriate Signage in Residential Zoning Districts

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the zoning text amendment.

ATTACHMENTS:- X YES NO

SIGNATURE: _____ **DATE:** _____

UDO-249
AN ORDINANCE REVISING
CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ALLOW CERTAIN PERMITTED USES TO HAVE APPROPRIATE SIGNAGE IN
RESIDENTIAL ZONING DISTRICTS

Be it ordained by the Board of County Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B, Article III of the *UDO* is amended as follows:

Chapter B - Zoning Ordinance
Article III – Other Development Standards

3-2.1 SIGN REGULATIONS (F)

(B) Permitted Signs

- (2) **Application of Table of Permitted Districts for Signs.** The following signs shall be permitted in the zoning districts as indicated in Table B.3.6, Permitted Districts for Signs, and shall comply with all regulations of the applicable district unless otherwise regulated by specific regulations of this section.

Table
B.3.6
Permitted Districts for
Signs

	Y R	A G	M H	R S	R M	N O	L O	C P O	G O	N B	P B	L B	N S B	H B	G B	C B	L I	G I	C I	I P	C	M U S
Off-Premises Signs																						
Ground Sign														Z			Z	Z	Z			
On-Premises Signs																						
Ground Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Awning						R M	N O	L O	C P O	G O	N B	P B	L B	N S B	H B	G B	C B	L I	G I	C I	I P	C
Projecting Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Roof Sign							Z	Z	Z		Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z
Wall Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z

Z = Districts in which signs permitted; zoning permit required.

(E) On-Premises Signs – Ground Signs, Projecting Signs

(3) Sign Measurement.

- (a) Area Calculation. Sign area shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof, which will encompass the entire advertising copy excluding architectural embellishments or structural supports. Any such measurements shall be taken on only one face of the sign; however, informational or advertising matter may be displayed on both faces of any permitted sign.
- (b) Maximum Sign Area. The maximum sign area of ground (on-premises) and projecting signs shall be limited in area to two and a half (2.5) square feet of sign area per linear foot of lot frontage for each type of sign with the following maximums:
 - (i) In the HB, LI, GI, and NSB Districts, sign size shall be limited to one hundred fifty (150) square feet;
 - (ii) In the LB, PB, GB, CI, CPO, C, and MU-S Districts, sign size shall be limited to seventy-five (75) square feet, except that in the LB District in GMAs 4 and 5, sign size shall be limited to thirty-six (36) square feet;
 - (iii) In the CB District, no projecting signs are allowed and ground signs are limited to a maximum of fifty (50) square feet;
 - (iv) In the GO, LO and IP Districts, sign size shall be limited to thirty-six (36) square feet;
 - (v) In the NO District, sign size shall be limited to eight (8) square feet;
 - (vi) In the NB District, sign size shall be limited to four (4) square feet;
 - (vii) In any RM District, sign size shall be limited to eighteen (18) square feet; and
 - (viii) In any RS, AG, MH, or YR District, sign size shall be in accordance with Section B.3-2.1(E)(9) and B.3-2.1(F).
- (c) Height. The maximum height of a ground (on-premises) or projecting sign shall be thirty-five (35) feet, except fifteen (15) feet maximum in any RM, YR, AG, MH, or RS District,

measured from the road to which the sign is oriented or grade of the site, whichever is higher. Where a sign interferes with pedestrian clearance or sight distance, the lowest part of the sign shall be a minimum of nine (9) feet from the grade of the site on which the sign is located. Sign height shall be measured from the highest portion of the sign, including any molding, trim, border, or frame designed to attract attention, excluding any extensions.

(5) Number.

- (a) Maximum. Each zoning lot frontage of less than two hundred fifty (250) feet shall be limited to one ground (on-premises) and one projecting sign per street or right-of-way frontage. If the lot frontage contains more than two hundred fifty (250) feet, then two (2) signs of each type may be used on that street frontage, except in any RM District, with a minimum separation of one hundred twenty-five (125) feet between these two (2) signs or between them and any other ground signs on the lot. The maximum number of signs for any zoning lot in the YR, AG, MH, or RS zoning districts shall be determined by the requirements of Section B.3-2.1(E)(9).

(6) Exceptions.

- (a) Corner Lots and Lots with Two Hundred Fifty (250) Feet of Frontage. Corner lots and lots with two hundred fifty (250) or more feet of frontage are permitted a fifty percent (50%) addition in maximum ground and projecting sign size for using one sign where two (2) would be allowed, except for lots located in YR, AG, MH, or RS zoning.
- (b) Lots on Freeways/Expressways in the Interstate System. Signs located within four hundred (400) feet of the centerline of a freeway/expressway in the Interstate System, except in any RM, YR, AG, MH, or RS District, may display additional sign area up to a maximum of two hundred (200) square feet and a maximum height of fifty (50) feet. This exception will become void along any highway which installs a government sponsored highway logo sign system.
- (c) Lots of Three (3) Acres or More. On zoning lots containing three (3) acres or more, the maximum size of ground and projecting signs shall be that permitted in the zoning district where the sign is permitted, regardless of the amount of road frontage of the lot.

(9) On-Premises Ground and Projecting Signs in the YR, AG, MH, and RS Districts.

(a) Permitted Districts and Uses. On-premises ground and projecting signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:

- (i) Agriculture production
- (ii) Cemetery
- (iii) Church or Religious Institution, Neighborhood or Community
- (iv) Child day care center accessory to a church or school
- (v) Fish hatchery
- (vi) Golf course
- (vii) Manufactured housing development
- (viii) Park and shuttle lot
- (ix) Planned residential development and subdivision
- (x) Riding stable
- (xi) Shooting range, outdoor
- (xii) Utilities
- (xiii) Recreation Facility, Public
- (xiv) School, Public or Private
- (xv) Police or Fire Station
- (xvi) Library, Public

(b) Number and Size. Only one sign per use with a maximum of eighteen (18) square feet per zoning lot per street or right-of-way frontage. If a zoning lot is permitted more than one sign, there shall be at least fifty (50) feet of spacing between each sign.

(c) Height. Fifteen (15) feet maximum, measured from the road or grade of the site to which the sign is oriented, whichever is higher.

- (d) Illumination. Internally illuminated signs are not permitted for these uses, except such internally illuminated signs which existed as of April 26, 1993.

(F) On-Premises Signs - Roof Signs, Wall Signs

- (1) **Zoning Districts.** Roof and wall signs are permitted only in the districts as shown in Table B.3.6 or as specified in Section B.3-2.1(F)(5).
- (2) **Size.**
 - (a) Maximum Size. There shall be no maximum size restriction, but in no case shall a wall sign extend horizontally beyond the main wall of a building more than twelve (12) inches.
 - (b) Restrictions in NO and NB Districts. In the NO District, sign size shall be limited to eight (8) square feet; in the NB District, sign size shall be limited to four (4) square feet.
- (3) **Height.**
 - (a) Flat Roof Building. On a flat roof building, no roof signs are allowed. No wall sign shall project more than fifty percent (50%) of its height above the wall on which it is placed, but in no case shall extend more than two (2) feet above the wall.
 - (b) Peaked Roof Building. Signs on a peaked roof building shall not extend above the peak of the roof.
- (4) **Number.**
 - (a) Maximum Number. There shall be no restriction on the number of roof and wall signs.
 - (b) Restrictions in NO and NB Districts. In the NO and NB Districts, only one of the following signs is permitted for each business: awning, ground (on-premises), projecting, and wall.
- (5) **Wall Signs in the YR, AG, MH, and RS Districts.** Wall signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:
 - (a) Agriculture production
 - (b) Cemetery, licensed or unlicensed
 - (c) Church or Religious Institution, Neighborhood or Community

- (d) Child day care center accessory to a church or school
 - (e) Fish hatchery
 - (f) Golf course
 - (g) Manufactured housing development
 - (h) Park and shuttle lot
 - (i) Planned residential development
 - (j) Riding stable
 - (k) Shooting range, outdoor
 - (l) Utilities
 - (m) Recreation Facility, Public
 - (n) School, Public or Private
 - (o) Police or Fire Station
 - (p) Library, Public
- (6) **Rooftop Penthouses or Unenclosed Screening.** No signage is permitted on either roof top penthouses or unenclosed screening of roof top mechanical equipment.

Section 2. This ordinance shall be effective upon adoption.

STAFF REPORT

DOCKET # UDO-249
STAFF: Aaron King

REQUEST

A UDO Text Amendment proposed by Planning and Development Services staff to amend Chapter B.3-2.1 Sign Regulations (F) to allow certain permitted uses to have appropriate signage in residential zoning districts (UDO-249).

BACKGROUND

Recently, when Inspections staff was reviewing plans for a proposed private school to be located in Agricultural (AG) zoning within unincorporated Forsyth County, it was discovered that the UDO did not allow freestanding or attached (wall) signage for said use. In reviewing the existing Forsyth County sign provisions, it was also noted that there were several other non-residential uses allowed in residential zoning districts that would not be permitted to have any freestanding signage. Staff believes this was likely a simple oversight when the sign ordinance currently applicable to only the County jurisdiction was drafted.

ANALYSIS

Staff believes that it is reasonable for certain public/institutional uses to have a limited amount of freestanding signage in residential districts. The proposed ordinance supplements the existing ordinance language for signage. Staff proposes to allow freestanding and wall signage for the following uses when they are located within residential zoning districts:

- Recreation Facility, Public
- School, Public & School, Private
- Police or Fire Station
- Library, Public

RECOMMENDATION

APPROVAL

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-249
JULY 10, 2014**

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Russ Cummings, 4300 Poplar Creek Lane, High Point, NC 27265

- I am the signage contractor who called staff to ask what the restrictions for a school sign would be.
- I'm available to answer any questions you may have.

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the text amendment.

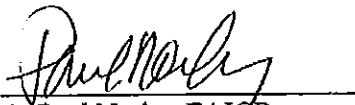
SECOND: Paul Mullican

VOTE:

FOR: Unanimous

AGAINST: None

EXCUSED: None



A. Paul Norby, FAICP

Director of Planning and Development Services