

# Proposed Text Amendment to Article 8 – Section 8.3 of the Mineral Springs Zoning Ordinance

Recommended to the Town Council by Planning Board on August 28, 2017

## Section 8.3 Signs Permitted Without Permit

The following signs shall not require a permit:

- a) Signs required to be posted by law. Signs established by governmental agencies. "Warning" signs and "No" Trespassing" signs. Historical markers placed by a governmental agency or a recognized historical society. Private unofficial traffic signs indicating directions, entrances, or exits.
- b) One (1) sign, including a professional name plate, per dwelling unit, denoting the name of the occupant not to exceed one and one half (1-1/2) square feet in area.
- c) Political signs advocating for political action during the period beginning on the 30<sup>th</sup> day before the beginning date of "one-stop" early voting and ending on the 10<sup>th</sup> day after the primary or election day. Political signs may be placed in the right-of-way of the State highway system. Permission must be granted by any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs shall not be closer than three (3) feet from the edge of the road pavement, obscure motorist visibility at an intersection, be higher than forty-two (42) inches above the edge of road pavement, be larger than eight hundred sixty-four (864) square inches or obscure/replace another sign.
- d) One **(1)** sign advertising ***residential*** real estate "for sale", "for rent", or "for lease", not greater than six (6) square feet in area located upon property so advertised, and shall be no higher than four (4) feet from grade level. Such signs shall not obstruct visibility for motorists. Such signs shall be removed within seven (7) days after the property has been sold, (upon closing) rented or leased. Any signs erected pursuant to this provision must not violate Section 8.3 **4(f)** of this Ordinance. Any signs advertising real estate subdivisions shall be limited to one (1) sign, no greater than six (6) square feet in area, located at the entrance of the subdivision.
- e) **One (1) sign advertising commercial real estate on properties zoned for business (B-2, B-4, LI, or MUD) "for sale", "for rent", or "for lease", not greater than twelve (12) square feet in area located upon property so advertised, and shall be no higher than four (4) feet from grade level. Such signs shall be removed within seven (7) days after the property has been sold, (upon closing) rented or leased. Any signs erected pursuant to this provision must not violate Section 8.4(f) of this Ordinance. This provision shall not be used in combination with Section 8.3 (d).**
- ef) One (1) sign advertising the sale of produce out of a home garden on the premises where the produce is being sold shall be permitted with no more than sixteen (16) square feet in area and no higher than four (4) feet above grade level.
- fg) Churches may have two (2) free standing directional signs only. The signs shall be no larger than two (2) square feet in area and placed off the right-of-way.

- g) One (1) sign per dwelling unit advertising a yard sale, or for the sale of up to two (2) vehicles, or small pets, or the like for no more than ten (10) days' total duration. All yard sales' signs shall be removed twenty-four (24) hours after the yard sale has been terminated. No such sign shall be greater than four (4) square feet in area. All such signs shall be located off the street right-of-way.
- h) Temporary directional signs for yard sales' are limited to three (3) in number and may be placed forty-eight (48) hours before the sale, and must be removed twenty-four (24) hours after termination.
- i) Temporary special event signs, banners, streamers for non-profit agencies are allowed ~~ten (10)~~ **fourteen (14)** days before the special event and must be taken down two (2) days after the special event. The size shall be no larger than twenty-four (24) square feet and must be located off the street right-of-way, unless otherwise specified by the Department of Transportation.
- j) Flags of the United States of America, the State of North Carolina, Union County, the Town of Mineral Springs, or any flag adopted or sanctioned by an elected legislative body of competent jurisdiction, as well as flags bearing a logo of corporate, non-profit, or religious origin. Such flags shall not be flown from a pole the top of which is more than 35 feet in height.
- k) Window signs placed or painted on the interior or exterior of glass windows or door provided that such signs cover no more than thirty (30) percent of the glass area of the entire storefront. Window signs that cover more than thirty (30) percent of the glass shall be considered as wall signs and shall meet requirements for painted wall signs within the appropriate zoning district.
- l) Neon tube signs or LED signs visible from outside of a building shall be limited to two (2) per business and located on the inside of a window such that no more than ten (10) percent of the window area is covered by the sign area.

Any sign in the Town of Mineral Springs that is found to be in need of repair shall be renovated or removed within thirty (30) days by the owner upon receipt of written notification, or said sign may then be removed by the Zoning Administrator, and the reasonable cost of such removal shall be the owner's responsibility.