

Petition #: 2005-067
Petitioner: TRG CHARLOTTE, LLC

Approved by City Council
June 20, 2005

ORDINANCE NO. _____ **AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE – ZONING ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE

Section 1. Appendix A, “Zoning” of the Code of the City of Charlotte is hereby amended as follows:

CHAPTER 13: SIGNS

1. Amend Section 13.110(2)(c)(v) by adding a sentence at the end of this subsection that allows multi-information directional signs located within the interior of the development of a regional mall, a shopping center, an office complex or a mixed use development containing over 500,000 square feet of gross building area to have a maximum size of 57 square feet per sign face and a maximum height of 14 feet. Also, add a new subsection (vii) that allows a regional mall, a shopping center, an office complex or a mixed use development containing over 500,000 square feet of gross building area to have detached signs identifying the pedestrian entrances into the building(s) and guiding pedestrians. These signs would not be considered detached signs along a street frontage for the purposes of Section 13.110(2)(c)(iii), and such signs would not count towards the maximum of 3 detached signs along a street frontage. The current subsection 12.110(2) reads as follows:

(2) Planned Development Flexibility Option

For the purpose of providing flexibility and incentives for coordinated, well designed signs systems for large scale development, special provisions varying the standards of these regulations may be approved by the Charlotte-Mecklenburg Planning Commission staff subject to the following:

- (a) The development is a planned residential, nonresidential, or mixed use development, 36 acres or greater in size or 150 units for multi-family developments; a hospital or other large scale institutional complex; a large scale cultural, civic or recreational facility; or a similar large scale development.
- (b) A Master Sign Program that includes the following information in booklet form is submitted:
 - i. Detailed designs of all proposed signs including the size, height, copy, materials, and colors of such signs.

- ii. Proposed locations and number of proposed signs.
 - iii. Sign Illumination Plans.
 - iv. Plans for landscaping or architectural features to be used in conjunction with such plans.
- (c) It is determined that the proposed signs shall meet the following criteria:
- i. All signs are coordinated in terms of design features.
 - ii. The maximum size of detached signs is not varied by more than 25%.
 - iii. The number of detached signs along a street frontage does not exceed 3.
 - iv. The maximum height of a detached sign does not exceed 12 feet except when located along a Class I, II or III street, the height does not exceed 16 feet.
 - v. Multi-information directional signs are no greater than 16 square feet and are located in the interior of a development.
 - vi. Changeable copy highlighting special events on signs for cultural, civic, or recreational facilities shall not exceed 25% of the sign face area of a sign.

The revised text shall read as follows:

(2) Planned Development Flexibility Option

For the purpose of providing flexibility and incentives for coordinated, well designed signs systems for large scale development, special provisions varying the standards of these regulations may be approved by the Charlotte-Mecklenburg Planning Commission staff subject to the following:

- (a) The development is a planned residential, nonresidential, or mixed use development, 36 acres or greater in size or 150 units for multi-family developments; a hospital or other large scale institutional complex; a large scale cultural, civic or recreational facility; or a similar large scale development.
- (b) A Master Sign Program that includes the following information in booklet form is submitted:

- i. Detailed designs of all proposed signs including the size, height, copy, materials, and colors of such signs.
 - ii. Proposed locations and number of proposed signs.
 - iii. Sign Illumination Plans.
 - iv. Plans for landscaping or architectural features to be used in conjunction with such plans.
- (c) It is determined that the proposed signs shall meet the following criteria:
- i. All signs are coordinated in terms of design features.
 - ii. The maximum size of detached signs is not varied by more than 25%.
 - iii. The number of detached signs along a street frontage does not exceed 3.
 - iv. The maximum height of a detached sign does not exceed 12 feet except when located along a Class I, II or III street, the height does not exceed 16 feet.
 - v. Multi-information directional signs are no greater than 16 square feet and are located in the interior of a development. Notwithstanding the foregoing, the maximum sign area of multi-information directional signs serving a regional mall, a shopping center, an office complex or a mixed use development containing over 500,000 square feet of gross building area and located within the interior of the development shall be 57 square feet per side, and the maximum height of such signs shall be 14 feet.
 - vi. Changeable copy highlighting special events on signs for cultural, civic, or recreational facilities shall not exceed 25% of the sign face area of a sign.
 - vii. Notwithstanding the terms of Section 13.110(2)(c)(iii) and subject to the sign criteria set out below, a regional mall, a shopping center, an office complex or a mixed use development containing over 500,000 square feet of gross building area may have detached signs identifying the pedestrian entrances into the building(s) and guiding pedestrians thereto. Such signs shall not be considered to be detached signs along a street frontage for the purposes of Section 13.110(2)(c)(iii), and such signs shall not count towards the maximum of 3 detached signs along a street frontage.

- (a) Each sign must be located a minimum of 400 feet from any public street.
- (b) Each sign must be located within the relevant building's curb line.
- (c) Each sign must be located within 150 feet of the pedestrian entrance it identifies.
- (d) The maximum height of each sign shall be 18 feet, and the maximum sign area shall be 70 square feet per side."

Section 2. That this ordinance shall become effective upon its adoption.

Approved as to form:

City Attorney

I, _____ City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 2005, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, Page(s)_____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the _____ day of _____, 2005.
