

**CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
ZONING INTERPRETATION RECORD**

Case No. ZIR-012

1. Subject of Interpretation:

Sign regulations for wall signs placed on multi-tenant nonresidential buildings.

2. Zoning Ordinance Titles, Sections and Numbers:

Chapter 9: General Districts

Section 9.8506(2)(c)1.a.(i): Mixed Use Development District – Wall Signs

Section 9.1209(7)(1)(a): Transit Oriented Development Districts – Wall Signs

Chapter 10: Overlay Districts

Section 10.813(1)(f)(1): Pedestrian Overlay District – Wall Signs

Section 10.908(7)(a): Transit Supportive Overlay District – Wall Signs

Chapter 11: Conditional Zoning Districts

Section 11.509(1)(a): Neighborhood Services District – Wall Signs

Chapter 13: Signs

Section 13.108(1)(a): Wall Signs

Section 13.108a(1)(a): Wall Signs – Within Certain Urban Districts

3. Reason for Interpretation:

To establish an interpretation that reflects the past practices regarding wall signs on shopping centers and other multi-tenant buildings. Therefore, eliminating the possibility of numerous signage nonconformities.

The Zoning Ordinance indicates that the maximum sign surface area of all signs on one wall shall not exceed a certain percentage of the area of the building wall to which the sign(s) is attached up to a maximum square footage.

A single tenant within a shopping center or other multi-tenant building has historically been allowed a wall sign(s) so long as such sign(s) does not exceed the prescribed percentage based on the tenant's leasable area of the building wall to which the sign(s) is attached. The maximum sign square footage has been applied only to each tenant sign rather than applying the maximum square footage towards the cumulative square footage of all the individual tenant signs on one wall of a multi-tenant building.

Based on this past practice, the cumulative wall signage of all tenants on one wall of a multi-tenant building would never exceed the prescribed percentage. However, it is possible that the cumulative square footage of all tenant wall signage could exceed the maximum square footage. The intent of this interpretation is that the prescribed percentage regulates both the tenant and cumulative wall signage while the prescribed maximum square footage regulates only the individual tenant wall signage.

This interpretation does not apply to buildings that are not shopping centers or other multi-tenant buildings.

4. Interpretation:

Wall signs for a multi-tenant nonresidential building may be located on any building wall so long as the maximum sign surface area of all signs on one wall does not exceed the zoning prescribed percentage of the area of the building wall to which the sign(s) is attached. Each tenant of a multi-tenant building will be allowed wall signage up to the zoning prescribed percentage based on the tenant's leasable building wall square footage. The maximum prescribed square footage will only apply to an individual wall sign and not the cumulative square footage of all wall signs on one wall of a multi-tenant building.

5. Approval:



Approved By:

Shad Spencer
Zoning Administrator

4/15/2014
Date: