

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-163

Petitioner: Charlotte-Mecklenburg Planning Commission

Request: Text amendment to allow ground mounted signs in the MUDD zoning district with prescribed conditions.

Background

The Zoning Ordinance currently does not allow permanent, detached signs in the Mixed Use Development District (MUDD). Wall signs, canopy signs, and projecting signs are permitted, with conditions.

There has been interest by the development community to allow ground mounted signs in the MUDD district. This text amendment would allow such signs.

Proposal

This text amendment proposes to allow ground mounted, or monument signs in the MUDD zoning district, with a number of prescribed conditions:

- Signs shall not exceed 5' in height
- Signs shall not exceed 20 square feet in area
- A bonus of 4 square feet in size is permitted if the sign is 100% lit by neon
- Signs shall be located a minimum of 5' behind the proposed right-of-way
- Signs shall not be located in the sight distance triangle
- Signs shall not be located behind the minimum setback.

Conclusion and Consistency

This text amendment is considered appropriate for approval, and is consistent with the purposes, goals, objectives, and policies of adopted plans.