10 Signs

10.1 General

10.1.1 Purposes

The purposes of these sign regulations are to:

- Permit the effective use of signs as a means of communication;
- Maintain and enhance the aesthetic environment and the ability of the city to attract sources of economic development and growth;
- Maintain pedestrian and traffic safety and minimize the distractions, hazards and obstructions caused by signs;
- Minimize the possible adverse effects of signs on nearby public and private property;
- Enable the fair and consistent enforcement of these sign regulations; and
- Ensure that the constitutionally guaranteed right of free speech is protected.

10.1.2 Applicability

Unless otherwise expressly exempted, the sign regulations of this chapter shall be binding upon every owner of a building or property, every lessee, and every person responsible for or who causes the construction, repair, relocation, or alteration of any sign in the City of Hickory. Signs may be erected, placed, established, painted, created or maintained only in conformance with the provisions of this chapter.

10.1.3 Permits Required

Unless otherwise expressly exempted, no sign may be erected or structurally altered until a Zoning Compliance Permit has been obtained in accordance with Sec. 2.6.

10.1.4 Computations and Measurements

Number of Signs. For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without an organized relationship of units, where strings of lights are used, or where there is a reasonable doubt about the relationship of elements, each element or light shall be considered to be a single sign. For back to back signs or those with an interior angle no greater than 15 degrees, both surfaces shall be considered to be a single sign. In the case of v-type or double-faced signs with an interior angle greater than 15 degrees, the entire surface shall be considered to be a single sign.

Sign Area of Individual Signs *(TA 18-01).* The surface area of a sign shall be computed as including the entire area within a parallelogram, triangle, circle, semicircle or other regular geometric figure, including all of the elements of the display, but not including any blank masking border (a plain strip, bearing no advertising matter around the edge of a sign), frames, display or identification or licensing officially required by any governmental body, or structural elements outside the sign surface and bearing no advertising matter. The width of the masking border or sign frame structure shall not extend beyond the maximum surface area more than 6 inches. In the instance of projecting signs, the area of all surfaces shall be considered when determining the total permissible area.

Area of Double Faced Signs. Where the sign faces of a double faced sign are parallel or the interior angle formed by the faces is 15 degrees or less, only 1 display face shall be counted in the computing of sign area. If the 2 faces of a double faced sign are of unequal area, the area of the larger sign face shall be counted as the sign's area. In the case of signs with an interior angle greater than 15 degrees, cylindrical signs, signs in the shape of cubes, or other signs that are substantially

three dimensional with respect to their display surfaces, the entire display surface or surfaces shall be included in computations of sign area.

Embellishments. In the case of embellishments (display portions of signs extending outside the general display area), surface area extending outside the general display area and bearing advertising material shall be computed separately as part of the total surface area of the sign.

Height and Clearance. The overall height of the sign or sign structure is measured from the normal grade to the highest point of the sign or sign structure (see Figure 10-1). Clearance is measured from the normal grade to bottom of the sign structure enclosing the sign face. Normal grade shall be construed to be the existing grade prior to construction, or newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign. In cases where the normal grade cannot reasonably be determined or where the normal grade is below the grade at street level, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street.

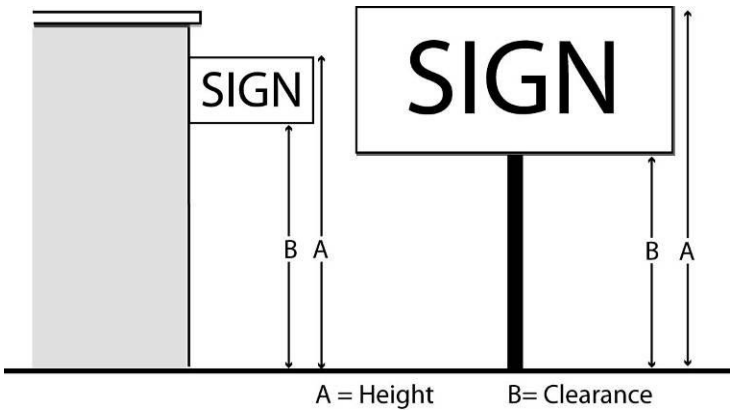

Figure 10-1: Sign Heights and Clearance

10.1.5 Signs Exempt from Regulation *(TA 18-01) (TA 21-01)*

The following signs shall be exempt from regulation under this chapter:

- Externally illuminated or non-illuminated signs not exceeding 2 square feet in area bearing only property identification numbers and names, post office box numbers and names of occupants of the premises;
- Historic markers erected by a governmental body;
- Legal notices, identification and informational signs and traffic directional signs or any sign erected by or on behalf of a governmental body;
- Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
- Signs directing and guiding traffic on private property, which do not exceed 4 square feet in area and have a maximum height of 2 feet, and are placed within three (3) feet of vehicular driveway entrances;
- Incidental signs used in conjunction with equipment or other functional elements of a use or operation. These shall include, but not be limited to, drive thru window menu boards, signs of automatic teller machines (ATMs), gas pumps, express mail drop boxes, vending machines or newspaper delivery boxes, or signs painted or permanently attached to currently licensed motor vehicles that are not parked or located so as to function as a sign;
- Official flags limited to one per lot not exceeding 5 feet by 8 feet and located on the same lot as the organization, provided the height of the flagpole does not exceed the maximum height of the zoning district in which it is located, and is setback five (5) feet from all street rights-of-way and adjacent property lines;

- Official flags, emblems, or insignia of any government; and
- Fence wraps displaying signage when affixed to perimeter fencing at construction sites. These wraps must be removed once a certificate of occupancy has been issued for the final portion of construction at the site, or 24 months from the date the wrap was installed, whichever is shorter.
- Any flag displayed on residential property.

10.2 Prohibited Signs (TA 22-01)

10.2.1 The following signs and attention getting devices shall be prohibited:

- Any sign erected or placed without a proper permit or otherwise not in compliance with these regulations;
- Portable signs;
- Roof signs (see Section 10.5.1);
- Balloons and inflatable signs;
- Search lights or signs with flashing, moving, rotating, blinking or varying intensity of light or color;
- Banners, flags, feather flags, and streamers, except as otherwise allowed herein;
- Signs painted or attached to any trees, rocks, or other similar organic matter;
- Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except traffic control signs;
- Signs that by their position, illumination, size, shape or color, obstruct, impair, obscure, or interfere with traffic signs, signals, or devices;
- Signs that cause glare onto traffic or adjacent property;
- Signs that emit audible sound, odor, or visible matter such as smoke or steam;
- Signs that exhibit obscene material, including, but not limited to, specified sexual activities and specified anatomical areas as defined in Chapter 14;
- Signs that obstruct any window, door, fire escape, stairway, or opening intended to provide light, air, or ingress/egress that would cause a violation of building codes;
- Signs that encroach on a required sight triangle;
- Signs that resemble any official signage or markers and that, by reason of content, location, position, shape or color, may be reasonably confused with or construed as traffic control devices;
- Signs within public right of way, on utility poles, or on public property, except as otherwise expressly permitted;
- Strings of lights not permanently mounted to a rigid background, unless otherwise expressly exempted or allowed under this chapter;
- Illuminated signs within any residential district, with the exception of signs erected on institutionally used properties;
- Vehicular signs; and
- Off-premise signs.
- Any moving sign or device to attract attention, all or any part of which moves by any means, including by air, electrical, human, or other means, including, but not limited to. Pennants, flags, propellers, discs, inflatables, whether or not any said device has a written message. Except those exempted by this article.

10.3 Sign Location

10.3.1 Sight Triangles *(TA 23-02)*

All signs shall comply with the Sight Triangle standards outlined within the City's Engineering Manual of Practice.

10.3.2 Right of Way

Unless otherwise expressly stated in this Land Development Code, all signs shall be located outside the public right of way.

10.3.3 Vehicle and Pedestrian Area Clearances

When a sign extends over an area where vehicles travel or are parked, the bottom of the sign structure must be at least 14 feet above the ground. When a sign extends over a sidewalk or other area accessible to pedestrians, the bottom of the sign structure must be at least 9 feet above the ground.

10.4 Alternative Sign Plan

The Planning Director may approve alternative sign plans to provide for flexibility in the application of sign regulations. Such plans are intended to allow property owners to address unique circumstances affecting their property such as excessive setbacks or topography and to encourage the removal or replacement of nonconforming signs. The Planning Director shall find that the alternative sign plan adheres to the purpose and intent of the regulations contained herein and that such plans result in the reduction of the total number of signs allowed or the total amount of sign area allowed, while allowing for reasonable exposure to the adjoining rights of way. Once approved, the alternative sign plan shall be used to guide the issuance of all sign permits related to the development in the future.

10.5 Signs in Commercial, Office & Institutional and Industrial Districts

The following standards shall be used to regulate the installation of all on premise wall signs, ground mounted signs, and subdivision identification signs in all commercial, office & institutional and industrial zoning districts.

10.5.1 Wall Signs (On Premise)

The following standards shall be applied to wall signs in commercial, office & institutional and industrial zoning districts:

Maximum Area and Number. ***(TA 12-01) (TA 18-01)***

(1) Wall signage shall be limited to a maximum size of two (2) square feet of area per each linear foot of primary building wall or bay width, not to exceed three hundred (300) square feet. This measurement pertains to the building wall facing upon a public street or internal development driveway.
(2) Buildings with primary walls in excess of one hundred fifty (150) linear feet shall be allowed wall sign area equal to fifteen percent (15%) of the total area of the primary wall face. This measurement pertains to the building wall facing upon a public street or internal development driveway.
(3) Wall signage on the secondary walls shall be permitted subject to the following standards:
    (a) Wall signage shall not be placed on building walls that directly abut residentially used properties or on walls that do not have similar architectural treatments as the primary wall.
    (b) Additional wall signage shall be permitted at a maximum of one (1) square foot of area per each linear foot of secondary building wall or bay width, not to exceed one hundred fifty (150) square feet.

Mounting. Wall signs shall be mounted consistent with the standards listed below:

(1) **Equipment.** Wall signs shall be mounted to conceal all mechanical or electrical equipment.
(2) **Projection** ***(TA 19-01).*** With the exception of properties located within residential districts, wall signs may be mounted perpendicular to the surface to which they are attached, provided such sign does not project more than thirty-six (36) inches from the surface to which it is attached.
(3) **Extensions.** Wall signs shall not extend above or below the edge of any wall or other surface to which they are mounted. Wall signs shall not be erected, constructed, or maintained upon or above the roofline of any building. This shall not preclude the

placement of a wall sign against a mansard of a building providing the sign face is horizontally parallel to the building wall and does not extend either above the highest point or below the lowest point of the mansard to which it is affixed.

Other wall signs. An awning, canopy, or mansard may be used for the placement of the allowable square footage for wall signs.

Projecting signs in the C-1 zoning district *(TA 11-01).* In lieu of a free standing sign, properties in the C-1 zoning districts may provide one (1) sign that is mounted perpendicular to the surface to which it is attached. Projecting signs are subject to the following standards:

(1) If a projecting sign is placed on the property, no free standing sign shall be permitted.
(2) The building to which the sign is attached must have a front setback of less than ten (10) feet.
(3) The sign shall not project more than thirty-six (36) inches from the surface of the wall to which it is attached.
(4) The sign shall not exceed thirty-two (32) square feet in area.
(5) The sign shall be mounted to conceal all mechanical or electrical equipment.
(6) The sign shall not be extended above below the edge of any wall or other surface to which it is mounted. Projecting signs shall not be erected, constructed, or maintained upon or above the roofline of any building.
(7) The sign shall maintain clearance of at least nine (9) feet above any pedestrian walkway.

Sample Projecting Sign

10.5.2 Free Standing Signs (On Premise) (*TA 11-01, 12-01, 14-01, 18-01, & 21-01*)

The following requirements shall apply to all on premise freestanding signs within all commercial, office & institutional and industrial zones.

Free Standing Sign Regulations			
Zoning District	Height (feet)	Maximum Number	Area (Square Feet)
CC-2, C-2, C-3, and IND	20	One per public vehicular right-of-way frontage (street not driveway)	Two (2) sq. ft. per 1 linear foot of building frontage, with no single sign over 150 sq. ft.
NC, CC-1, OI, and C-1	10	One per public vehicular right-of-way frontage (street not driveway)	One (1) sq. ft. per 1 linear foot of building frontage, with no single sign over 100 sq. ft.

Setbacks. Freestanding signs shall be maintained at a minimum five (5) feet setback from all property lines.

Sign Copy. Freestanding signs may advertise only uses located upon the subject property.

Separation. Free standing signs shall be located a minimum distance of one hundred (100) lineal feet from any commercial or industrial center identification sign or any other monument sign.

Landscaping. All freestanding signs shall be landscaped around the base of the sign to ensure that the structure blends in with the site and the character of the overall landscape plan. The area of landscaping shall not be less than the area of the sign face.

Installation. All free standing signs shall be ground mounted or supported by decorative supports. For purposes of these regulations, decorative supports shall mean at least two (2) support members that are architecturally compatible with the principal structure on the site (no exposed pipes, posts or other support members allowed). In lieu of two (2) decorative supports a single support at least one third (1/3) the width of the sign may be used.

Sample Free Standing Signs

10.5.3 Window Signs *(TA 11-01)*

Signs shall be allowed on the inside or outside of window glass of non-residential properties provided that they cover no more than thirty-three percent (33%) of the gross glass area on any one side of the buildings and are not separately illuminated.

Sample Window Sign

10.5.4 Non-Residential and Residential Development Identification Signs

Development identification signs may be located within the required front setback at the entrance of a subdivision/project road, provided the location of such marker is outside of the required sight triangle and the normal maintenance limits. Such signs shall be subject to the following standards:

1. Two (2) signs shall be permitted for each street intersection, with a maximum of two (2) intersections permitted for any development.

2. Residential development identification signs, shall not exceed 40 square feet in size and 8 feet in height. For nonresidential development identification signs, the standards of Sec.10.5.2 shall apply, provided that nonresidential subdivision name markers shall not exceed 60 square feet in area and 10 feet in height; and
3. Development identification signs in nonresidential districts may list individual occupants of the subdivision or project.

10.5.5 Campus and Shopping Center Directional Signage *(TA 11-01)*

Such signage shall be permitted when a site contains more than one tenant or principal building provided that the following criteria are met:

- The sign shall be placed at least 5 feet from any public right of way.
- Such signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.
- Such signs may contain business names or logos with arrows or other directional information but shall not contain any commercial message.
- Such signs shall not be illuminated.

Sample Campus / Shopping Center Sign

10.6 Murals *(TA 24-01)*

All murals which are on public property or are visible from public property within the City of Hickory must receive prior permit approval from the Planning Director or his/her designee upon receiving recommendation of the Hickory Community Appearance Commission. The conservation and the maintenance of the mural will be the responsibility of the property owner. A mural that is permitted to deteriorate into a condition of disrepair shall constitute a public nuisance.

10.6.1 Purpose. This section furthers the following:
(a) Encourages artistic expression.
(b) Fosters a sense of pride.
(c) Preserves existing murals that are a valued part of the City

10.6.2 Objectives. The mural regulations also promote public safety and welfare by regulating such displays in keeping with the following objectives:

(a) That the design, construction, installation, repair and maintenance of such displays will not interfere with traffic safety or otherwise endanger public safety.
(b) That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of such displays.
(c) That the public will enjoy the aesthetic benefits of being able to view such displays in numbers and sizes that are reasonably and appropriately regulated without having to endure visual blight and traffic safety impacts.

10.6.3 Exclusion of Commercial Messaging. The City wishes to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signage. Therefore, the City's mural regulations exclude commercial advertising on murals. A mural permitted under this ordinance shall be a one-of-a-kind, hand applied on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

10.6.4 New Mural Registration. A new sign application permit shall be required for each new mural.

10.6.7 Nonconforming Murals. Any original art mural installed prior to the effective date of this section shall have legal nonconforming status and, notwithstanding any provision of this ordinance, will not require registration.

10.6.8 New Mural Requirements.

(a) **Artist Requirements**:
(1) Surface preparation may include chemical treatments to remove chipping paint, mold and dirt.
(2) The artist will be required to apply a protective coating once the mural is complete. The medium used must be durable and able to withstand minor wear and tear and harsh outdoor elements for at least ten years.
(3) If the mural is to contain an artist signature or brand, it must be approved during approval of mural.
(4) The mural will serve as a visual landmark and should be distinctive through use of design, color, etc. Only original art will be considered.

(b) **Alterations to a permitted mural**:
(1) Alterations include any change to a permitted mural, including, but not limited to, any change to the image(s), materials, colors or size of the permitted mural.
(2) Alteration does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time.
(3) Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an alteration. Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or as a result of vandalism.

(c) **Removal**. A mural may be removed within the first four years of the date of registration under the following circumstances:
(1) The structure or property is substantially remodeled or altered in a way that precludes continuance of the mural.
(2) The property undergoes a change of use authorized by the Planning Dept. in the City of Hickory.

10.6.9 Historic Properties: Murals shall not be permitted on historic properties or structures.

10.7 Signs in Residential Zoning Districts *(TA 18-01)*

Unless otherwise expressly stated in this Land Development Code, the maximum number, area and height of signs within residential zoning districts shall be regulated in accordance with the following table of standards:

Zoning **District**	**Maximum Number of Signs Per Lot**	**Maximum Sign Area (square feet)**	**Maximum Height (feet)**
R-1 thru R-4	1 per road frontage	40	8
One wall sign and one monument sign are allowed provided that the total sign area does not exceed 32 square feet for all principal non-residential uses allowed. No signs are allowed for residential uses including home occupations, except as otherwise provided herein.			

10.8 Off-Premise Signs (Billboards) *(TA 14-01)*

No new off premise signs shall be allowed. Existing signs (non-digital and non-LED) may be replaced subject to compliance with the following:

(1) Signs located within 660 feet of the nearest edge of the right-of-way of the interstate or primary highway systems of North Carolina shall comply with the requirements of G.S. Chapter 136, Article 11, "Outdoor Advertising Control Act," and any regulations established by the North Carolina Department of Transportation.

(2) Pursuant to G.S. § 136-129.1, signs located more than 660 feet beyond the nearest edge of the interstate or primary highway systems of North Carolina which are erected or maintained so as to be read from an interstate or primary highway shall be limited to directional and other official signs and notices and on-premises advertising.

(3) The maximum permitted area shall be 300 square feet for all off-premise signs.

(4) The maximum height of an off-premise sign shall be 35 feet or 35 feet above the elevation of the pavement adjacent to the off-premise sign, whichever is higher.

(5) Off-premise signs shall observe the setback requirements of the underlying zoning district, provided that if structures on adjacent lots are set back from the front lot line by more than the required front setback, off-premise signs shall be setback at least as far as the adjacent structures.

(6) Off-premise signs shall be separated from other structures on the same lot by a distance of at least 20 feet.

(7) Off-premise signs shall not be permitted within 400 feet of any residential area, park, school, hospital, sanitarium, cultural facility, cemetery, church, synagogue, nursing home, college, university or technical college. The 400-foot distance shall be measured along the street right of way adjacent to the district or use.

(8) Roof Mounted off-premise signs are prohibited.

(9) LED, solid-state or digital billboards and signs are prohibited. No existing billboard may be converted to a LED or digital display.

(10) Off-premise signs shall be limited to one per lot.

(11) The minimum horizontal separation for off premise signs shall be as follows:

- (a) Off-premise signs on lots or parcels adjacent to Federal Aid Primary Highways (US 321 and I40): 500 feet between off-premise signs on the same side of the right of way and 500 feet for off-premise signs on opposite sides of the right of way.
- (b) Off-premise signs on all other lots or parcels: 750 feet between off-premise signs on the same side of the right of way and 375 feet on opposite sides of the right of way.
- (c) Off Premise sign shall be a minimum of 500 feet from the use, product or service to which it refers. All distances shall be measured along the centerline of the street.

10.9 Electronic Message Boards *(TA 18-01)*

The following regulations shall apply to all electronic message boards:

10.9.1 General Standards

(1) **Sign Area**. No more than fifty percent (50) of the area of any proposed sign shall be devoted to electronic message boards.

(2) **Where prohibited.** Electronic message boards shall not be permitted within residential zoning districts.

(3) **Message Hold and Transition.**

(a) Signs containing electronic message boards located within non-residential zoning districts shall maintain static messages for at least eight (8) seconds. The message transition shall take no more than two (2) seconds, with no flashing, scrolling, spinning, or similar movements.

(4) Sign Intensity (Brightness).

(a) All signs must be equipped with a dimmer control and photocell that automatically adjusts the display's intensity according to natural ambient light conditions. No electronic message board shall be brighter than is necessary for clear and adequate visibility, and shall not exceed a maximum of 5,000 Nits during daytime hours (sunrise to sunset) and 500 Nits during nighttime hours (sunset to sunrise).

10.10 Temporary Signs *(TA 18-01)*

10.10.7 Temporary Signs in Residential Districts

Temporary signs in residential districts shall be allowed without the issuance of a Zoning Compliance Permit, subject to the following standards:

(1) Signs shall not be illuminated.

(2) Only one sign shall be allowed per lot, and such sign shall be no larger than five (5) square feet in area, and shall not have a height greater than five (5) feet.

10.10.8 Construction Signs *(TA 23-02)*

Construction signs shall be allowed without the issuance of a Zoning Compliance Permit, subject to the following standards:

(1) Construction signs shall not be illuminated.

(2) Construction signs shall not exceed 16 square feet in area in non-residential zones and 8 square feet in residential zones and shall be set back at least 5 feet from all property lines and outside of required sight triangles.

(3) Construction signs shall adhere to the sign height standards of the zoning districts which they are located.

(4) Construction signs shall not be erected prior to issuance of a building permit, and shall be removed within 15 days of the final inspection.

10.10.9 Banners and Similar Temporary Signs in Non-Residential Districts *(TA 12-01) (TA 18-01)*

Non-residentially used properties located within non-purely residential zoning districts (i.e. office, commercial and industrial) shall be permitted to display one (1) banner or similar temporary sign throughout the calendar year. Such signs shall be required to obtain a Zoning Compliance Permit annually. The following standards shall be met and maintained at all times:

(1) The sign shall not exceed thirty-two (32) square feet in area or eight (8) feet in height;

(2) Each use located on a lot shall be permitted one (1) banner or similar temporary sign under this subsection;

(3) No off-premise signs shall be permitted under this section;

(4) The sign shall not be located in any public right-of-way, nor shall the sign be placed in a manner which obstructs visibility at or around intersections;
(5) The sign shall be setback at least five (5) feet from all property lines and public rights-of-way;
(6) No sign shall be roof mounted; and
(7) Signs shall at all times be properly maintained. Such maintenance shall include the following:
    (a) Torn or damaged signs shall be immediately removed or repaired;
    (b) Such signs shall be attached in total to a building wall, canopy, or the ground in such a manner as to ensure the sign will not become displaced;

Temporary banners or similar temporary signs erected for not more than 12 consecutive weeks per calendar year shall be allowed. Provided the properties on which they are located are non-residentially used, and are located within non-purely residential zoning districts (i.e. office, commercial and industrial) these signs shall be allowed in addition to the sign outlined above. Such signs shall be subject to issuance of a Zoning Compliance Permit and compliance with the following standards:

10.10.10 Such signs shall be attached in total to a building wall, canopy, or the ground in such a manner as to ensure the sign will not become displaced;

(1) Such signs shall only advertise uses located on the property on which temporary sign is placed;
(2) Each establishment located on a lot shall be permitted no more than 12 weeks of temporary sign use per year;
(3) Such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height;
(4) The permit for such signs shall be on display at the establishment;
(5) The sign shall not be located in any public right-of-way, nor shall the sign be planned in a manner which obstructs visibility at or around intersections; and
(6) The sign shall be setback at least five (5) feet from all property lines and public rights-of-way.

For the purposes of this Section similar temporary signs shall consist of vertical banners and yard signs; provided such items do not contain any lights of moving parts. Under no circumstances shall portable signs, such as, but not limited to trailer or vehicular mounted signs be considered similar.

10.10.11 Special Events

Temporary signs or banners announcing a special event shall be allowed without the issuance of a Zoning Compliance Permit subject to the following standards:

(1) Such signs shall be allowed in any zoning district for not more than 14 days.
(2) Such signs or banners shall be limited to 1 per lot with the written permission of the property owner.
(3) Such signs may be located in required setbacks.
(4) Such signs shall not exceed 32 square feet in area and 6 feet in height.
(5) Such signs shall be attached in total to a building wall, canopy, or the ground in such a manner as to ensure the sign will not become displaced.

10.10.12 Temporary Signs during Construction

Two (2) temporary off premise signs directing construction traffic during the construction period shall be allowed, subject to issuance of a Zoning Compliance Permit and compliance with the following standards:

(1) Such signs may not exceed six (6) square feet in area or three (3) feet in height.
(2) Only one such sign shall be allowed per lot, with the written permission of the property owner.

(3) Such signs shall not be located in any residential district.
(4) Such signs may be located in required setbacks.
(5) Such signs must be removed upon issuance of a certificate of occupancy.

10.11 Sign Construction and Maintenance

10.11.1 Construction

All signs shall be designed, constructed and maintained in accordance with the following standards:

(1) All signs shall comply with applicable provisions of the North Carolina State Building Code.
(2) Electric signs shall comply with applicable provisions of the National Electrical Code. Electric signs that have internal wiring or lighting equipment, and external lighting equipment that directs light on signs, shall not be erected or installed until an electrical permit has been obtained from the appropriate governing body
(3) Except for permitted banners, flags, temporary signs and window signs conforming in all respects with the requirements of this Land Development Code, all signs shall be constructed of permanent materials and shall be attached to the ground, a building or another structure by direct attachment to a wall, frame or structure.

10.11.2 Maintenance

All signs shall be maintained in good structural condition, in compliance with applicable building and electrical codes and provisions of this Land Development Code. Specifically:

(1) A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped or peeling paint, poster paper or other material for a period of more than 30 consecutive days.
(2) A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 degrees from vertical for a period of more than 10 consecutive days. No freestanding sign support structure shall stand for a period of more than 30 days after the sign face has been removed.
(3) A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the public right of way from which it is to be viewed, for a period of more than 30 consecutive days.