

ORDINANCE NO. 17-25

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE, ARTICLE 6. DEVELOPMENT STANDARDS, SECTION 6.07 SIGN REGULATIONS, SECTION C. DEFINITIONS, TABLE 6-13: PERMITTED SIGN STANDARDS BY ZONING DISTRICT, AND I. EXEMPT SIGNS

TA25-02
Shopping Center Signs

WHEREAS, council would like to encourage new commercial development and re-development of existing commercial areas by making them more visible and attractive; and

WHEREAS, this can be accomplished by updating the city’s sign ordinance by amending the Unified Development Ordinance to update the requirements for Shopping Center Signs in the B-3, B-4, and B-5 Zoning Districts; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Statesville that Article 6. Development Standards, Section 6.07 Sign Regulations be amended as follows:

- Amend Article 6 Development Standards, Section 6.07 Sign Regulations, C. Definitions to add new terms as follows:

Directional Sign shall mean a sign that is designed to guide or direct to a specific path, location, or destination with arrows or words.




Shopping Center shall mean a group of commercial businesses planned and developed with coordinated parking, service areas, and shared access.

Multi-tenant structures in commercial zoning districts shall mean a structure containing more than one (1) commercial business.

- Amend Article 6 Development Standards, Section 6.07 Sign Regulations, Table 6-13: Permitted Sign Standards by Zoning District as follows:

Table 6-13: Permitted Sign Standards by Zoning District

Zoning District	Type of Sign	Structural Type	Maximum Number of Signs	Maximum Sign Area	Maximum Height	Additional Regulations
B-3, B-4, B-5	On-premises sign	Monument sign (See Section S. regarding signs for Houses of Worship, School and Daycares Centers)	1 per street frontage, additional signs may be allowed at a rate of 1 per 500	120 sq. ft. Shopping Center Signs Multi-tenant structure	8 ft. monument, may be increased by 1 fr. For each additional 5 ft. of setback up	Permit required. 5 ft. minimum setback from right of-way. Internally or externally

	center or on an individual lot					externally illuminated.
<u>Shopping Centers</u>	<u>On-premises</u>	<u>Freestanding Sign</u> (excludes out-parcel signs) Example: 	<u>1 per street front</u> <u>except may be replaced with Interstate Vicinity Sign if applicable</u>	<u>200 sq. ft.</u>	<u>32 ft.</u>	<u>Permit Required, 5 ft. setback, Internally or externally illuminated</u>
	<u>On-premise</u> <u>Out-parcel(s)</u>	<u>Monument Sign</u> Example: 	<u>1 per lot</u>	<u>32 sq. ft.</u>	<u>6 ft.</u>	<u>Permit Required, 5 ft. setback, Internally or externally illuminated</u>
	<u>On-premise</u>	<u>Directional Sign</u> Example: 		<u>4 sq. ft.</u> <u>12 sq. ft.</u>	<u>4 ft.</u>	<u>No permit</u>
	<u>On-premise</u>	<u>Wall Sign</u>	<u>Any</u>	<u>10% of</u>		<u>Permit</u>

On-premise, directional signs containing no commercial message visible from an abutting street, provided that they do not exceed **twelve (12)** four (4) square feet per sign face or four (4) feet in height.

This ordinance was introduced for first reading by Council member Wasson, seconded by Council member Allison, and unanimously carried on the 16th day of June, 2025.

AYES: Wasson, Jones, J. Johnson, Allison, Hudson, Pearson, S. Johnson, Lawton

NAYS:

The second and final reading of this ordinance was heard on the 15th day of July, 2025, and upon motion of Council member Allison, seconded by Council member Hudson, and unanimously carried, was adopted.

AYES: Wasson, Jones, J. Johnson, Allison, Hudson, Pearson, S. Johnson

NAYS:

This ordinance is to be in full force and effect from and after the 31st day of July, 2025.

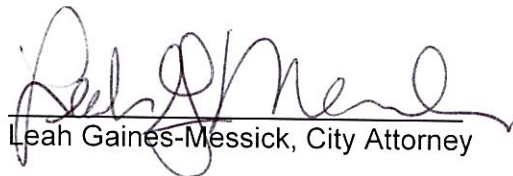
CITY OF STATESVILLE



Constantine H. Kutteh, Mayor



APPROVED AS TO FORM


Leah Gaines-Messick, City Attorney

ATTEST:


Emily Kurfees, City Clerk