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AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered amendments to the Chatham County Zoning Ordinance, as described in Attachment A, and finds that the amendments are consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. The amendments to the Chatham County Zoning Ordinance described in Attachment A are approved.
2. This ordinance shall become effective upon its adoption.

Adopted this 15th day of April, 2013

Walter Petty, Chair
Chatham County Board of Commissioners

ATTEST:

Sandra B. Sublett, CMC, NCCCC, Clerk to the Board
Chatham County Board of Commissioners

Attachment A

Section 7.2 Definitions

Off-Premise Sign - Any sign that indicates direction to, advertises or otherwise identifies any property, structure or use not located on the same parcel as sign.

Off-Premise Directional Sign – Any off-premise sign indicating the location of or directions to a business, church, park, historic property, school, or other place of public assembly and shall contain no advertising content.

Section 15.4 Prohibited Signs

12. Any sign which would constitute the sole and/or principal use of any lot, plot, parcel or tract of land. This provision is intended to prohibit any sign which viewed within the context of its design, orientation, location on property, physical situation, relationship to surrounding property, streets and uses of land and other such factors would appear to constitute a principal use of land as regulated by this Ordinance. Provided, however, no sign listed as "signs Permitted in Any Zoning District", or those specifically allowed as Temporary Signs in this section, or Off-Premise Directional Signs isare intended to be prohibited by this provision.

15.11 Off-Premise Directional Signs

- A. Off-premise directional signs are permitted in any zoning district provided no sign is larger than 32 square feet and no part of the sign is higher than eight (8) feet above the ground at its base.
- B. Three off-premise directional signs are allowed per business, church, park, historic property, school, or other place of assembly.
- C. Only one (1) off-premise directional sign is permitted per property; however multiple uses are allowed to be identified on the sign.
- D. The square footage of the off-premise directional sign shall not be counted against the square footage of other signs allowed on the property.
- E. Written permission from the owner(s) of the property where the sign is proposed to be located is required to be submitted with the sign permit application.
- F. Verification from the North Carolina Department of Transportation that the sign will not be in violation of any State regulations at its proposed location must be submitted with the sign permit application.

15.121. Permit Required

Section 7.2 Definitions

Common Plan of Development – A group of two or more buildings constructed, planned and developed with a unified design including coordinated parking and service areas, and may include associated out parcels. Shopping centers are examples of common plans of development.

Section 10.5 B-1 Business District

B. Dimensional Requirements

The minimum yard setbacks listed may be reduced to the minimum established in the most recent North Carolina building code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

Section 10.6 NB – Neighborhood Business District

B. Dimensional Requirements

The minimum yard setbacks listed may be reduced to the minimum established in the most recent North Carolina building code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

Section 10.7 CB – Community Business District

B. Dimensional Requirements

The minimum yard setbacks listed may be reduced to the minimum established in the most recent North Carolina building code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

Section 10.8 RB – Regional Business District

B. Dimensional Requirements

The minimum yard setbacks listed may be reduced to the minimum established in the most recent North Carolina building code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.