



May 13, 2016

JACKSON COUNTY PLANNING BOARD

Statement of Zoning Consistency pursuant to G.S. 153A-341

Re: Proposed amendment to the Cashiers Commercial Area Land Development ordinance regarding food trucks, food carts, and a-frame signs in the General Commercial (GC) District and the Village Commercial (VC) District of Cashiers.

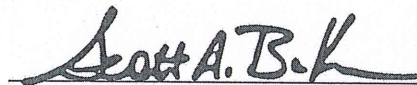
The Planning Board of Jackson County has found the amendments to the ordinance are supported by the Jackson County Land Development Plan.

We find the proposed amendments to the Cashiers Commercial Area Land Development Ordinance to be consistent with the goals identified on page 23 of Jackson County's Land Development Plan. More specifically:

- To promote the health, safety, and general welfare of the community,
- To provide for sound and orderly development and
- To promote the economic prosperity of the community.

We therefore consider the proposed amendments to be reasonable and in the public interest.

Signed:



Chairman, Jackson County Planning Board



**CASHIERS COMMERCIAL AREA DEVELOPMENT ORDINANCE
REVISIONS
Amended June 02, 2016**

Community Identification Signs

That upon the following recommendations, the Jackson County Code is hereby amended to add sections 11-4 (b) (11) and 11-4 (c) (2) (g) to the Community Identification Signs section of the Cashiers Commercial Area Development Ordinance and to add to the list of permitted signs in Sections 11-4 (b) (1) and 11-4 (c) (1) (b).

Recommended by Cashiers Planning Council March 28, 2016

Recommended by Jackson County Planning Board May 12, 2016

Sec. 11-4. On-premise signs.

a. *General provisions for permitted on-premise signs.* Following the effective date of this ordinance, on-premise signs shall not be erected or maintained within the Cashiers Commercial Area except in compliance with the provisions set forth in this article.

(1) *Computation of sign area.*

- (a) The area of a sign shall be considered to be that of the smallest geometric figure consisting of contiguous lines that encompasses all lettering, wording, design, or symbols, together with all background on which the sign is located and any illuminated part of the sign, if such background or such illuminated part of the sign is an integral part of and related to the sign. Any cutouts or extensions shall be included in the area of the sign, but supports and bracing that are not intended as part of the sign shall be excluded. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction.
- (b) The space between one identification sign and one changeable copy sign on a signpost or structure or attached to a building shall not be included in the total square footage if both signs serve a single business located on the lot. The space between 2 or more changeable copy components of a sign or between 2 or more permanent copy components of a sign shall be included in the total square footage of sign area allowed.
- (c) Where three-dimensional figures are used as signs, the area shall be the total of all sides of the figure used in conveying the intended message.

- (2) *Encroachment into right-of-way.* No part of any sign shall be located on or extended into a public right-of-way except as permitted for projecting signs in this article.
- (3) *Time/date/temperature signs.* Time/date/temperature signs that do not exceed 10 square feet per face shall not be included in the allowable sign area. However, if an existing freestanding sign is located on the lot, then the time/date/temperature sign must be incorporated into the existing freestanding sign.
- (4) *Signs for non-conforming uses.* Signs for non-conforming uses, where the non-conforming use may continue, shall be permitted provided the signs comply with all regulations for signs set forth in this article.
- (5) *Illumination.* Illuminated signs shall be subject to the following conditions:
 - (a) Lighting fixtures illuminating signs shall be carefully located, aimed, and shielded so that light is directed only onto the sign face and glare is significantly reduced. Lighting fixtures shall not be aimed toward adjacent streets, roads, or properties.
 - (b) Internally illuminated signs are prohibited.
 - (c) Lighting of off-site commercial signs is prohibited.
 - (d) Upward lighting of signs is prohibited unless otherwise approved by the Community Planning Council.
- (6) *Temporary signs.* Temporary signs that are affixed to the inside of a window and that do not exceed a total for all such signs of 16 square feet in area are allowed for each business. Additionally, temporary signs and banners announcing grand openings, sales, etc. are permitted provided they do not exceed 32 square feet in area, are removed after 30 days, and the business does not have more than 2 such signs or banners per year.
- (7) *Visibility.* No sign or structure shall be erected or maintained to impede safe and adequate visibility from vehicles or for pedestrians.

b. On-premise signs: single tenant development. The following regulations shall apply to all signs for single tenant development within the Cashiers Commercial Area. Any sign not specifically allowed shall be deemed as prohibited.

- (1) Permitted signs may be either:

<u>Freestanding:</u>	<u>Attached:</u>
Pole	Projecting
Ground	Window
Changeable copy	Wall
Menu board	Awning/canopy
Sandwich Board	Suspended or transom
	Changeable copy
	Menu board

- (2) The sign(s) shall meet the following requirements based on the district in which it is located:

<u>District</u>	<u>Maximum Height</u>	<u>Maximum Size per Face</u>
Village Center	15 feet	32 square feet
General Commercial	20 feet	40 square feet

~~(1)~~(3) Two business or product identification signs are permitted per lot, only 1 of which may be a free-standing sign. The allowed square footage for attached signs may be divided into a maximum of 4 signs. Corner lots are permitted one additional free-standing sign on separate street/road frontages.

~~(2)~~(4) If the free-standing sign is less than the maximum square footage permitted for the district in which it is located, then the difference may be used to increase the size of the attached signage by that difference.

~~(3)~~(5) Setbacks for free-standing pole or ground signs shall be a minimum of 10 feet.

~~(4)~~(6) Signs shall not be located in any public right-of-way and shall not be located within a sight visibility triangle.

~~(5)~~(7) Projecting signs (excluding awning/canopy signs) shall not project more than 3 feet from the facade of the building. Clearance over sidewalks and pedestrian walkways shall be at least 7 feet and clearance over streets, roads, or driveways shall be at least 14 feet. Signs shall not project above the building soffit, eave line, or building parapet.

~~(6)~~(8) Suspended or transom signs shall have a minimum clearance of 7 feet over sidewalks and pedestrian walkways.

~~(7)~~(9) Wall signs shall not project more than 12 inches from the wall.

~~(10)~~ One external menu board with one face is allowed per restaurant (in addition to permitted signage previously described). The total sign area shall not exceed 12 square feet. The sign shall not be located so that the copy is designed to be visible to vehicular traffic from the roadway.

(11) Stationary Sandwich Boards and Stationary Vertical Sidewalk Signs shall be allowed in the Village Center and General Commercial districts. The signage shall not exceed a height of 60 inches or a width of 30 inches with no more than two surface areas. The structure (frame) shall be of a standard wooden design approved by the Jackson County Planning Department. Signs shall be self-supporting; signs that are supported by stakes, posts, buildings or other structure, will not be permitted. Signage shall be constructed of materials that do not rapidly deteriorate, easily deface, degrade, or become a hazard to the safety and general welfare of the public in any way. The face of the sign shall be black or chalkboard paint with the lettering/logo color of the merchant's choosing. Each business is allowed one sign per property immediately adjacent to their place of business. The sign shall not impede the flow of pedestrian traffic, impede sightlines of motor vehicles or be placed in the public right-of-way. Signs may only be displayed during business hours. Permits for the placement of signage shall be issued by the Jackson County Planning Department and a sign permit fee set by the Jackson County Board of Commissioners shall be applied.

a.c. *On-premise signs: multiple tenant development.* The following regulations shall apply to all signs for multiple tenant development located in the Cashiers Commercial Area. Any sign not specifically permitted is prohibited.

Multiple tenant developments may erect either a development identification sign or joint identification sign. In addition, tenant identification signs for individual businesses within a development are allowed. Multiple tenant developments are allowed one identification sign, maximum of 2 faces per sign, for each property boundary with street frontage with a maximum of 2 identification signs per development.

(1) *Development and joint identification signs.*

- (a) Where a development or joint identification sign is selected, the sign may be of the following types:

<u>Freestanding:</u>	<u>Attached</u>
Pole	Wall
Ground	Projecting
Changeable copy	Changeable copy
Sandwich Board	Window
	Awning/canopy
	Suspend or transom

(b)

The sign(s) shall meet the following requirements based on the district in which it is

located.

<u>District</u>	<u>Maximum Height</u>	<u>Maximum Size per Face</u>	
		<u>Single Tenant</u>	<u>Multiple Tenant</u>
Village Center	12 feet	32 square feet	40 square feet
General Commercial	12 feet	32 square feet	40 square feet

- (c) Setbacks for freestanding development or joint identification signs shall be 10 feet. Signs shall not be located within any public right-of-way and shall not be located within a sight visibility triangle.

(2) *Tenant identification signs*

- (a) Tenants in a multi-tenant development may have their own freestanding sign provided it does not exceed 5 feet in height and does not exceed 12 square feet in area. In addition, tenants may have the following types of attached identification signs:

Wall
 Awning/canopy
 Projecting
 Window
 Suspended or transom
 Changeable copy

- (b) One attached sign is allowed per exterior public business entrance. The total allowable sign area for the building frontage having the primary business entrance shall be 20 square feet. Each secondary business entrance shall be allowed a sign not exceeding 12 square feet in area.
- (c) Where two tenants share a common entrance, each tenant shall be allowed 1 attached sign, not to exceed 20 square feet, on the portion of the building that the tenant occupies. Where more than two tenants share a common entrance, each tenant shall be allowed one attached or window sign, not to exceed 15 square feet.
- (d) Maximum projection for wall signs shall be 12 inches.
- (e) Projecting signs (excluding awning/canopy signs) shall not project more than 3 feet from the facade of the building. Clearance over sidewalks and pedestrian walkways shall be a minimum of 7 feet and clearance over streets, roads, and driveways shall be a minimum of 14 feet. Signs shall not project above the building soffit, eave line, or building parapet.
- (f) Suspended or transom signs shall have a minimum clearance of 7 feet over sidewalks and pedestrian walkways.

- (g) Each tenant in a multi-tenant development may have one stationary sandwich board or stationary vertical sidewalk sign. The signage shall not exceed a height of 60 inches or a width of 30 inches with no more than two surface areas. The structure (frame) shall be of a standard wooden design approved by the Jackson County Planning Department. Signs shall be self-supporting; signs that are supported by stakes, posts, buildings or other structure, will not be permitted, Signage shall be constructed of materials that do not rapidly deteriorate, easily deface, degrade, or become a hazard to the safety and general welfare of the public in any way. The face of the sign shall be black or chalkboard paint with the lettering/logo color of the merchant's choosing. Each business is allowed one sign per property immediately adjacent to their place of business. The sign shall not impede the flow of pedestrian traffic, impede sightlines of motor vehicles or be placed in the public right-of-way. Signs may only be displayed during business hours. Permits for the placement of signage shall be issued by the Jackson County Planning Department and a sign permit fee set by the Jackson County Board of Commissioners shall be applied.

This ordinance shall take effect and be in force on June 2, 2016.

Adopted the 2nd day of June, 2016.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board