

C-UDO-90
AN ORDINANCE AMENDING CHAPTERS B OF THE
UNIFIED DEVELOPMENT ORDINANCES

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B, Article I, Section 1-5.5 Redevelopment

- (A) These standards shall apply to all redevelopment activities as set forth in this section. Redevelopment is defined as one or more of the following:
- (1) Demolition of an existing building and rebuilding on the site.
 - (2) Certain Thresholds
 - (a) Reconstruction of a building that is twenty-five percent (25%) or greater of than the original building footprint.
 - (b) Reconstruction of a property that is increases the intensity of development by twenty-five percent (25%) or greater of the original site plan for parcels less than or equal to one (1) acre.
 - (c) Reconstruction of a property that is increases the intensity of development by twenty-five ten percent (10%) or greater of the original site plan for parcels greater than one (1) acre.
 - (d) Cumulative additions that are twenty-five percent (25%) or greater of than the original building footprint.
 - (e) Cumulative additions that are increase the intensity of development by twenty-five percent (25%) or greater of over the original site plan for parcels less than or equal to one (1) acre.
 - (f) Cumulative additions that are increase the intensity of development by twenty-five ten percent (10%) or greater of over the original site plan for parcels greater than one (1) acre.
 - (g) Further additions are not permitted once the thresholds in (a) through (f) are met.
 - (3) Cumulative addition or changes when ten (10) or more parking spaces are added to the site with no building.
 - (4) Cumulative addition of façade changes of ten percent (10%) or more of any building wall facing a vehicular way intended for public travel regardless of ownership (e.g., adding or eliminating doors, windows, closings, openings, or increased wall area).

Section 2. Chapter B, Article II, Section 2-6.4 Uses Which May Only Be Accessory to Principal Uses

(B) Dwelling, Accessory (Attached)

- ~~(1) Occupancy Requirements. A zoning permit for an attached accessory dwelling shall be conditioned upon the property owner signing a statement verifying that one of the occupancy requirements is being met. The zoning permit shall automatically terminate when the occupancy requirement is no longer met.~~
- ~~(a) At Least Fifty-Five (55) or Handicapped. The principal or accessory dwelling unit shall be occupied by a person at least fifty five (55) years of age or handicapped; or,~~
- ~~(b) Relation. The principal dwelling unit or the attached accessory unit shall be occupied by the following categories of persons:~~

- ~~(i) Relative. Any relative under the civil law of the first, second, or third degree of kinship to the head of the household owning and occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;~~
- ~~(ii) Adopted Person. A son or daughter by legal adoption, or the adoptive parents of the head of the household or such person's spouse, whether spouse is living or deceased;~~
- ~~(iii) Other Dependent. A dependent of the head of the household or of such person's spouse as defined by the North Carolina Department of Revenue; or,~~
- ~~(iv) Servant. A servant employed on the premises and the servant's family, but only if such servant receives more than one half of his/her annual gross income in return for services rendered on the premises.~~

(1) A zoning permit shall be issued by the Zoning Officer if all of the following requirements for the attached accessory dwelling unit are met.

- (2) Structure. The principal building shall not be altered in any way so as to appear from a public street to be multiple family housing.
 - (a) Prohibited Alterations. Prohibited alterations include, but are not limited to: multiple entranceways, multiple mailboxes, or multiple nameplates.
 - (b) Access. Wherever feasible and consistent with the State Residential Building Code, access to the accessory dwelling unit shall be by means of existing doors.
 - (c) Stairways. No new stairways to upper floors are permitted on any side of a building which faces a public street.
 - (d) Utilities. Electric and/or gas utilities shall be supplied to both units through a single meter.
- (3) Size of Unit. An attached accessory dwelling unit shall occupy no more than twenty-five percent (25%) of the heated floor area of the principal building, but in no case shall be greater than seven hundred fifty (750) square feet. The sum of all accessory uses, including home occupations, in a principal residential building shall not exceed twenty-five percent (25%) of the total floor area of the building.
- (4) Parking. Parking for the attached accessory dwelling shall be served by the same driveway as the principal dwelling.
- (5) Number of Accessory Dwellings. No more than one accessory dwelling, whether attached or detached, shall be located on a lot.

(C) Dwelling, Accessory (Detached)

- (1) ~~Occupancy Requirements. A special use permit for the detached accessory dwelling must be approved by the Board of Adjustment in accordance with the requirements of Article VI of this Ordinance. In addition, the applicant must submit a statement verifying that the occupancy requirements of this section are being met. The permit shall automatically terminate with the termination of occupancy by such persons. The principal dwelling unit or the detached accessory unit shall be occupied by the following categories of persons:~~
 - ~~(a) Relative. Any relative under the civil law of the first, second, or third degree of kinship to the head of the household owning or occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;~~
 - ~~(b) Adopted Person. A son or daughter by legal adoption, or the adoptive parents of the head of the household or such person's spouse, whether spouse is living or deceased;~~
 - ~~(c) Other Dependent. A dependent of the head of the household or of such person's spouse as defined by the North Carolina Department of Revenue; or,~~
 - ~~(d) Servant. A servant employed on the premises and the servant's family, but only if such servant receives more than one half of his/her annual gross income in return for services rendered on the premises.~~

- (2) **Dimensional Requirements.** Any detached accessory dwelling shall comply with all dimensional requirements applicable to accessory structures in Sections B.3-1.2(F) and (G).
- (3) **Building Requirements.** Any detached accessory dwelling shall comply with all building, plumbing, electrical, and other applicable codes, other than a manufactured housing unit.
- (4) **Manufactured Home.** A Class A or B manufactured home may be used as a detached accessory dwelling in all districts where a conventional detached accessory dwelling is permitted, and a Class C manufactured home may be used as a detached accessory dwelling in the YR, AG, RS-40 and RS-30 Districts.
- (5) **Number of Accessory Dwellings.** No more than one accessory dwelling, whether attached or detached, shall be permitted on the same lot.

Section 3. Chapter B, Article III, Section 3-2.1 Sign Regulations, (B) General Requirements, (1) Process, (a) Permit Required

(1) Sign Permit.

- a. Development projects containing more than three (3) principal uses or establishments signs require a sign permit and a Comprehensive Sign Plan as outlined in ~~section~~ Section B.3-2.1(B)(7)(5)(a).

Section 4. Chapter B, Article III, Section 3-2.1 Sign Regulations, (B) General Requirements, (2) Permitted Signs, (b) Temporary Signs.

(1) Common Standards. All temporary signs shall comply with the following common standards:

- a. Temporary signs shall be located on private property unless expressly permitted by this ordinance to be posted on public property.
- b. All temporary signs shall be constructed of materials and printed with inks capable of withstanding normal weather conditions.
- c. All temporary signs shall be anchored, attached, or otherwise affixed to a structure or supported so that the sign cannot be easily dislodged by strong winds or heavy rains.
- d. Temporary signs shall not be affixed to a permanent sign or its supporting structure, including both building-mounted and freestanding permanent signs.
- e. Temporary signs shall not be illuminated.
- f. Where temporary signs are limited in the duration of their display and limited in the total number of displays per calendar year, any required period of separation between such displays shall carry through to the following calendar year and shall be observed prior to initiating the first allowed display during the new calendar year.

(2) Temporary signs not requiring a permit. The following temporary signs are permitted without a zoning permit in all zoning districts but shall be in conformance with all other requirements of this ordinance.

- a. Incidental signs affixed to a building wall or similar permanent structure not legible or easily noticeable from adjacent properties, public property, or a public right-of-way.

- b. Temporary signs affixed to the interior of windows may be displayed subject to the following provisions:
 - i. Temporary window signs exclude any sign which is permanently affixed to a window by means of chemical adhesion, painting, etching or similar means.
 - ii. Temporary window signs may not cover, in aggregate, more than twenty-five 25-percent (25%) of the glazed area of the window to which they are affixed.
 - iii. Temporary window signage shall not be affixed to the exterior of a window.

(3) *Freestanding temporary signs not requiring a permit.* Freestanding temporary signs permitted shall comply with the following standards:

- a. *General Provisions.* The following standards shall apply to all Freestanding Temporary Signs:
 - i. Signs shall not be affixed to poles, posts, stakes or other supporting structures that are permanently installed or anchored into the ground through the use of concrete foundations or similar anchoring techniques.
 - ii. Signs other than Type 3 Freestanding Temporary signs shall be set back from the edge of the right-of-way by a minimum of five (5) feet.
 - iii. No more than one (1) Freestanding Temporary Sign may be displayed on a parcel or group of adjacent parcels under common ownership or tenancy at any given time, regardless of type, unless otherwise expressly permitted.
- b. *Type 1 Freestanding Temporary Signs.* Signs in this category consist of small, temporary yard signs typically associated with (but not limited to) real estate advertisements, political campaigns, and meeting announcements. Unless otherwise regulated by specific regulations of this section, Type 1 signs associated with events may be displayed no sooner than two (2) weeks prior to the event and no longer than twenty-four (24) hours after the event ends. Such signs are also subject to N.C. Gen. Stat. section 136-32.
- c. *Type 2 Freestanding Temporary Signs.* Signs in this category are large temporary signs typically associated with ~~(but not limited to)~~ the advertisement of large tracts of land for sale, construction and development activity, or commercial or industrial buildings for sale or lease. Unless otherwise specified, Type 2 signs shall not exceed sixteen (16) square feet in area and five (5) feet in height. Type 2 signs may be displayed for a maximum of twenty-four (24) consecutive months.

Section 5. Chapter B, Article III, Section 3-2.1 Sign Regulations, (B) General Requirements, (3) Permanent Signs Requiring a Permit

Permitted signs in Residential Districts (YR, RS, RM, MH)

(3) *Sign Regulations: Residential Use District Standards.*

TABLE 3-2.1(B)(3)A: SIGN REGULATIONS: RESIDENTIAL USE DISTRICTS

Zone District	Sign Type	Standard				
ON-PREMISE						
		Maximum Number* [±]	Location	Maximum Area (sf)	Maximum Height (ft)	Permit Required
YR	Wall	1	On structure	48	5	Yes
	Ground		Along frontage	18	5	Yes
	Cantilevered		Along frontage	9	6-5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	4-5	No
	Temporary Wall	1	On structure	16	4-5	Yes
RS, RM, MH	Wall	± <u>1</u>	On structure	2	5	Yes
	Ground		Along frontage	18	5	Yes
	Cantilevered		Along frontage	9	5	Yes
	Development Identification	1/Neighborhood entrance	Adjacent to the neighborhood entrance	16	6-5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	4-5	No
	Temporary Wall	1	On structure	16	4	Yes

*** Attached and Freestanding sign in the YR, RS, RM and MH Districts are only allowed for the following uses: Agriculture production, Cemetery (licensed or unlicensed), Accessory use Daycare Centers, Churches or religious institutions (neighborhood or community), Fish hatchery, Golf course, Manufactured housing development, Park and shuttle lot, Residential subdivision or neighborhood entrance, riding stable, Shooting range (outdoor), Utilities, Recreational Facility (public), School (private or public), Police or fire stations, library (public).**

± * One per street front or development entrance.

(c) *Permitted signs in Commercial Use Districts (NO, LO, GO, NB, PB, LB, NBS, HB, GB, CB)*

(1) *Sign Regulations: Commercial Use District Standards.*

TABLE 3-2.1(B)(3)B: SIGN REGULATIONS: COMMERCIAL USE DISTRICTS

Zone District	Sign Type	Standard				
ON-PREMISE						
		Maximum Number* ^{1,2}	Location	Maximum Area (sf)	Maximum Height (ft)	Permit Required
NO	Wall	1/business	On structure	8	5-3- 2.1(B)(3)(b)(2)(e)	Yes
	Awning		On structure	30% of the surface area of the awning		Yes
	Projecting		On structure	8	5-3- 2.1(B)(3)(b)(2)(d)	Yes
	Shingle		On Structure	8	3-2.1(B)(3)(b)(2)(b)	Yes
	Ground		On structure	8	5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	8	5	No
	Temporary Wall	1	On structure	8	5-3- 2.1(B)(3)(b)(2)(e)	Yes
LO	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy		On structure	30% of the surface area of the canopy		Yes
	Awning		On structure	30% of the surface area of the awning		Yes
	Window		On structure	25% of the window area		Yes
	Projecting	1/building front	On structure	4	4-3- 2.1(B)(3)(b)(2)(d)	
	Shingle		On structure	9	3-3- 2.1(B)(3)(b)(2)(b)	Yes
	Ground	1	Building footprint < 4,000 sf	36-18	5	Yes
			Building footprint ≥ 4,000 sf	54-36	10	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No
Temporary Wall	1	On structure	Not to exceed 6 sf		Yes	

GO	Wall	1/building front	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy			30% of the surface area of the canopy		Yes
	Awning			30% of the awning surface area of the awning		Yes
	Window			25% of the window area		Yes
	Projecting			4	8-3- <u>2.1(B)(3)(b)(2)(d)</u>	Yes
	Shingle			9	3-3- <u>2.1(B)(3)(b)(2)(e)</u>	Yes
	Crown	1/building façade, no more than 2/building	On structure	250 Max. <u>2.5% of the building façade (in addition to other building signs)</u>	8-3- <u>2.1(B)(3)(b)(2)(f)</u>	Yes
	Ground	1	Building footprint < 4,000 sf	36-18	5	Yes
			Building footprint ≥ 4,000 sf	54-36	10	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No
	Temporary Wall	1	On structure	6	6	Yes
NB	Wall	1/business	On Structure	4-3- <u>2.1(B)(3)(b)(2)(e)</u>		Yes
	Projecting			3-2.1(B)(3)(b)(2)(d)		
	Shingle			3-2.1(B)(3)(b)(2)(b)		
	Ground		Along frontage	<u>5</u>		
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	4	4-5	No

	Temporary Wall	1	On structure	4	4	Yes
PB	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy		On structure	30% of the surface area of the canopy		Yes
	Awning		On structure	30% of the awning surface area of the awning		Yes
	Projecting		On structure	4	4-3- 2.1(B)(3)(b)(2)(e)	Yes
	Shingle		On structure	9	3-3- 2.1(B)(3)(b)(2)(b)	Yes
	Crown		1/building façade, no more than 2/building	On structure	250-Max. 2.5% of the building façade (in addition to other building signs)	8-3- 2.1(B)(3)(b)(2)(f)
	Ground	1	Building footprint < 4,000 sf	36-18	5	Yes
			Building footprint ≥ 4,000 sf	54-36	10	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes
	Multi-tenant	1/entrance to center	Adjacent to entrance	36	10	Yes
	Development Identification	1/Neighborhood entrance	Adjacent to the neighborhood entrance	16	6	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No
	Temporary Type 3	1/customer entrance	May not block the flow of pedestrian or vehicular traffic	6	4	No
Temporary Wall	1	On structure	25% percent of the max. permitted permanent wall signage (not to exceed 72 sf)		Yes	
LB	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy		On structure	30% of the surface area of the canopy		Yes

	Awning			30% of the <u>awning</u> surface area of the <u>awning</u>	Yes
	Window			25% of the window area	Yes
	Projecting			4 8-3- 2.1(B)(3)(b)(2)(e)	Yes
	Shingle	1/building front	On structure	9 3-3- 2.1(B)(3)(b)(2)(b)	Yes
	Ground	1	Building footprint > 4,000 sf	36-18 5	Yes
			Building footprint ≥ 4,000 sf	54-36 10	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9 6-5	Yes
	Multi-tenant	1/entrance to center	Adjacent to entrance	36 10	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6 4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16 6-5	No
	Temporary Wall	1	On structure	25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)	Yes
NBS NSB	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)	Yes
	Canopy			30% of the surface area of the canopy	Yes
	Awning			30% of the awning surface area	Yes
	Window			25% of the window area	Yes
	Projecting			4 4-3-2.1(B)(3)(2) façade	Yes
	Shingle	1/building front	On structure	9 3-3- 2.1(B)(3)(b)(2)(b)	Yes
	Ground	1	Adjacent to entrance	54 15	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to entrance	9 6-5	Yes
	Development Identification	1/Neighborhood entrance	Adjacent to the neighborhood entrance	16 6	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6 4	No
	Temporary Type 2	1	Minimum 5' setback from	16 6-5	No

			the right-of-way			
	Temporary Wall	1	On structure	6	4	Yes
GB, HB	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy			30% of the surface area of the canopy		Yes
	Awning			30% of the surface area of the awning		Yes
	Projecting			4	<u>4-3-2.1(B)(3)(2) façade</u>	Yes
	Shingle	1/building front	On structure	9	<u>3-3-2.1(B)(3)(b)(2)(b)</u>	Yes
	Crown	1/building façade, no more than 2/building	On structure	250 Maximum 2.5% of the building façade (in addition to other building signs)	<u>8-3-2.1(B)(3)(b)(2)(f)</u>	Yes
	Ground	1	Building footprint < 4,000 sf	18	5	Yes
			Building footprint ≥ 4,000 sf < 25,000 sf	36	10	Yes
			Building footprint ≥ 25,000 sf	54	15	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	<u>6-5</u>	Yes
	Multi-Tenant	1/entrance to center	Adjacent to entrance	36	10	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	<u>6-5</u>	No
Temporary Wall	1	On structure	25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)		Yes	
NOTES: *± One per street front or development entrance.						

(E) Permitted signs in Industrial and Institutional Use Districts (LI, GI, IP)

(2) Sign Regulations: Industrial & Institutional Use District Standards.

TABLE 3-2.1(B)(3)C: SIGN REGULATIONS: INDUSTRIAL & INSTITUTIONAL USE DISTRICTS

Zone District	Sign Type	Standard				
ON-PREMISE						
		Maximum Number*-*	Location	Maximum Area (sf)	Maximum Height (ft)	Permit Required
LI	Wall	1/business	On structure	10% of the wall area on which it is placed (not to exceed 200 sf)		Yes
	Canopy			30% of the surface area of the canopy		Yes
	Awning			30% of the surface area of the awning		Yes
	Projecting			4	4-3-2.1(B)(3)(b)(2)(e)	Yes
	Shingle			9	3-3-2.1(B)(3)(b)(2)(b)	Yes
	Ground	1	Building footprint < 25,000 sf	36-18	10	Yes
			Building footprint ≥ 25,000 sf	54-36	15	Yes
	Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes
Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No	
Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No	
Temporary Wall	1	On structure	25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)		Yes	
GI	Wall	1/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy			30% of the surface area of the canopy		Yes
	Awning			30% of the surface area of the awning		Yes
	Projecting			4	4-3-2.1(B)(3)(b)(2)(e)	Yes
	Shingle	1/building front	On structure	9	3-3-2.1(B)(3)(b)(2)(b)	Yes
	Crown	1/building façade, no more than 2/building	On structure	250-Max. 2.5% of the building façade (in addition to other building signs)	8-3-2.1(B)(3)(b)(2)(f)	Yes
	Ground	1	Building footprint < 25,000 sf	18-36	10	Yes
			Building footprint ≥ 25,000 sf	36-54	15	Yes
Cantilevered	1 (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes	

	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No
	Temporary Wall	1	On structure	25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)		Yes
IP	Wall	I/business	On structure	10% of the area wall on which it is placed (not to exceed 200 sf)		Yes
	Canopy			30% of the surface area of the canopy		Yes
	Awning			30% of the surface area of the awning		Yes
	Window			25% of the window area		Yes
	Projecting			4	4-3-2.1(B)(3)(b)(2)(e)	Yes
	Shingle	I/building front	On structure	9	3-3-2.1(B)(3)(b)(2)(b)	Yes
	Ground	1	Adjacent to frontage	18	5	Yes
	Cantilevered	I (if no ground or freestanding)	Adjacent to frontage	9	6-5	Yes
	Temporary Type 1	1	Minimum 5' setback from the right-of-way	6	4	No
	Temporary Type 2	1	Minimum 5' setback from the right-of-way	16	6-5	No
	Temporary Wall	1	On structure	25% percent of the maximum permitted permanent wall signage (not to exceed 72 sf)		Yes

NOTES: ~~NOTES:~~ *± One per street front or development entrance.

1. Lots located within four hundred (400) feet of the centerline of a freeway/expressway in the interstate system, except in any RM District, are permitted a sign height of thirty-five (35) feet.

Section 8. Chapter B, Article V, Section 5-2.9 Amortization of Nonconforming Uses

(A) Amortization Schedule

(1) On-Premises Signs.

- (a) *Nonconforming Signs.* One on-premises sign per zoning lot or business not conforming to these standards may be allowed to remain in its present location provided that the sign was legally erected in compliance with all laws existing prior to October 14, 1985, and provided that the owner filed notice with the City of Winston-Salem Inspections Division within ninety (90) days of that date. Said notice shall contain documentation on the location, height, size, and dimensions of the sign to remain, as well as a photograph showing the entire sign and its supporting structure. Said sign shall be allowed to remain at its present location for the remaining life of the sign, and any such sign removed, renovated, altered, destroyed, or damaged by fifty percent (50%) or more of its value shall not be rebuilt or replaced except in compliance with this Ordinance.

(2) Off-Premises Signs.

- ~~(a) No amortization schedule shall apply to the non-conforming off-premises along both sides of the interstate (I-40) corridor from the eastern corporate limits to the western corporate limits.~~

~~(b) Except as provided above, issues of maintenance, damage, removal, repair, alteration, natural destruction, and abandonment are controlled by Section 5-2.9(A)(1)(a) NONCONFORMING USES and Chapter B section 3-2.1 (B) (7) Construction and Maintenance, for existing off-premise signs.~~

(a) Interstate Forty (I-40) Roadway Exception. No amortization schedule shall apply to the non-conforming off-premises located within six hundred sixty (660) feet of the centerline of the interstate (I-40) roadway to which they are oriented, from the Village of Clemmons eastern corporate limits to the Village of Clemmons western corporate limits.

a. Reconstruction. Nonconforming off-premises signs located within six hundred sixty (660) feet of the centerline of the Interstate Forty (I-40) roadway that are damaged or destroyed by means of a severe, unanticipated natural event for which no human is responsible, provided such reconstruction shall be accomplished:

- i. Permit. Pursuant to a validly issued permit within two (2) years of the destruction of the structure or improvement; and
- ii. Location. Without any change in location; and
- iii. Time. Reconstruction completed within two (2) years from the issuance of a building permit.

This ordinance shall be effective upon adoption

Approval this 10th day of July, 2023.



Michael Rogers, Mayor

Attest:



Lisa Shortt, Village Clerk

