

CHAPTER 12: SIGNS

1) Purpose

- a) The purpose of this section is to promote the effective and compatible use of signage within the City of Brevard’s planning jurisdiction by ensuring that no sign will, due size, location, color, illumination, movement, construction, materials, or manner of display, endanger the public safety of individuals; confuse, mislead, or obstruct the vision necessary for traffic safety; or otherwise endanger public health and safety. Because signs can obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for reasonable regulation, this chapter aims to permit and regulate signs in such a way as to ensure public safety, and to support and complement land use objectives set forth in the Zoning Ordinance for the City of Brevard, the City of Brevard Land Use Plan, and the City of Brevard Comprehensive Plan.
- b) These regulations aim to ensure the protection of property values and the character of Brevard and to create a convenient, attractive, and harmonious community.
- c) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, compliment the landscaping and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- d) These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City. They are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- e) These regulations do not entirely eliminate all of the potential harms that may be created by the installation and display of signs. They strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

2) Applicability

- a) No sign of any type shall be constructed, erected, painted, posted, placed, replaced, enlarged, moved or hung in any district except without first obtaining a permit from the Administrator in compliance with this ordinance.
- b) All signs shall fully comply with the requirements of the State of North Carolina Building and Electrical Codes.

3) Severability

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this code is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the code.

4) Substitution

Signs containing noncommercial speech are permitted anywhere advertising or business signs are permitted, subject to the same regulations applicable to such signs as described herein.

5) General Standards for All Signs

a) Maintenance of Signs

- i) Repainting: Nonconforming painted signs may be repainted so long as the new coat of paint is for maintenance purposes and the design of the sign is not altered in any fashion. If, during repairing, the design of the sign or structure is altered in any way, then the entire structure shall comply with the provisions of this ordinance.

- 50 ii) Vandalism and adverse weather: Signs destroyed by vandals or adverse weather events shall
- 51 be allowed to be replaced even if such signs do not conform to this ordinance provided they
- 52 existed before the date of enactment of this ordinance and they are replaced in the exact same
- 53 location, in the exact same manner, and with the exact same advertising copy and graphics of
- 54 the same size as the previously destroyed sign. However, if a sign is allowed to deteriorate over
- 55 time due to exposure to the weather elements, then it shall not be deemed as replaceable under
- 56 this section.
- 57 iii) Any maintenance action that alters or modifies the location, area, height, or illumination of a
- 58 sign, shall require a permit and full compliance with this Chapter.

59 **b) Permitting**

- 60 i) Permits Required: A permit, issued by the administrator, shall be required for all signs unless
- 61 otherwise exempted herein. No permit shall be issued until the Administrator inspects plans
- 62 for such signs and determines that they are in accordance with the requirements contained in
- 63 this Chapter. The fee schedule for sign permits shall be determined by City Council. When a
- 64 permit is required, a permit shall be issued prior to the installation or placement of such sign.
- 65 ii) Inspections: Preliminary and final site inspections may be required by the Administrator as
- 66 necessary.
- 67 iii) Only those signs which meet all of the requirements established by this chapter for the
- 68 particular type of sign may be permitted.
- 69 iv) Failure to obtain a permit for any sign that is required to be permitted prior to displaying it is a
- 70 violation of this Ordinance.

71 **c) Removal of obsolete signs:**

- 72 i) Signs identifying establishments no longer in existence, products no longer being sold, and
- 73 services no longer being rendered shall be removed from the premises within 30 days from the
- 74 date of termination of such activities, except that ground sign supports, braces, and guys which
- 75 are not easily dismantled and are to be sold as a portion of the business assets or property may
- 76 remain.
- 77 ii) Upon failure of the owner or lessee of these signs to remove such signs within the prescribed
- 78 time period, the Administrator may order their removal, subject to the terms of this article and
- 79 Chapter 18 of this ordinance, and any expense of removal shall be billed to the owner or lessee
- 80 of said sign(s).

81 **d) Signs on Public Property Forfeited**

82 Any sign installed or placed on public property or within a public right-of-way, except in
83 conformance with the requirements of this section, shall be forfeited and is subject to confiscation.
84 In addition to other remedies in Chapter 18, the Administrator shall have the right to recover from
85 the owner or person placing such a sign the full costs of removal and disposal of such sign.

86 **e) Sign Area Computations**

87 The following principles shall control the computation of sign area and sign height:

88 **i) Area**

- 89 (1) The area of a sign face (which is also the sign area of a wall sign or other sign with only one
- 90 face) shall be computed by means of the smallest rectangle that will encompass the
- 91 extreme limits of the writing, representation, emblem, or other display, together with any
- 92 material or color forming an integral part of the background of the display or used to
- 93 differentiate the sign from the backdrop or structure against which it is placed but not
- 94 including any supporting framework, base, bracing, or decorative fence or wall when such
- 95 fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the
- 96 display itself.
- 97 (2) For a single wall on a single-occupant building, all pieces of information or other graphic
- 98 representations on that wall shall be measured as though part of one sign, encompassed
- 99 within one rectangle, which may not exceed the permitted total wall area to which the sign
- 100 is affixed. For a single wall on a multi-occupant building, the area of signs shall be

101
102
103
104
105
106
107
108
109
110
111
112
113

- computed using these principles and each individual sign shall not exceed the permitted total wall area for the façade area of the space occupied by the tenant requesting the sign.
- (3) Where the sign faces of a double-faced sign are parallel or the interior angle formed by the faces is 60 degrees or less, only one display face shall be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign shall be added together to compute the area of the sign. Sign area of multi-faced signs is calculated based on the principle that all sign elements that can be seen at one time or from one vantage point should be considered in measuring that side of the sign.
 - (4) Spherical, cylindrical or other three-dimensional signs not having conventional sign faces shall be computed from the smallest three-dimensional geometrical shape or shapes which will best approximate the actual surface area of such faces.

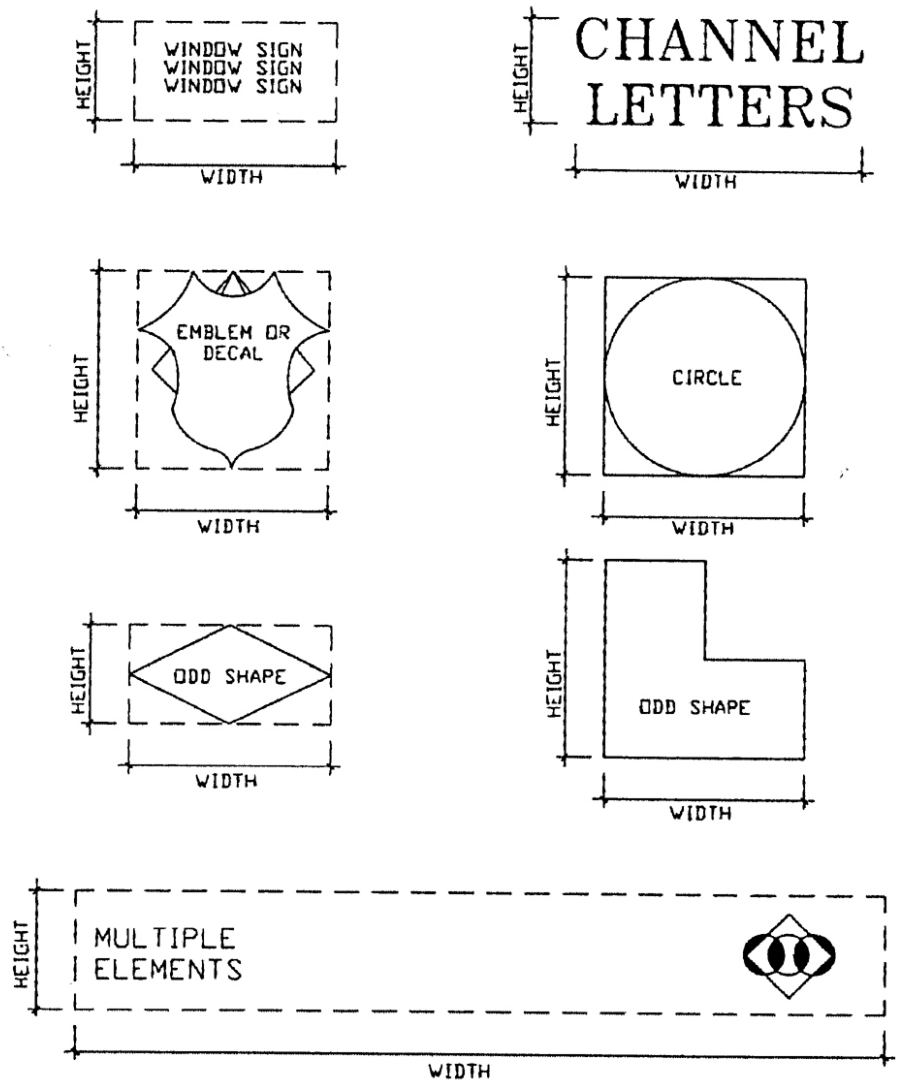


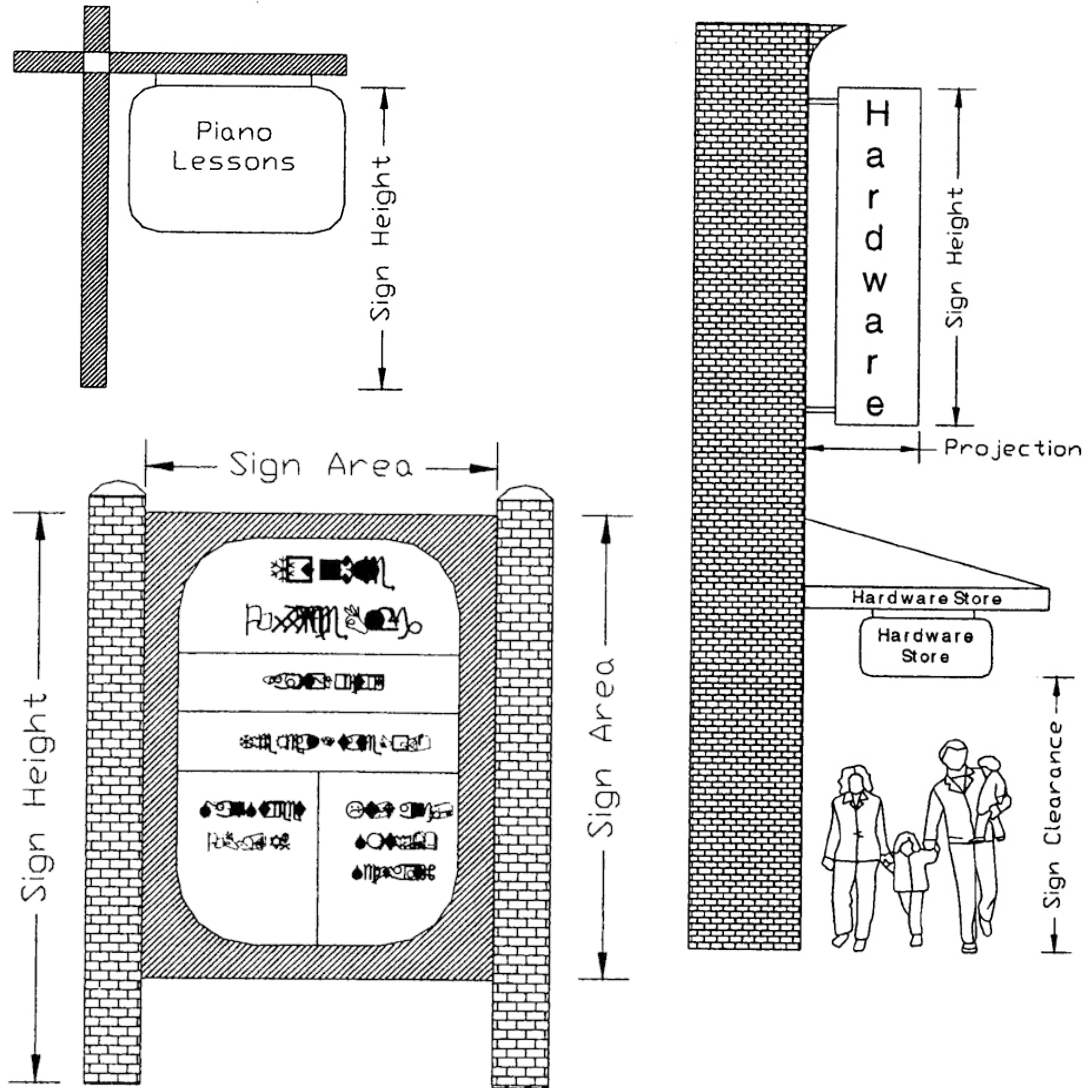
Figure 1 - Computation of Sign Area

114
115
116
117
118
119

120
121
122
123
124

ii) Height

(1) Sign height shall be measured from the street grade of the closest point in the street the sign is located along or the grade at the base of the sign, whichever is higher, to the highest point of the sign structure.



Figures 2-4 - Computation of Sign Height & Area

125
126
127
128
129
130
131
132
133
134
135
136
137

f) **Clear sight distance at street intersections required:**

Signs shall be located outside of the required sight triangle as detailed in Section 4.5, in every zoning district.

g) **Building Code Compliance**

All signs and support structures shall comply with all applicable North Carolina Building Code requirements.

6) **Prohibited Signs**

The following signs are prohibited in all districts, unless otherwise permitted elsewhere in this Chapter:

a) Signs constituting traffic hazards: Any sign located in a manner or place so as to constitute a hazard

- 138 to traffic as determined by the Administrator, including signs placed within any required sight
- 139 triangle.
- 140 **b) Signs within public right-of-way or easement:** Any freestanding sign located within or extending
- 141 into a public right-of-way or easement, except as otherwise allowed by this chapter. City personnel
- 142 may remove any sign located fully or partially within a public right-of-way.
- 143 **c) Signs obstructing passages:** Any sign that obstructs or interferes with any window, door, fire
- 144 escape, stairway, ladder, or opening intended to provide light, air, ingress, or egress for any
- 145 building.
- 146 **d) Off-premises advertising signs:** Billboards and other types of off-premises advertising signs.
- 147 **e) Any, electronic sign, sign that includes a monitor or TV screen, flashing device, or sign displaying**
- 148 **flashing, animated, or intermittent lights or lights of changing degrees of intensity not expressly**
- 149 **allowed by Section 12.9.C.vi.**
- 150 **f) Moving devices:** Any moving signs or device to attract attention, all or any part of which moves by
- 151 any means, including by air, electrical, human, or other means, including but not limited to
- 152 pennants, flags, propellers, discs, or inflatables, whether or not any said device has a written
- 153 message. Except those allowed by Section 12.9.D.iv.
- 154 **g) Any sign posted to utility poles, bridges, overpasses, trees, fences, rocks, or other signs.**
- 155 **h) Copies of official signs:** Any sign which is a copy or an imitation of an official sign or traffic light, or
- 156 which purports to have official status.
- 157 **i) Roof signs.**
- 158 **j) Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as**
- 159 **determined by City Council or in accordance with North Carolina General Statutes.**
- 160 **k) Signs that promote illegal activity.**
- 161 **l) Reflective signs or signs containing mirrors.**
- 162 **m) Any sign not expressly permitted elsewhere in this ordinance.**

164 **7) Exempt Signs**

165 The following signs are exempt from the provisions of this ordinance and do not require a permit:

166 **a) Government Signs**

167 Official signs installed by units or agencies of local government having jurisdiction within the City

168 of Brevard, and agencies of the State of North Carolina or the federal government are exempt from

169 the regulations established by this section. For the purposes of this section, official signs shall

170 include any sign erected by the City of Brevard. Such signs may be illuminated, flashing, or moving

171 as required.

172 **b) Signs required by Law**

173 Signs erected pursuant to federal, state, or local laws or ordinances.

174 **c) Architectural Features**

175 Signs which are a permanent architectural feature of a building or structure, existing at the time of

176 adoption of this ordinance.

177 **d) Public-Owned Ball Field Signs**

178 Signs attached to the field's fencing, provided that such signs are made of weather-durable

179 materials and are not self-illuminated.

180 **e) Window Signs**

181 Signs placed on or behind window glass, provided that no window signs shall include electronic or

182 flashing elements as prohibited by Section 12.6.E.

183 **f) Historic Properties**

184 Buildings or properties that are either locally or nationally listed as a historic landmark may have

185 small identifying signs on the building or property.

186 **g) Murals**

187 **i) A mural, as defined herein, is any image painted, applied, or affixed directly on to a privately**

188 **owned, nonresidential building wall, retaining and screening wall, or other large existing**

- 189 outdoor surface in nonresidential zoning districts for artistic and/or aesthetic purposes. A
 190 distinguishing characteristic of a mural is that the architectural elements of the given surface
 191 are often harmoniously incorporated into the depicted image.
- 192 **ii)** Murals may be permanent, or temporary and shall be maintained in good condition by the
 193 property owner.
- 194 **iii)** The administrator will issue a letter of zoning compliance to owners seeking to create murals
 195 on their property.
- 196 **iv)** Murals do not require a sign permit if they adhere to the following:
- 197 (1) If media other than, or in addition to, paint are used in a mural such media shall not extend
 198 more than 12 inches above the surface on which the mural is applied, or affixed and may
 199 not extend into a right-of-way.
- 200 (2) The mural does not extend beyond the existing dimensions of the building wall,
 201 retaining/screening wall, or other outdoor surface on which it is applied.
- 202 (3) The mural may incorporate advertising logo, symbols, pictures, devices and copy within the
 203 image, however such elements combined shall not exceed eight percent of the mural's total
 204 surface area.
- 205 (4) The following shall be used for purposes of measuring surface area:
- 206 (a) The area of a mural shall be computed by means of the smallest rectangle that will
 207 encompass the extreme limits of the writing, representation, emblem, or paint or other
 208 media, together with any material or color forming an integral part of the background
 209 of the display or used to differentiate the mural from the backdrop or structure against
 210 which it is placed.
- 211 (b) Architectural elements on building walls such as windows, doors, and awnings that are
 212 harmoniously incorporated into the mural's design shall be counted in the overall
 213 square footage of the mural.
- 214 **v)** Murals that do not adhere to Subsection 12.7.G above, and its subsections, shall be considered
 215 wall signs and shall adhere to all provisions therein and require the issuance of a sign permit.
- 216 **h) Vintage signs**
- 217 **i)** Vintage signs are defined as any logo, photo, text, or image that is the copyrighted advertising
 218 for a business, whether active, or closed, that is no longer used by the business for marketing
 219 purposes. Vintage signs may be incorporated into murals, or placed on building walls of
 220 privately owned, nonresidential buildings, and retaining/screening walls in nonresidential
 221 zoning districts.
- 222 **ii)** Vintage signs are allowed in all zoning districts.
- 223 **iii)** Vintage signs shall require only a letter of compliance before placement if they adhere to the
 224 following:
- 225 (1) If used by a property owner with no affiliation to the active, or closed business, vintage
 226 signs may be placed or incorporated:
- 227 (a) On a building wall as long as no more than 40 percent of the wall face is covered;
- 228 (b) On a pitched or flat roof as long as no more than 20 percent of the area of the surface
 229 plane on which the vintage sign is placed is covered;
- 230 (c) Within murals as long as all provisions for murals are met in addition to those for
 231 vintage signs provided herein.
- 232 **iv)** Vintage signs shall require a sign permit if used by an operational business in place of its
 233 current advertising signage. In such instances the vintage sign shall be considered wall signage
 234 and shall adhere to all provisions therein and require the issuance of a sign permit.
- 235
- 236 **8) Temporary Signs**
- 237 **a) Common Standards**
- 238 All temporary signs shall comply with the following common standards:
- 239 **i)** Temporary signs shall not be illuminated or be displayed by any electrified device.

- 240 **ii)** Temporary signs shall not be placed within any public right-of-way, including within medians,
241 unless expressly permitted by this Ordinance or the North Carolina General Statutes.
- 242 **iii)** Temporary signs attached to buildings shall not be placed in a manner that obstructs any
243 window, door, fire department sprinkler connection, ingress, egress, or street number sign.
- 244 **iv)** Temporary signs shall not be affixed to any permanent sign or its supporting structure.
- 245 **v)** Temporary signs shall not be placed in a manner that obstructs clear sight distance (e.g. within
246 the required sight triangle) for motorists, bicyclists, or pedestrians at street intersections or
247 driveways.
- 248 **vi)** Temporary signs, other than Type 4 Freestanding Temporary Signs as allowed herein, shall not
249 be placed upon any sidewalk or other pedestrian walkway.
- 250 **vii)** Temporary signs shall not be placed on the roof of a building, or affixed to a, tree, rock, bridge,
251 utility pole, or permanent sign.
- 252 **viii)** Any required period of separation between such the number or duration of temporary sign
253 displays shall carry over the changing of calendar years, and shall be observed prior to
254 initiating the first allowed display during the new calendar year.

255 **b) Freestanding (Ground) Temporary Signs**

256 **i) General Provisions**

257 The following standards apply to all Freestanding Temporary Signs:

- 258 (1) Signs shall not be affixed to any supporting structures that are permanently installed or
259 anchored into the ground through the use of concrete foundations or similar anchoring
260 techniques.
- 261 (2) Signs, other than Type 4 Freestanding Temporary signs as allowed in Section X, shall not be
262 placed in the right-of-way.
- 263 (3) No more than 1 Freestanding Temporary Sign may be displayed on a parcel or group of
264 adjacent parcels under common ownership or tenancy at any given time, regardless of type,
265 unless otherwise expressly permitted.

266 **ii) Type 1 Freestanding Temporary Signs**

267 Signs in this category consist of small, temporary yard signs that are typically associated with,
268 but are not limited to, the advertisement of real estate, political campaigns, and meetings.

- 269 (1) *Where Permitted:* Type 1 Freestanding Temporary signs may be displayed in any zoning
270 district and may be associated with any use, including parcels containing vacant or
271 undeveloped land.
- 272 (2) *Size:* The maximum sign display area is limited to four square feet (4 ft²).
- 273 (3) *Height:* The maximum height of the sign, including any supporting posts or stakes, is
274 limited to four feet (4') above the lowest adjacent grade.
- 275 (4) *Number:*
 - 276 (a) One Type 1 Freestanding Temporary Sign may be displayed per parcel, per street
277 frontage.
 - 278 (b) Beginning 90 days prior to the beginning of early voting for any scheduled primary or
279 election, as established by the North Carolina Board of Elections, and ending 10 days
280 following the primary or election, this limit on the number of Type 1 Freestanding
281 Temporary Signs that may be displayed is suspended for parcels zoned General
282 Residential or Residential Mixed Use. All other regulations associated with such signage
283 shall remain in effect during such period of suspension.
 - 284 (5) *Material:* Type 1 Freestanding Temporary sign faces shall be made of a rigid material.
 - 285 (6) *Mounting Standard:* Signs may only be mounted and supported by posts or stakes.
 - 286 (7) *Number of Sides:* The display area may be either single or dual sided.
 - 287 (8) *Duration of Display:* There is no limit to the duration of the display of a Type 1 sign.

288 **iii) Type 2 Freestanding Temporary Signs**

289 Signs in this category are commonly referred to as "banners" that are typically associated with,
290 but not limited to, the announcement of new business openings, community events, and similar

- 291 unique events.
- 292 (1) *Where Permitted*: Type 2 signs are permitted only on parcels in the RMX, NMX, DMX, CMX,
- 293 GI, and IC zoning districts.
- 294 (2) *Size*: The maximum sign display area is limited to eighteen square feet (18 ft²) in RMX,
- 295 NMX, and DMX districts, and thirty-two square (32 ft²) feet in CMX, GI, and IC districts.
- 296 (3) *Height*: The maximum height of the sign, including any supporting posts or stakes, is
- 297 limited to 4 feet above the lowest adjacent grade.
- 298 (4) *Number*: One Type 2 Freestanding Temporary Sign may be displayed on a parcel or group
- 299 of adjacent parcels under common ownership or tenancy.
- 300 (5) *Material*: Sign faces shall be made of a flexible material.
- 301 (6) *Mounting Standard*: Signs may only be mounted and supported by posts or stakes.
- 302 (7) *Number of Sides*: The display area may be either single or dual sided.
- 303 (8) *Duration of Display*: Type 2 Freestanding Temporary signs are permitted to be displayed
- 304 during the initial openings of businesses, community events, or special sales, for a
- 305 maximum of 14 days at a time. A maximum of 6 separate displays are permitted during
- 306 each calendar year with a minimum of 10 days of separation between displays by the same
- 307 use/business/tenant.

308 **iv) Type 3 Freestanding Temporary Signs**

309 Signs in this category are larger temporary signs typically associated with, but not limited to,

310 the advertisement of large tracts of land for sale, construction and development activity, or the

311 advertisement of commercial or industrial buildings for sale or lease.

- 312 (1) *Where Permitted*: Type 3 signs are permitted only on parcels or groups of adjacent parcels
- 313 under common ownership that meet one of the following:
- 314 (a) A residential use on a parcel or group of adjacent parcels under common ownership
- 315 that is a minimum of 3 acres in size zoned General Residential;
- 316 (b) Vacant or undeveloped land where the parcel or group of adjacent parcels under
- 317 common ownership that is a minimum of 1 acre in size in any zoning district; or
- 318 (c) A non-residential use in any non-residential zoning district upon a parcel that has a
- 319 minimum of 200 feet of frontage on a public street, as measured at the right-of-way.
- 320 (d) A non-residential use in any non-residential zoning district upon a parcel that has
- 321 construction or development activity per an active development permit.
- 322 (2) *Simultaneous Display Prohibited*: A Type 3 sign shall not be displayed upon a parcel that
- 323 contains a permanent freestanding sign or sign structure.
- 324 (3) *Size*: The maximum area is limited to sixteen square feet (16 ft²) in GR and RMX districts,
- 325 and twenty-four square feet (24 ft²) in all other districts.
- 326 (4) *Height*: The maximum height of the sign, including any supporting posts or stakes, is
- 327 limited to five feet (5') above the lowest adjacent grade in GR and RMX districts, and eight
- 328 feet (8') above the lowest adjacent grade in all other districts.
- 329 (5) *Number*: One Type 3 Freestanding Temporary Sign may be displayed on a parcel or group
- 330 of adjacent parcels under common ownership or tenancy.
- 331 (6) *Material*: Sign faces shall be made of a rigid material.
- 332 (7) *Mounting Standard*: Signs shall be mounted to and supported by a minimum of two
- 333 separate posts or stakes.
- 334 (8) *Number of Sides*: The display area may be either single or dual sided.
- 335 (9) *Duration of Display*
- 336 (a) Type 3 signs may be displayed without limit to duration upon any parcel or group of
- 337 adjacent parcels under common ownership which contain only vacant or undeveloped
- 338 land for which no development permits have been issued.
- 339 (b) Type 3 signs may be displayed without limit to duration upon any parcel or group of
- 340 adjacent parcels under common ownership zoned NMX, CMX, DMX, or GI that have
- 341 unoccupied commercial buildings.

- 342 (c) In all other cases, the duration of display shall be limited to 2 months.
- 343 (d) Where the display of a Type 3 sign is subject to a limit on the duration of display, there
- 344 shall be a minimum period of separation of 60 days between the removal of the
- 345 previously permitted sign and the display of a new sign. Such period of separation shall
- 346 apply in all cases where a sign subject to a limit on the duration of its display is
- 347 removed, regardless of whether the maximum allowed duration for its display has been
- 348 reached at the time of its removal.

349 **v) Type 4 Freestanding Temporary Signs**

350 The category of signs defined as Type 4 Freestanding Temporary Signs shall include only those
351 signs which are constructed in a manner that is commonly referred to as an "A-frame" or
352 "sandwich board" sign, consisting of two sides connected at the top by hinges or similar
353 mechanisms.

- 354 (1) *Where Permitted:* Type 4 Freestanding Temporary signs are allowed in the RMX, NMX,
- 355 DMX, CMX, and IC zoning districts.
- 356 (2) *Size:* The maximum sign display area is limited to eight square feet (8 ft²) per side.
- 357 (3) *Height:* The maximum height of the sign is limited to four feet (4') above the grade of the
- 358 surface upon which it is displayed when placed in its display position.
- 359 (4) *Number:* One Type 4 Freestanding Temporary Sign may be displayed per tenant space,
- 360 provided that no more than two Type 4 signs may be displayed per parcel along the same
- 361 building street frontage.
- 362 (5) *Material:* Sign faces shall be composed of rigid material.
- 363 (6) *Location:* Type 4 Freestanding Temporary signs may be placed upon a public sidewalk or
- 364 other pedestrian walkway, provided that a minimum of five feet (5') of unobstructed
- 365 clearance is maintained along the directional path of the walkway. In no case shall a Type 4
- 366 sign be placed in a manner that obstructs vehicular access, movement, or visibility. Such
- 367 signs shall not be locked, chained, or otherwise tethered to posts, utility poles, trees,
- 368 permanent signs, or any other permanent object.
- 369 (7) *Duration of Display:* Type 4 signs may only be displayed during the period beginning 30
- 370 minutes prior to the daily opening and ending 30 minutes following the daily closing of the
- 371 business displaying the sign.
- 372

373 **c) Wall Mounted Temporary Signs**

374 Temporary signs mounted to building walls may be displayed subject to the following provisions:

- 375 **i)** Wall mounted temporary signs are permitted on buildings housing a commercial use in any
- 376 zoning district.
- 377 **ii)** One temporary wall sign may be displayed per building occupied by a single tenant. Buildings
- 378 designed for occupancy by multiple tenants may display one temporary wall sign per tenant,
- 379 but the sum of all signage displayed at one time is limited to the maximum for the building's
- 380 zoning district as set forth below.
- 381 **iii)** Temporary wall signs shall be mounted flush against the building wall and secured at each
- 382 corner.
- 383 **iv)** Maximum display area for temporary wall signs:
- 384

Zoning district:	GR	RMX	NMX	DMX	CMX	GI	IC
Maximum size (sqft):	16 sqft	16 sqft	24 sqft	24 sqft	32 sqft	38 sqft	32 sqft

- 385
- 386 **v)** Temporary wall signs may be displayed for a maximum of 30 consecutive calendar days.
- 387 **vi)** Temporary wall signs may be displayed a maximum of 4 times per calendar year. A minimum
- 388 of thirty days of separation shall pass before a new temporary wall sign permit can be issued.

389 **d) Temporary Use Signage**

- 390 i) Upon issuance of a Temporary Use Permit from the City of Brevard, properties being used for
 391 the permitted Temporary Use may display one temporary ground sign on each street frontage
 392 of the location of the Temporary Use for the period of operation as specified in the Temporary
 393 Use Permit.
- 394 ii) The operator of the Temporary Use may choose any temporary ground sign type found in
 395 Section 12.8 and must adhere to all requirements set forth for the sign type, except that the
 396 duration of display which may match period of operation as specified in the approved permit.
- 397 **e) Special Event Signage**
- 398 Upon issuance of a Special Event Permit from the City of Brevard, properties being used for the
 399 permitted Special Event may display signs, banners, balloons, decorative flags and windsocks
 400 (hereafter, "special event signage") may be displayed subject to the following requirements:
- 401 i) Special event signage may be displayed for the duration of the event and up to one week prior
 402 to the start of the event.
- 403 ii) Special event signage shall be approved by the Administrator before being displayed. A plan
 404 showing the location, type and amount of all decorative signage and devices, along with the
 405 duration of the event, must be submitted to the administrator for review and approval.
- 406 iii) A deposit must be given to the city ensuring removal of all special event signage, as specified in
 407 the City of Brevard Fee Schedule. If the special event signage has not been removed within 10
 408 days of the event's end, as specified in the event's permit, the deposit will be forfeited to the
 409 City.
- 410 iv) Special event signage may not be illuminated, moving, or otherwise cause a hazard or create a
 411 visual or physical obstruction to motorists or pedestrians.
- 412 **f) Community Banners**
- 413 i) The City may hang temporary banners in the right-of-way at specific locations in order to
 414 communicate community events held or hosted by charitable, religious, civic, fraternal,
 415 governmental, or other non-profit organizations, subject to the Street Banner Policy as set by
 416 the City of Brevard Public Works Department.
- 417 ii) Fees for the installation of community banners shall be set in the City's Fee Schedule.
- 418
- 419 **9) Permanent Signs**
- 420 **a) Applicability**
- 421 The following regulations govern the installation and display of permanent signage within the
 422 jurisdiction of this Ordinance. All permanently installed signage shall comply with these regulations
 423 unless otherwise explicitly exempted by the provisions of this section.
- 424 **b) Signs Mounted to Walls**
- 425 **i) Wall Signs**
- 426 (1) *Where Permitted:* Wall signs shall be permitted to be displayed in association with any non-
 427 residential use in any zoning district.
- 428 (2) *Location:* Wall signs may be displayed on any building wall that includes a customer or
 429 public entrance, faces a public street, or faces a parking area.
- 430 (3) *Number:* No limit of wall signs per building wall so long as the total square footage of all
 431 signs on the building does not exceed the maximum allowed area set forth below.
- 432 (4) *Maximum Area:*
- 433 (a) In non-residential districts, the maximum permitted area of all wall signs shall not
 434 exceed twenty-five percent (25%) of the total surface area of the front wall space of the
 435 main façade of the building (surface area of said wall shall be computed excluding
 436 windows and doors) or the portion of the building rented by the tenant. The "main
 437 façade" shall be the side of the building which faces the street, or faces the street of
 438 highest classification.
- 439 (b) In residential districts, the maximum permitted area of wall signs shall not exceed ten
 440 percent (10%) of the total surface area of the front wall space of the main façade of the

- 441 building (surface area of said wall shall be computed excluding windows and doors) or
 442 the portion of the building rented by the tenant.
- 443 (c) In DMX districts no single wall sign shall be larger than sixty-four square feet (64 ft²).
 444 (d) Areas of projection or other change in wall plane along a building wall that are not
 445 parallel to the primary (longest) wall plane shall not be included in such calculation.
- 446 (5) *Changeable Copy*: Wall signs may only include changeable copy features when displayed on
 447 buildings containing "Entertainment/Recreation" and "Civic/Institutional" uses, per the
 448 Table of Permitted Uses (Section 2.2.C).
- 449 (6) *Illumination*: Wall signs may be illuminated either internally or externally. Illumination
 450 levels shall be in compliance with all other applicable standards of the Outdoor Lighting
 451 provisions of the UDO as established in Chapter 11.
- 452 (7) *Mounting*: Wall signs may not project more than twelve inches (12") from the building wall
 453 to which they are mounted and shall not be mounted in a manner where any part of the
 454 sign extends past the top of the building wall.

455 ii) Projection Signs

- 456 (1) *Where Permitted*: Projection signs shall be permitted to be displayed by any non-residential
 457 use in any non-residential zoning district.
- 458 (2) *Location*: Projection signs shall be located at the main entrance of the business or on the
 459 corner of the building occupied by the business.
- 460 (3) *Number*: One per business establishment.
- 461 (4) *Maximum Area*: The maximum permitted area for projection signs shall not exceed eight
 462 square feet (8 ft²) per side.
- 463 (5) *Changeable Copy*: No changeable copy feature, either manual or electronic, is permitted to
 464 be included on a projection sign.
- 465 (6) *Illumination*: Projection signs may be illuminated externally. The light source shall be
 466 mounted directly to the sign. Illumination levels shall be in compliance with all other
 467 applicable standards of the Outdoor Lighting provisions of the UDO as established in
 468 Chapter 11.
- 469 (7) *Mounting*: Projection signs shall be designed so that each face of the sign is parallel to the
 470 other face. When mounted at a location other than the corner of a building, the faces of the
 471 projecting sign shall be aligned so that they are perpendicular to the building wall.
- 472 (8) *Minimum Clearance Required*: Projecting signs shall be installed in such a manner as to
 473 provide a minimum of eight feet (8') of clearance above grade.
- 474 (9) *Maximum Projection*: Projecting signs shall not project greater than five feet (5') from the
 475 building wall to which they are attached. Projecting signs shall be installed so that the edge
 476 of the sign closest to the building wall is no greater than twelve inches (12") from such
 477 wall.

478 iii) Awning Signs

- 479 (1) *Where Permitted*: Awning signs shall be permitted to be displayed on awnings associated
 480 with any non-residential use in any zoning district.
- 481 (2) *Location*: Awning signs may only be displayed on awnings which are installed to cover an
 482 entrance that is used by customers.
- 483 (3) *Number*: One per awning valance on awnings installed to cover a customer entrance.
- 484 (4) *Maximum Area*: The maximum permitted area for awning signs shall not exceed eighty
 485 percent (80%) of the width of the valance of the awning.
- 486 (5) *Illumination*: Awning signs shall not be illuminated.

487 c) Freestanding Ground Signs

488 i) Setbacks

- 489 (1) *Front*: No portion of any freestanding ground sign described in this section may be located
 490 closer than ten feet (10') to any street right-of-way, except in the DMX district where signs
 491 shall be no closer than five feet (5') to any street right-of-way.
- 492 (2) *Side and Rear*: No portion of any freestanding sign described in this section shall be located

any closer than ten feet (10') to any side or rear property line.

ii) Non-Residential Uses in Residential Districts

- (1) Nonresidential uses permitted in residential districts shall be allowed one ground or wall sign, subject to the following:
 - (a) *Number*: One (1) ground or wall sign may be displayed per business.
 - (b) *Maximum Area*: Shall be no larger than twenty-four square feet (24 ft²).
 - (c) *Changeable Copy*: No changeable copy feature, either manual or electronic, is permitted.
 - (d) *Height*: Such ground signs shall not exceed five feet (5') in height.
 - (e) *Illumination*: Neither such wall or ground signs shall not be illuminated.
- (2) Nameplate signs: Home occupations shall be allowed one nameplate sign that shall not exceed four square feet (4 ft²) of surface area, shall be attached to the residence, and shall not be illuminated.

iii) Non-Residential Uses in Non-Residential Districts

- (1) The following standards shall apply to individual businesses on individual parcels. Non-residential group developments, non-residential planned development districts, and institutional campuses shall be subject to the same dimensional requirements, but the number of allowable ground signs in such developments is set forth in Section 12.9.G.
 - (a) *Where Permitted*: Any zoning district provided the business lies outside the Downtown Development Overlay District. Businesses located in this overlay district may display A-Frame signs as described in Section 12.9.C.v.
 - (b) *Number*: One (1) ground sign may be displayed per business.
 - (c) *Maximum Area*: Shall be no larger than the maximum size as defined in the table below, unless specifically defined elsewhere in this ordinance.

District	RMX	NMX	DMX	CMX	IC	GI
Max size in square feet (ft ²)	32	32	32	85	24	50
Highway 64 Corridor Sign Overlay District: 85 square feet (85 ft ²) in surface area						

- (d) *Changeable Copy*: Changeable copy features are allowed.
- (e) *Height*: No portion of any ground sign shall exceed twenty feet (20') in height.
- (f) *Illumination*: Illumination levels shall be in compliance with all other applicable standards of the Outdoor Lighting provisions of the UDO as established in Chapter 11.

iv) Canopy Signs

- (1) *Where Permitted*: Canopy signs shall be permitted to be displayed in association with any non-residential use in any non-residential zoning district.
- (2) *Location*: Canopy signs may be displayed on any freestanding or attached canopy covering a vehicular use area, such as an automobile fueling area or passenger drop-off area.
- (3) *Number*: One (1) sign may be displayed per side of the canopy.
- (4) *Maximum Area*: Signs may occupy up to twenty percent (20%) of the area of the valance of the canopy, up to a maximum of twenty-four square feet (24ft²) in non-residential zoning districts.
- (5) *Changeable Copy*: No changeable copy feature, either manual or electronic, is permitted to be included on a canopy sign.
- (6) *Illumination*: Canopy signs may be illuminated internally. Illumination levels shall be in compliance with all other applicable standards of the Outdoor Lighting provisions of the UDO as established in Chapter 11.

v) A-Frame/Sandwich Board Signs

A sandwich board sign is an A-frame or inverted V-shape sign which is portable and usually double-sided.

- (1) *Where Permitted*: Non-residential business establishments within the DMX, NMX, and RMX zoning districts may elect for an a-frame sandwich board sign lieu of a traditional ground sign.
- (2) *Location*: Such a-frame signs shall be placed on the sidewalk adjacent to the front of the

- 541 individual business or on the brick paved area providing such a location does not pose a
 542 safety hazard. Such signs must comply with Section 46-1 of the City Code. Such a-frame
 543 signs must be removed each day at the end of business hours.
- 544 (3) *Number*: One (1) ground or wall sign may be displayed per business.
- 545 (4) *Maximum Area*: Such a-frame signs shall not exceed eight square feet (8 ft²) in area per
 546 side.
- 547 (5) *Height*: Such a-frame signs shall not exceed four feet (4') in height
- 548 (6) *Changeable Copy*: Manual changeable copy features are allowed.
- 549 (7) *Illumination*: Such a-frame signs shall not be illuminated.
- 550 (8) *Alleys*: Business establishments located in any official City-owned alley may also be
 551 permitted to collectively place one Type 4 Freestanding Temporary sign near the primary
 552 alleyway entrance, provided the location of the sign does not pose a safety hazard, and that
 553 the sign is removed at the end of each day when the last business in the alley closes.

554 **vi) Electronic Display Signs**

555 Electronic display signs may be permitted as ground or wall signs, subject to the following
 556 additional requirements:

- 557 (1) Only one electronic display sign shall be permitted per parcel.
- 558 (2) Only one electronic display sign shall be permitted within any group development, planned
 559 development, or institutional campus.
- 560 (3) Electronic display signs shall display only non-moving text and images with changes
 561 alternating on not less than a five-second level, and shall display no scrolling, flashing,
 562 blinking, or otherwise moving message.
- 563 (4) Electronic display signs shall adhere to all other applicable wall or ground sign
 564 requirements of this chapter, as well as the lighting standards of Chapter 11 of this
 565 ordinance.
- 566 (5) Only the following uses shall be permitted to install electronic display signs:
 567 (a) Colleges/universities
 568 (b) Schools – Elementary and Secondary
 569 (c) Schools – Vocational/Technical
 570 (d) Government Services
- 571 (6) Master planned campuses of different uses than described in this section may have one
 572 electronic display sign that is internal to the campus and not visible from any public street.

573 **d) Incidental Signs**

574 The following incidental signs may be displayed in accordance with the specific standards listed
 575 below, without a permit or fee.

576 **i) Pedestrian-Oriented Signs**

- 577 (1) Suspended
 578 One (1) sign no larger than six square feet (6 ft²) in area may be suspended from an
 579 awning, canopy, or other pedestrian cover directly in front of a customer entrance for a
 580 non-residential use. Such signs shall be mounted perpendicularly to the customer entrance
 581 and maintain a minimum of eight (8') feet of clearance above the pedestrian walkway. Such
 582 signs may not be illuminated.
- 583 (2) Wall
 584 Non-residential uses may display one (1) sign, not to exceed four square feet (4 ft²) in area,
 585 on a building wall immediately adjacent to each customer entrance. No more than one (1)
 586 sign per entrance is permitted. Signs shall be mounted within four (4') feet of the customer
 587 entrance with which they are associated.

588 **ii) Private Directional Signs**

- 589 (1) Private, unofficial traffic signs not exceeding three feet (3') in height nor two square feet (2
 590 ft²) in area, which indicate directions, entrances, and exits, may be displayed on each side of
 591 street entrances to a parking area or internal driveway network and within the parking lot
 592 of a non-residential use.

- 593 (2) Such signs must be located entirely on the property to which they pertain, unless approved
594 by NCDOT and/or the City of Brevard to be located in a public right-of-way. In such cases
595 an encroachment agreement may be necessary.
- 596 (3) Such signs shall not contain any advertising message beyond a business name or logo.
- 597 **iii) Miscellaneous Signs**
- 598 (1) Signs in conjunction with the operation of equipment or other functional elements of non-
599 residential uses such as a drive-thru, ATM, gas pumps/tanks, or similar uses.
- 600 (2) Memorial signs, monuments, or plaques which are non-commercial in nature may be
601 displayed.
- 602 **iv) Automobile and Motorized Vehicle Dealer Signs**
- 603 (1) Automobile dealers and motorized vehicle dealers within commercial districts are allowed
604 to attach to vehicles for sale small pennants, flags, or balloons.
- 605 (2) Said devices shall not exceed two per vehicle; devices shall be less than three square feet in
606 size; and devices must be maintained and secured in a proper manner.
- 607 (3) If a device is not secured or maintained to the satisfaction of the administrator such device
608 shall be deemed a prohibited moving device and be immediately removed.
- 609 **v) Neighborhood Signs**
- 610 (1) *Where Permitted*: Distinct neighborhoods, residential subdivisions, residential group
611 developments, residential planned development districts, older existing communities that
612 may not have been permitted as unified projects, and manufactured home parks in any
613 zoning district.
- 614 (2) *Number*: One (1) ground sign at each entrance.
- 615 (3) *Maximum Area*: Such signs shall be no larger than thirty-two square feet (32 ft²).
- 616 (4) *Design*: Such signs shall be of a uniform design to be approved by the City. Designs and
617 locations shall be approved by the Administrator.
- 618 (5) *Height*: Such signs shall not exceed five feet (5') in height.
- 619 (6) *Changeable Copy*: No changeable copy feature, either manual or electronic, is permitted to
620 be included on any neighborhood sign.
- 621 (7) *Illumination*: Such signs may be illuminated externally in accordance with Chapter 11 of
622 this ordinance.
- 623 **vi) Regulatory Signs**
- 624 Signs required to be installed by any local, state, or federal rule, regulation, or ordinance.
625 Examples of such signs include required building address signs, fire safety signage, and public
626 notices required by law.
- 627 **e) Off-Premises Directional Signs**
- 628 **i) Permit Required**: A sign permit must be obtained for all off-premises directional signs
629 indicating compliance with relevant sign setback requirements applicable to the district in
630 which the sign is to be located.
- 631 **ii) Businesses in Downtown Mixed-Use (DMX) districts:**
- 632 (1) *Where Permitted*: Both the business establishment and the off-premises directional sign
633 must be located in the DMX district. Such signs are only allowed as wall signs and may be
634 placed on the building the establishment is located in, or another nearby building with
635 written permission from the property owner.
- 636 (2) *Number*: One (1) sign per establishment
- 637 (3) *Maximum Area*: Such signs shall be no larger than eight square feet (8 ft²).
- 638 (4) *Design*: Such signs shall be of a uniform design to be approved by the City.
- 639 (5) *Changeable Copy*: Only manual changeable copy shall be allowed.
- 640 (6) *Illumination*: Such signs shall not be illuminated.
- 641 **iii) Operators of off-premise parking lots may have one additional ground sign located on the**
642 **parking lot property provided the following conditions are met:**
- 643 (1) *Number*: One (1) per parking lot.
- 644 (2) *Maximum area*: No larger than twelve square feet (12 ft²).

- 645 (3) *Height*: shall not exceed six feet (6') in height
- 646 (4) *Changeable Copy*: Manual or electronic changeable copy shall be allowed.
- 647 (5) *Illumination*: Illumination levels shall be in compliance with all other applicable standards
- 648 of the Outdoor Lighting provisions of the UDO as established in Chapter 11.
- 649 **iv)** No other new off-premises directional signs shall be allowed after the effective date of this
- 650 ordinance. Existing off-premises directional signs shall be allowed to remain and be
- 651 maintained. Such pre-existing signs destroyed by vandalism or an adverse weather event (not
- 652 be interpreted to as normal weathering) shall be allowed to be replaced in the exact same
- 653 location, in the exact same manner, and with the exact same design, text, and graphics of the
- 654 same size as the previously destroyed sign.
- 655 **f) Billboards**
- 656 **i)** Off-premises billboards that exist prior to December 7, 2020 shall be allowed to continue use
- 657 and normal maintenance.
- 658 **ii)** No new billboards shall be permitted or erected in the City of Brevard's planning jurisdiction
- 659 after the adoption of this ordinance.
- 660 **g) Additional Standards Planned Development Districts, Group Developments, Institutional**
- 661 **Campuses, and Similar Developments**
- 662 **i)** Ground signs visible from a public street. One ground sign may be permitted at each building
- 663 provided that:
- 664 (1) A ground sign may be situated at the convergence of two public streets upon which the
- 665 development fronts but where no entrance is located. However, signs permitted under this
- 666 provision shall be considered as situated upon both converging streets and shall be
- 667 separated from all other ground signs within the same development in accordance with
- 668 Section 12.11.A.1 and 2, above.
- 669 (2) Developments that are divided by a public street shall be considered as separate
- 670 developments for the purposes of this subsection.
- 671 (3) These requirements shall apply regardless of whether such developments are subdivided
- 672 into individual parcels.
- 673 (4) All other requirements of this Chapter shall apply to such ground signs. Ground sign size
- 674 and height requirements shall be the same as the base district within which the
- 675 development is located.
- 676 (5) Out-parcels as defined in Chapter 19 of this ordinance shall be allowed one ground sign in
- 677 accordance with Section 12.9(B).
- 678 **ii)** Wall signs visible from a public street. Individual businesses and buildings located within
- 679 planned development districts, group developments, institutional campuses, and other similar
- 680 projects may have the following:
- 681 (1) One wall sign which shall not to exceed sixty-four square feet (64 ft²) or 25 percent of the
- 682 surface area of the wall upon which the sign is located, whichever is the lesser, or as stated
- 683 in an adopted Planned Development District ordinance.
- 684 (2) For buildings having frontage on more than one public right-of-way, signs may be placed
- 685 on both walls fronting the public right-of-way.
- 686 (3) One identification sign not to exceed sixteen square feet (16 ft²). That sign may be located
- 687 on the rear or side of the business.
- 688 (4) One menu reader board for each restaurant drive-through lane. Menu reader boards shall
- 689 not be greater than thirty-two square feet (32 ft²) in area or seven feet in height.
- 690 (5) One suspended or projection identification sign per business establishment, not to exceed
- 691 eight square feet (8 ft²) per side. Suspended or projected identification signs shall be
- 692 located at the main entrance of the business.
- 693 (6) The aggregate area of all wall signs, including building identification signs, business
- 694 identification signs, identification signs, suspended signs, projection signs, menu reader
- 695 boards, and product information signs, shall not exceed 25 percent of the total surface area
- 696 of the front wall space of the business (surface area of said wall shall be computed

- 697 excluding windows and doors).
- 698 **iii)** Internal development signage.
- 699 (1) There shall be no limit to the number signs posted within an Institutional Campus, group
- 700 development, planned development district, or other similar developments, when such
- 701 signs are in no way visible from any public street or right-of-way, or any adjacent property.
- 702 (2) Ground signs permitted under this provision shall comply with Section 12.11.A.1 and 2,
- 703 above.
- 704 (3) Ground signs permitted under this provision shall be no larger than thirty-two square feet
- 705 (32 ft²) of surface area and shall not exceed five feet (5') in height.
- 706 **iv)** Compliance: Otherwise, signs permitted the development under this section shall comply with
- 707 all other requirements of this chapter, and other forms of signage within the development shall
- 708 comply with all requirements of this chapter.
- 709

710 **Changes in Other Chapters**

711
712 *****

713 **UDO Section 11.2.I: Outdoor illumination of building, landscaping and signs:**

- 714 1. Exterior lighting should be integrated with the architectural character of the building. To avoid
- 715 light spillage, only full cutoff fixtures shall be used.
- 716 2. The unshielded outdoor illumination of any building or landscaping is prohibited.
- 717 3. Lighting fixtures used to illuminate an outdoor advertising sign either shall be by directed
- 718 ground lighting sign or mounted on the top of the sign and shall point downward, and shall comply
- 719 with shielding requirements.
- 720 4. Illumination of signs shall be limited to 10 lumens per square foot.

721 *****
722

723 *****
724 **UDO Section 16.8.E: Special requirements for planned development districts:**

725 E. *Special requirements for planned development districts.* In addition to all other applicable regulations, the
726 following special requirements shall apply to planned development districts.

- 727 1. *Preliminary master plan.* Where the scale of a proposed planned development is such that it makes the
- 728 submittal of a master plan impractical, the planning director may allow the applicant to submit a
- 729 preliminary master plan in lieu of a master plan. The preliminary master plan shall address all of the
- 730 applicable parameters specified in Section 17.5 for master plans but may do so in a more conceptual
- 731 manner. City council may approve the preliminary master plan in lieu of a master plan provided that
- 732 the PD ordinance sets forth specific requirements to be satisfied by a master plan and subsequent site
- 733 plans, construction documents, and subdivision plats.
- 734 2. *Final master plan.* Unless a final master plan was approved at the time of creation of a planned
- 735 development district, then within one year of the enactment of the ordinance creating the district, or
- 736 such other period, not to exceed five years, specified in said ordinance, the applicant shall submit a
- 737 final master plan for the development, or any phase thereof, meeting the requirements of Section 17.5,
- 738 below. The provisions contained herein relating to submittal of final master plans may be modified by
- 739 means of a development agreement between the developer and the City of Brevard.
- 740 a. Upon receipt of a final master plan, the planning director shall review it for completeness and for
- 741 compliance with the conditions and standards imposed in the ordinance creating the PD district. If
- 742 the planning director determines that the plan is complete and does not constitute a major
- 743 modification of the ordinance creating the PD district, including all conditions attached thereto and
- 744 the approved preliminary master plan, he or she shall forward it to the planning board for its
- 745 consideration. If the planning board determines that the final master plan complies with the
- 746 ordinance creating the PD district, including all conditions attached thereto, and with the approved
- 747 preliminary master plan and with all applicable regulations, it shall grant final master plan
- 748 approval for the development or a phase thereof, as applicable.
- 749 3. Signage Master Plan. Planned Development Districts must include a signage master plan as a part of
- 750 the final master plan submission. This Signage Master Plan shall cover all buildings, parcels, and uses
- 751 that make up the district. Changes to the Signage Master Plan shall constitute an Intermediate
- 752 Modification.
- 753 4. *Construction document requirements.* Construction documents meeting the requirements of Section
- 754 17.6 shall be submitted within one year of the date of final master plan approval.
- 755 5. *Modifications.* No major modifications of any conditions imposed as part of the ordinance creating the
- 756 PD district may be authorized except by means of enactment of a new ordinance, following the
- 757 procedures specified in Section 16.8.C, establishing a new PD district. No major modifications of an
- 758 approved preliminary master plan may be authorized except by means of enactment of a new
- 759 ordinance, following the procedures specified in Section 16.8.C, establishing a new PD district.
- 760 Modifications of approved preliminary master plans are major unless determined to be minor or

761 intermediate pursuant to this paragraph. The ordinance creating the PD district may specify the
762 circumstances for determining whether a proposed change is intermediate or major, which provisions
763 shall control over any contrary provision in the Unified Development Ordinance.
764 a. *Minor modifications.* Minor modifications have a negligible impact on an approved preliminary
765 master plan. Examples include changing the spacing or species of approved landscaping plants,
766 altering lot sizes by a few square feet, or amending utility plans. Minor modifications are reviewed,
767 and may be approved, by the planning director.
768 b. *Intermediate modifications.* Intermediate modifications have a more substantial impact but do not
769 completely change the application. Examples include changes in building design, residential lot
770 configurations, ~~or~~ commercial driveway locations, [or changes to the Signage Master Plan](#). These
771 changes are reviewed by the Planning Board without a public hearing.
772 c. *Major modifications.* Major modifications have substantial impacts to an approved preliminary
773 master plan. Examples include changing the intensity or mix of proposed uses or significantly
774 increasing the amount of traffic generated by a development. Major modifications may only be
775 authorized by means of a new conditional zoning ordinance as provided for in this chapter.

776 *****

777

778