



OR-2025-09-01

AN ORDINANCE OF THE VILLAGE OF MARVIN, NORTH CAROLINA
AN ORDINANCE TO AMEND ARTICLE 17: SIGN REGULATIONS OF THE MARVIN DEVELOPMENT
ORDNANCE

WHEREAS, The State of North Carolina General Statutes give authority to municipalities to conduct planning and zoning activities, in NC G.S. 160D; and

WHEREAS, the Marvin Planning Board unanimously recommended approval of the proposed Zoning Text Amendment at their August 19th, 2025, meeting; and

WHEREAS, a public hearing on the question of adopting this zoning text amendment was held at Marvin Village Hall at 6pm on September 9th, 2025, after due notice by the Enquirer Journal Saturday, August 30th & Saturday, September 6th, 2025; and

WHEREAS, this ordinance is being adopted to ensure proper compliance with the provisions of North Carolina General Statutes and the Village of Marvin Development Ordinance for the purpose of promoting public health, safety and general welfare; and promoting orderly growth of the Village of Marvin; and

WHEREAS, the proposed zoning text amendment is consistent with the Village of Marvin 2020 Land Use Plan and other officially adopted Village plans and is reasonable and in the public interest.

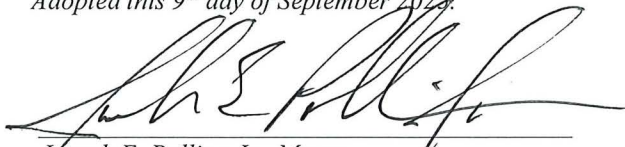
NOW, THEREFORE, BE IT ORDAINED by the Village Council for the Village of Marvin, North Carolina that An Ordinance to Amend Article 17: Sign Regulations of Marvin Development Ordinance of the Village of Marvin, North Carolina is hereby amended by adding new and amended sections of the existing text and inserting in lieu thereof the following:

Exhibit A, Adopted Zoning Text Amendment 2025-2

If any portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

This ordinance shall be effective upon adoption and ordered published as provided by law.

Adopted this 9th day of September 2025.



Joseph E. Pollino Jr., Mayor
Village of Marvin

Attest:



Austin W. Yow, Clerk & Assistant to the Manager
Village of Marvin





OR-2025-09-01 Exhibit A: Zoning Text Amendment 2025-2

The following amendments to the Marvin Development Ordinance are to be considered by the Village Council as Zoning Text Amendment 2025-2 (ZTA 2025-2):

Draft Changes

1. Amend Article 17.7-1(I)

Current:

All subdivisions requiring the development of new public roads within the Single-Family Residential District (SFR) and Rural Residential District (RR) must be named. Subdivision names or identification shall not duplicate or closely approximate phonetically the names of existing streets and subdivisions in the Village of Marvin and must be approved by Union County's emergency address coordinator. The minimum identification requirement is that a sign clearly showing the name of a named subdivision be posted at the primary vehicular entrance to the subdivision from a major and/or minor thoroughfare(s). Residential subdivisions in all other zoning districts may install temporary signage identifying the subdivision until lots are sold. Commercial subdivisions are not required to use identification signage. (See Article 16).

Revisions Proposed

All subdivisions requiring the development of new public roads within the Single-Family Residential District (SFR) and Rural Residential District (RR) must be named. Subdivision names or identification shall not duplicate or closely approximate phonetically the names of existing streets and subdivisions in the Village of Marvin and must be approved by Union County's emergency address coordinator. The minimum identification requirement is that a sign clearly showing the name of a named subdivision be posted at the primary vehicular entrance to the subdivision from a major and/or minor thoroughfare(s). **New** residential subdivisions ~~in all other zoning districts~~ may install temporary signage identifying the subdivision until lots are sold **(see section 17.8 of this article)**. Commercial subdivisions are not required to use identification signage. (See Article 16).

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2. Amend Article 17 – Temporary Signage

Current:

17.8 Temporary *Signs* Requiring a Permit

The following tables provide the design, dimensional, and time of display requirements for Temporary *Signs*, refer to section 17.5 for Prohibited Signs and Section 17.6 for Exempt Signs. Additionally: Nonconforming temporary *signs* shall not be *grandfathered* (see section 17.13 of this Article).

17.8-1 Requirements for temporary *signs* that require a permit.

The temporary *signs* listed in the following table require a permit and shall comply with the indicated zoning location and other requirements. All such *signs*, except for searchlights, shall be illuminated solely by ambient light sources.

Temporary Sign Type	Allowable Zoning Districts	Requirements
Sandwich board <i>signs</i>	“MS”, “CIV”, “MU”, “C-16”, “VSR”, & “IND”	One sign per occupancy having direct access onto any public or private sidewalk where sign is placed. “Direct access” shall mean an occupancy having a public entrance immediately from the sidewalk where the sign is placed. See additional sandwich board sign requirements in section 17.8-2 (below) of this Article.
Banners and flags	“HD”, “MS”, “MU”, “C-16”	Up to 60 square feet of banner/flag materials per occupancy. Banners shall remain tethered and/or anchored to resist movement. Display time limit: 30 days, four times per calendar year with a 60-day separation between permits and/or installations.



Revisions Proposed – Add Regulations for Temporary Signage for New Developments

Temporary Sign Type	Allowable Zoning Districts	Requirements
Sandwich board signs	“MS”, “CIV”, “MU”, “C-16”, “VSR”, & “IND”	One sign per occupancy having direct access onto any public or private sidewalk where sign is placed. “Direct access” shall mean an occupancy having a public entrance immediately from the sidewalk where the sign is placed. See additional sandwich board sign requirements in section 17.8-2 (below) of this Article.
Banners and flags	“HD”, “MS”, “MU”, “C-16”	Up to 60 square feet of banner/flag materials per occupancy. Banners shall remain tethered and/or anchored to resist movement. Display time limit: 30 days, four times per calendar year with a 60-day separation between permits and/or installations.
Temporary Signage for New Residential Subdivisions	“RR” “SFR-1” “SFR-2” “SFR-3”	New Residential Subdivisions may install temporary signage identifying the subdivision until lots are sold. See additional Temporary Signage for New Residential Subdivision requirements in section 17.8-3 (below) of this Article.



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17.8 Temporary *Signs* Requiring a Permit

The following tables provide the design, dimensional, and time of display requirements for Temporary *Signs*, refer to section 17.5 for Prohibited Signs and Section 17.6 for Exempt Signs. Additionally: Nonconforming temporary *signs* shall not be *grandfathered* (see section 17.13 of this Article).

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Temporary Signage for New Residential Subdivision	"RR" "SFR-1" "SFR-2" "SFR-3"	New Residential Subdivisions may install temporary signage identifying the subdivision until lots are sold. See additional Temporary Signage for New Residential Developments requirements in section 17.8-3 (below) of this Article.



3. Amend to add Article 17.8-3 Additional Requirements for Temporary Signage for New Residential Subdivision

New Language

17.8-3 Additional Requirements for Temporary Signage for New Residential Subdivisions

Temporary Signage for New Residential Developments within the Single-Family Residential Districts (SFR) and Rural Residential District (RR)

Each new subdivision development shall be subject to the following standards:

- (A.) Surface Area: Such signs shall not exceed 32 square feet in area and 10 feet in height
- (B.) Maximum Number: 1 per street frontage
- (C.) Location: Shall not be located within a street right-of-way or sight distance triangle
- (D.) Maximum Duration: Such signs shall only be allowed during the time such construction or development is actually in progress in accordance with a valid land development permit, zoning permit, or building permit, or when lots are for sale.
- (E.) Temporary signage serving a new residential subdivision will require a temporary sign permit and must be renewed annually.