

Uniform Sign Plan (USP) MacGregor Center - revised 03-USP-013

These guidelines are published for informational purposes. A sign permit application must be submitted and a permit issued prior to the installation a sign.

USP identifier:	03-USP-013
Location:	MacGregor Pines Drive at Highway 64 and Lake Pine Dr.
Date USP established:	10-09-2003
Last modified:	August 14, 2004 June 4, 2009, April 5, 2010 July 20, 2010 Administrative Updates and Photos

General Provisions of Uniform Sign Plan for this project	
2009	MacGregor Center PDD was amended in 2009 to remove the requirement for an entry monument to the entire development. (Note: there is no common space at the entrance.) Individual lots may have ground signs that are architecturally compatible with the buildings provided they comply with the Land Development Ordinance.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, exemptions and other requirements of the Town's Sign Ordinance in the Land Development Ordinance (LDO) and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the adopted Sign Ordinance shall control. Further, a previously approved Uniform Sign Plan which lacks specific signage attribute specifications (including but not limited to height, colors, placement, etc.) may not be amended to include such specifications unless such amendment is in accord with the adopted Sign Ordinance.

A Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (including those for planned unit developments) shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	One per lot
Location:	Per LDO
Materials:	Base and background materials to match materials found in buildings. Text to be ivory or black pin or stud mounted PVC or Metal Letters
Size:	Per LDO

Ground Signs - Site/Parcel/Subdivision Identification	
Colors:	Black or Ivory Text
Illumination:	External illumination with ground lights
Other:	Note: MacGregor Center PDD was amended in 2009 to no longer require an entry monument for the entire development. Individual lots may have ground signs that are architecturally compatible with the buildings provided they comply with the Land Development Ordinance.
Photo(s): *	

Wall Signs – Multi-tenant Office Building	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Channel Letters
Size:	1 square foot of signage per linear foot of building frontage 3/16 " Plex Faces
Colors:	Ivory faces and returns Raceways Painted to match building fascia
Illumination:	Internal with US LED
Other:	Logos permitted within Town of Cary specifications
Photo(s): *	

Wall Signs – Restaurant and Retail Tenant Buildings	
Quantity:	Per LDO
Location:	Not Specified
Materials:	Internally illuminate Channel Letters mounted on a raceway

Wall Signs – Restaurant and Retail Tenant Buildings	
Size:	1 square foot of signage per linear foot of building frontage for single tenant buildings. Multi-tenant buildings with unique storefronts and separate entrances may have 1.25 square feet of sign area per linear foot of frontage on the individual store front.
Colors:	White face with green returns or ivory letters with ivory returns Raceway to match building facade
Illumination:	Internal
Other:	Logos permitted within Town of Cary specifications
Photo(s): *	

* Note: photos and diagrams are for illustrative purposes, and do not intend to represent every sign on the property.