

## CHAPTER 4

### STANDARDS FOR SPECIFIC SIGNS

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#### **15-4-101 Awning Signs**

The following standards shall govern the use of awning signs:

- (1) Awning signs shall be classified as projecting signs;
- (2) Such signs shall not extend more than three feet (3') from the face of the building to which they are attached;
- (3) Minimum clearance of ten feet (10') shall be maintained above sidewalks;
- (4) The awning shall comply with the same setback established for all other signs in the zone in which it is located; and
- (5) The copy on an awning sign shall not exceed fifty percent (50%) of the sign's total area.

#### **15-4-102 Billboards**

Billboards shall meet all State and Federal regulations for outdoor advertising signs, displays, and devices. All billboards shall be subject to Conditional Use review in all zones in which they are allowed.

#### **15-4-103 Directory Signs**

The following standards shall govern the use of directory signs:

- (1) Directory signs may be ground, monument, or wall signs;
- (2) One directory sign for each separate frontage on a public street may be allowed for a commercial complex;
- (3) The area of a monument directory sign or wall directory sign shall not exceed four square feet for each business located on the site; and
- (4) The area of a directory ground sign shall not exceed the maximum allowed in the zone in which the sign is located.

**15-4-104 Identification Signs**

The following standards shall govern the use of identification signs:

- (1) Identification signs are classified as wall signs;
- (2) One identification sign is permitted for each business at a commercial location;
- (3) Area of an identification sign shall be not more than 16 square feet.

**15-4-105 Monument Signs**

The following standards shall govern the use of monument signs:

- (1) Monument signs shall be designed as an integral part of a landscaped area and/or raised planter. If berms are a part of the landscaped area they shall have a slope no greater than 1 foot of vertical distance to 4 feet of horizontal distance and/or shall be not more than 3 feet in height above the elevation of the top of the nearest curb. Raised planters which contain monument signs shall be not more than three feet (3') in height;
- (2) Monument signs shall be not more than six feet (6') in height above final grade;
- (3) The area of a monument sign shall not exceed 50 square feet.

**15-4-106 Nameplate Sign**

The following standards shall govern the use of Nameplate signs:

- (1) Nameplate signs are classified as wall signs; and
- (2) The area of a nameplate sign shall not exceed one square foot.

**15-4-107 Open House and Model Home Signs**

- (1) Open house and model home signs are classified as temporary portable signs.
- (2) Such signs may advertise homes for sale which are open for inspection on a specific day and may also indicate the hours of the open house or model home and the real estate firm sponsoring it. Signs may be displayed only on those days during which a home will be open.
- (3) Open house and model home signs shall conform to the setback requirements of the zone in which they are located and must have the consent of the owners, lessee, or occupant of the property on which they are located prior to placement.
- (4) Not more than four (4) off-premise open house or model home signs shall be allowed for each house advertised. Not more than ten (10) off-premise open house or model home signs shall be posted by any single seller/agent/developer/builder;
- (5) Temporary off-premise portable signs in conjunction with open houses and model homes, including self-supporting “A”-frame signs, may be placed inside street rights-of-way within the City provided such signs are located, erected and maintained in compliance with the following conditions:
  - (a) Signs may be displayed during hours that the open house or model home is occupied;
  - (b) Spacing of signs located within street rights-of-way shall not be less than fifty (50) feet from any other sign and not less than thirty (30) feet from any intersection;
  - (c) All signs shall be securely attached to stakes or posts embedded in the ground except self-supporting “A”-frame signs. The placement of signs on any traffic regulatory sign pole, utility pole, or tree within any public street right-of-way is prohibited;
  - (d) Any person or organization erecting a sign within a public right-of-way shall be liable for any bodily injury and/or property damage resulting from the erection and/or maintenance of such sign;
  - (e) Notwithstanding that this section permits temporary signs to be erected in street rights-of-way, the Utah Department of Transportation regulations shall be deemed to supersede these provisions. The City and its officers disclaim any obligation to enforce State right-of-way regulations: and
  - (f) Off-premise open house and model home signs may only be placed in a

parkstrip located within a right-of-way with the approval of the fronting property owner/tenant.

- (6) The area of open house and model home signs shall not exceed 6 square feet.

**15-4-108 Political Signs**

(1) Political signs are classified as temporary sign. Such signs shall be erected no sooner than two weeks prior to any primary or general election date and shall be removed within five days after the primary election date if the candidate is unsuccessful in the primary election and within five days after the general election date in any circumstances.

- (2) Political signs on private property shall comply with the following standards:

- (a) Candidates for public office shall obtain permission from the property owner prior to erecting signs;

- (b) Political signs in residential zones shall not exceed 16 square feet;

- (c) Political signs in all other zones shall comply with the area and location standards for the zone and sign type proposed; and

- (d) All signs shall be securely attached to stakes or posts embedded in the ground or shall be securely attached to a permanent structure.

(3) Political signs are prohibited on City owned, leased or controlled property except for street rights-of-way and other specific locations as approved in writing by the City.

(4) Political signs erected and maintained inside street rights-of-way shall be located, erected and maintained in accordance with the following conditions:

- (a) Spacing of political signs located within street rights-of-way shall be not less than fifty feet (50') between signs;

- (b) The area for individual signs shall not exceed 6 square feet;

- (c) The erection or maintenance of political signs on any traffic regulatory sign pole or on any tree within any public street right-of-way is prohibited;

- (d) Any person or organization erecting a sign within a public right-of-way shall be liable for any bodily injury and/or property damage resulting from the erection and/or maintenance of such sign; and

(e) Notwithstanding that this section permits temporary political signs to be erected in street rights-of-way, the Utah State Department of Transportation Regulations shall be deemed to supersede these provisions. The City and its officers disclaim any obligation to enforce State right-of-way regulations.

#### **15-4-109 Project Identification Signs**

Project Identification signs may be monument, wall, or ground signs. Height, size, and number of signs shall be determined according to the standards for the zone in which the sign is located.

#### **15-4-110 Property Signs**

(1) Property signs are classified as temporary signs and may include wall signs.

(2) One on-site sign, not exceeding 64 square feet, may be erected in conjunction with a construction project in a commercial or industrial zone. Such signs shall not exceed twelve feet (12') in height. All signs shall be removed within thirty (30) days after final inspection of the last building in the project. Such signs shall not be illuminated.

(3) One sign, advertising property for sale, may be placed on a lot. On a corner lots, one sign may be placed on each street frontage. Such signs shall refer only to the lot on which they are located and shall be removed within ten (10) days following the sale, rental, or leasing of the property. The area of such signs shall not exceed six square feet.

(4) The following signs may also be used to promote the sale of homes in new subdivisions until the last lot is sold:

(a) For subdivisions that contain five (5) or more lots, two (2) major promotional signs on separate entrances to the subdivision, not to exceed 64 square feet, may be used. Individual phases of a subdivision shall not be considered separate subdivisions.

(b) Subdivisions which include five (5) or more lots may attach one wall sign to each model home in the subdivision. This sign shall not exceed 32 square feet.

(c) One monument sign may be used to identify a model home. The area of this sign shall not exceed 16 square feet.

(5) In subdivisions or planned unit developments consisting of more than 100 units, one (1) on-site property sign for any I-15 or Highway 89 frontage on the development may be erected and each sign may have a size up to 128 square feet, a height up to 12 feet, shall be set back 100 feet from the public right-of-way, and may be illuminated with a spotlight to be extinguished at or before 11:00 p.m. Lighting shall be designed, located and directed so as to

eliminate glare and minimize reflection of light into neighboring properties; and

- (6) The following may be changed by the City's Conditional Use permit process:
  - (a) Additional property and directional signage as may be reasonably required to create a sense of community including the final size, character, location, and design of the signage.
  - (b) Adjustments to the signage requirements.

(7) In large commercial or mixed use projects of 10 acres or more, one (1) sign may be allowed for each three hundred (300) feet of major street frontage of the development area on which the signs are located, not to exceed 3 signs per frontage. The area of such signs shall consist of one (1) square foot for each two (2) feet of street frontage, but shall not exceed two hundred (200) square feet per sign. The height of the sign shall not exceed thirteen (13) feet above finished grade next to the sign. The sign shall not be illuminated or animated. Once installed these signs shall be valid for a period of not more than eighteen (18) calendar months and shall thereafter be removed from the property.

#### **15-4-111 Service Signs**

- (1) Service signs are classified as on-site monument signs or ground signs.
- (2) Ground signs, under this heading, shall not exceed five feet (5') in height unless a greater height is necessary, as determined by the Zoning Administrator, to provide adequate traffic control.
- (3) The area of a service sign shall not exceed 16 square feet.
- (4) The number of service signs shall be limited to the minimum number necessary to adequately and safely direct and inform the public.

#### **15-4-112 Temporary Commercial/Industrial On-Premise Signs**

- (1) Temporary on-premise signs in commercial and industrial zones are intended to be used only for grand openings, for special public events, or while a permanent sign is being constructed for a new business. Temporary signs shall be permitted for a maximum period of fifteen (15) days during a calendar year.
- (2) The area of Temporary signs shall not exceed that which is permitted in the zone in which the sign is located.

#### **15-4-113 Temporary Residential Signs**

(1) Temporary on-premise ground signs may be used in conjunction with temporary home occupations. Such signs shall comply with the following standards:

- (a) Signs may be displayed twenty-four (24) hours before an event and shall be removed within twenty-four (24) hours following its conclusion;
- (b) All signs shall be securely attached to stakes or posts embedded in the ground or shall be securely attached to a permanent structure; and
- (c) Signs shall be set back a minimum of ten feet (10') from the front property line.

(2) Temporary off-premise ground signs in conjunction with temporary home occupations may also be placed inside street rights-of-way within the City provided such signs are located, erected and maintained in compliance with the following conditions:

- (a) Signs may be displayed twenty-four (24) hours before an event and shall be removed within twenty-four (24) hours following its conclusion;
- (b) Spacing of signs located within street rights-of-way shall be not less than fifty feet (50') from any other sign and not less than thirty feet (30') from any intersection;
- (c) All signs shall be securely attached to stakes or posts embedded in the ground. The placement of signs on any traffic regulatory sign pole, utility pole, or tree within any public street right-of-way is prohibited;
- (d) Any person or organization erecting a sign within a public right-of-way shall be liable for any bodily injury and/or property damage resulting from the erection and/or maintenance of such sign; and
- (e) Notwithstanding that this section permits temporary signs to be erected in street rights-of-way, the Utah State Department of Transportation regulations shall be deemed to supersede these provisions. The City and its officers disclaim any obligation to enforce State right-of-way regulations.
- (f) Temporary off-premise ground signs in conjunction with temporary home occupations may only be placed in a parkstrip located within a right-of-way with the approval of the fronting property owner/tenant.

(3) Temporary on-premise signs advertising fruits and vegetables for sale may be erected during the normal harvest season for such fruits and vegetables but must be removed within fifteen (15) days after the sale of produce ends.

**15-4-114      Wall Signs**

Wall signs shall not extend above the building face upon which they are affixed.

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