TITLE 15

SIGN REGULATIONS

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CHAPTER 1

GENERAL PROVISIONS

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15-1-101 Short Title

This Title shall be known as the "Farmington City Sign Ordinance". This Title may also be known as "Title 15, Farmington City Code". It may be cited and pleaded under either designation.

15-1-102 Purpose and Intent

The purpose of this ordinance is to provide minimum standards to safeguard property, public health, safety, and general welfare and to preserve the unique character of Farmington through the establishment of guidelines governing the size, height, design, location, and maintenance of signs. It is not the intent of this ordinance to regulate the message content of signs or to regulate any signs which are not intended to be viewed by the general public from outside the property line. The following goals have been established to help achieve such purpose and intent:

(1) To encourage signs which help to visually organize the activities of the City, lend order and meaning to business identification, and make it easier for the public and service delivery systems to locate and identify their destinations;

(2) To assure that all signs, in terms of size, scale, height, and location, are

compatible with adjacent land uses and with the size of the development which they serve;

(3) To implement principles established in the Farmington City General Plan which recognize that the special character of the City rests largely in the quality of its appearance;

(4) To minimize unnecessary distractions to motorists, protect pedestrians, and provide safe working conditions for those persons who are required to install, maintain, repair, and remove signs; and

(5) To be fair to each property owner by providing that equal and adequate exposure to the public is made available and that no signs are allowed to visually dominate neighboring signs.

15-1-103 Scope of Provisions

In interpreting the provisions of this Title, the requirements contained herein are declared to be the minimum standards necessary to accomplish the purposes set forth. The types of signs allowed by this Title are fully described. Signs not specifically described herein shall be prohibited. Where the provisions of this Title impose greater restrictions than any other statute, regulation, ordinance, or covenant, these provisions shall prevail. Where the provisions of any statute, regulation, ordinance, or covenant impose greater restrictions than the provisions of this Title, the provisions of such statute, regulation, ordinance, or covenant shall prevail.

15-1-104 Definitions

Whenever any words or phrases used in this Title are not defined herein, but are defined in related sections of the Farmington City Code or Uniform Building Code, such definitions are incorporated herein and shall apply as though set forth herein in full, unless the context clearly indicates a contrary intention. Words not defined in any Code shall have their ordinarily accepted meanings within the context in which they appear. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is always mandatory, and the term "may" is permissive. The following terms as used in this Title shall have the meanings respectively ascribed to them.

(1) **Abandoned Sign** means a sign which displays evidence of neglect, no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or a sign for which no legal owner can be found.

(2) **Alteration** means a change or rearrangement in the structural parts of a sign causing an increase in the height, width, or area, or moving the sign from one location to another.

(3) **Animated Sign** means any sign which uses movement of all or part of the sign or a rapid or intermittent change of lighting to attract attention, depict action, or to create a special effect or scene. This includes sign spinners.

(4) **Architectural Detail** means any projection, relief, cornice, column, change of building material, window, or door opening on any building.

(5) **Architectural, Scenic, or Historic Area** means an area that contains unique visual or historic characteristics or whose natural beauty requires special sign regulations to ensure that all signs displayed within the area are compatible with the area.

(6) **Awning Sign** means a sign attached to a building which consists of a fireproof space-frame structure with sign copy imprinted on a translucent flexible reinforced vinyl covering designed in awning form. Such signs may, or may not, be internally illuminated by fluorescent or other light sources in fixtures approved under the Uniform Electrical Code.

(7) **Barber Pole** means a traditional pole or symbol used to identify the place of business of a barber, containing no advertising. Barber poles are classified as Projecting signs. For the purpose of this ordinance, barber poles are not considered to be animated signs.

(8) **Banner or Pennant** means any cloth, bunting, plastic, paper, or similar material used for temporary commercial or home sale advertising purposes attached to, or appended on or from, any structure, staff, pole, line, framing, or vehicle.

(9) **Billboard** means an off-premise ground sign.

(10) **Building Face** means all window and wall area of a building in one plane, from ground level to the peak of the roof and/or top of parapet wall.

(11) **Changeable Copy Sign** means a sign on which the characters, letters, or illustrations can be changed or rearranged without altering the face or surface of the sign regardless of method of attachment. Any type or classification of sign may contain changeable copy.

(12) **Commercial Complex** means a group of two or more commercial uses, whether on one lot under one ownership or on several adjacent lots under separate ownership, which are dependent on one another to meet minimum standards for parking, vehicular circulation, and/or landscaping or are approved as elements in an overall site plan under a conditional use or subdivision application.

(13) **Copy** means any words, letters, numbers, figures, designs, or other symbolic representations on the display surface of a sign.

(14) **Corporate flag** means a flag with a corporate name or logo flown in front of a corporate office or facility for the purpose of identifying the company located within. Corporate flag does not include flags or banners with a company name or logo used to advertise products or homes for sale.

(15) **Directory Sign** means a common sign identifying two or more persons, businesses, or establishments.

(16) **Display Surface** means the surface available on the sign structure for the mounting of material to advertise or promote a product, event, person, or subject.

(17) **Electronic Message Sign** means a changeable copy sign that uses lights to form a sign message wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. For the purposes of this ordinance, these signs are not considered to be animated signs.

(18) **Frontage** means a lineal measurement along the property line of a lot or parcel of property which fronts on a public street. Frontage is used as the basis for determining, in part, the maximum sign area and number of signs allowed for individual activities.

(19) **Ground Sign** means a sign which is three or more feet above the ground and is supported by one or more uprights, poles, posts or braces placed in or upon the ground which are not a part of, or attached to, a building. The definition includes "pylon signs", "freestanding signs", and "pole signs".

(20) **Height (of a Sign)** means the greatest distance measured from the top of the nearest curb or sidewalk to the top of the sign including any protruding architectural features.

(21) **Identification Sign** means a sign which serves to identify only the name and address of the building, institution, person, and/or lawful use which occupies the premises.

(22) **Illegal Sign** means a sign which does not meet the requirements of this ordinance and which has not received legal nonconforming status.

(23) **Illuminated Sign** means a sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes. This definition shall also include reflectorized, glowing or radiating signs.

(24) **Logo** means a symbol, design, or graphic representation, which may include text that identifies a business, activity, or company.

(25) **Maintenance** means the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

(26) **Model Home Sign** means an off-premise sign designed solely to provide direction or guidance for vehicular traffic to a model home.

(27) **Monument Sign** means an on-premise sign, the entire bottom of which is in full

contact with, or closer than three feet to, the ground.

(28) **Name Plate** means a non-illuminated identification sign, attached to the main building on a lot, which gives only the name, address, and/or occupation of the occupant or occupants of a dwelling.

(29) **Neon Sign** means a sign which incorporates into its design neon or gaseous light tubing that is uncovered, or covered by a transparent cover, allowing the tubing to be visible.

(30) **Nonconforming Sign** means a sign which was legally installed under laws or ordinances in effect prior to the effective date of this Title or subsequent revisions, but which is in conflict with the provisions of this Title.

(31) **Off-premise Sign** means a sign which directs attention to a use, product, commodity, event, or service not related to the property on which the sign is located. This definition includes billboards.

(32) **On-premise Sign** means a sign which directs attention to a use, product, commodity, event, or service which exists or is available on the property on which the sign is located.

(33) **Open House** means a home for sale, lease or rent that is open for inspection on a specific day and is occupied by at least one person present to show the house. The open house need not be occupied if the seller has a model home in the same subdivision which is occupied by a person present to show the open house.

(34) **Open House Sign** means an off-premise sign designed solely to provide direction or guidance for vehicular traffic to real estate that is for sale, lease or rent.

(35) **Owner** means a person, corporation, organization or agency having a legal or equitable interest in property and includes successors-in-interest, assigns, or the agent of any of the aforesaid.

(36) **Permanent Sign** means a sign intended to exist for the duration of time that the use or occupant is located on the premises and which is designed to be permanently attached to the ground or to a building. The sign shall be constructed entirely of durable materials.

(37) **Political Sign** means a sign limited to issues, ballot measures, ballot propositions, candidates, or groups of candidates in any district, municipality, community, state, or federal election.

(38) **Portable Sign** means any sign that is not permanently attached to the ground or a building, signs designed to be transported by wheels or other means, "A" or "T"-frame signs unless specifically allowed by this Title, or signs attached to, painted on, or supported by

stationary vehicles or trailers, which are visible from a public street and have the express purpose of advertising a business, product, service, or event.

(39) **Premises** means a lot or a building site, combination of lots or building sites, or a specific portion of a lot or building site, that contains the structures and the open spaces owned in connection with a lot, for the location, maintenance, and operation of the use of the property.

(40) **Project Identification Sign** means a permanent sign identifying an area of distinct character under multiple ownerships such as a residential neighborhood, historic district, shopping center, or industrial park.

(41) **Projecting Sign** means a sign other than a wall sign suspended from, or supported by, a building or structure and projecting outward more than twelve (12) inches.

(42) **Property Sign** means a sign related to the property on which it is located and offering such property for sale or lease, advertising contemplated improvements, announcing the name of the builder, designer, owner, or developer of a project, or warning against trespass. Similar signs not related to the property on which they are located are considered off-premise signs, not temporary signs.

(43) **Roof Sign** means a sign displayed on or above the roof, peak or parapet of a building and attached to the building.

(44) **Service Sign** means an on-premise sign erected for the purpose of facilitating, directing, or controlling the efficient or safe movement of pedestrians or vehicles on or into private property and which conveys information such as "rest rooms", "no parking", "entrance", "exit", or other messages of information, direction, or warning, but does not contain brand, trade or business identification.

(45) **Sign** means and includes every advertising message, announcement, declaration, demonstration, merchandise display, illustration, insignia, surface, or space erected or maintained in view of a public street for identification, advertisement, or promotion of the interests of any person, entity, event, product, or service. This definition shall also include the sign structure, supports, lighting system and any attachments, ornaments, or other features designed to attract the attention of observers.

(46) **Sign Area** means the area of a sign that is used for display purposes, excluding the minimum frame and support structure. In computing sign area, only one side of a double faced sign covering the same subject shall be computed when the two faces are parallel or diverge from a common edge at an angle of 45 degrees or less. When a sign has more than two faces, the area of the third face, and all additional faces, shall be included in determining the area of the sign. For signs that don't have a frame or integral background, sign area shall be computed based on the area of the smallest square, rectangle, or triangle which will completely frame the display.

(47) **Temporary Sign** means any sign, balloon, banner, valance, or advertising display constructed of paper, cloth, canvas fabric, cardboard, wallboard, wood, or other light material, with or without a frame, intended to be displayed out of doors for a short period of time.

(48) **Wall Sign** means a sign attached to and parallel with the exterior wall or windows of a building, extending not more than 12 inches from such wall, and having messages or copy on the front side only. This definition includes painted, individual letter, and cabinet signs.

15-1-105 Variances

The Board of Adjustment may authorize a variance from this Title 15 in accordance with the provisions of Section 11-5-108 of the Farmington City Code.

Amended 7/15/98 Ord. 98-23 & 11/5/03 Ord. 03-51
Amended 4/19/06, Ord. 2006-28

CHAPTER 2

ADMINISTRATION OF REGULATIONS

15-2-101 Conformity of Signs
15-2-102 Construction Standards
15-2-103 Maintenance
15-2-104 Sign Permits
15-2-105 Application Requirements
15-2-106 Sign Permit Fees
15-2-107 Approval
15-2-108 Improper Issuance
15-2-109 Permit Not Required
15-2-110 Exempt Signs
15-2-111 Prohibited Signs

15-2-101 Conformity of Signs

Except as provided in this Title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, except in conformity with the regulations herein specified for the zoning district in which it is located.

15-2-102 Construction Standards

All signs erected in the City shall comply with the current standards of the Uniform Electrical Code, the Uniform Building Code, and all provisions of this Title and the Farmington

City Zoning Ordinance.

15-2-103 Maintenance

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The ground space within a radius of ten feet (10') from the base of any ground sign shall be kept free and clear of all weeds, rubbish, and flammable material. The Zoning Administrator is empowered to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated as more particularly specified in Chapter 7 of this Title.

15-2-104 Sign Permits

It shall be unlawful for any person, whether acting as owner, occupant, contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate, or alter any sign within the City without first obtaining a Sign Permit from the City. The Zoning Administrator shall be empowered to:

(1) Issue permits to erect, construct, reconstruct, enlarge, locate, or alter signs which conform to the provisions of this Title; and

(2) Ascertain, in conjunction with the Building Official, that all sign construction, reconstruction, or modifications of existing signs is done in conformance with the Zoning Ordinance and Building Codes of the City.

15-2-105 Application Requirements

Sign Permit applications shall be made to the Building Official and shall include the following:

(1) A completed application form; and

(2) Three sets of plans, drawn approximately to scale, but with accurate dimensions, which include the following information:

(a) Sign elevations which indicate sign area, sign height, dimensions, colors, materials, letter height, structural supports, and/or method of illumination;

(b) A site plan which indicates the length of street frontage, setbacks from property lines, location of existing and proposed buildings, curb cuts, parking lots, and the location and size of all existing signs; and

(c) If wall signs are proposed, building elevation with proposed signs depicted.

15-2-106 Sign Permit Fees

A fee shall accompany all Sign Permit applications. The amount of the Sign Permit fee shall be based upon the fee schedule contained in Table 3A of the Uniform Building Code as adopted by the City. For the purpose of determining the fee, the valuation of the sign shall be the total value of all construction work for which the Sign Permit is issued.

15-2-107 Approval

A permit for the erection, construction, reconstruction, enlargement, alteration, or relocation of a sign shall be issued within a reasonable time after a valid application is submitted, provided that the sign complies with all applicable laws and regulations of the City and meets all of the conditions set forth in this Title.

15-2-108 Improper Issuance

The Zoning Administrator, or his or her designee, shall comply with the provisions of this Title in issuing sign permits. A permit shall be null and void if its issuance is based on false or misleading information provided by an applicant for such permit.

15-2-109 Permit Not Required

The following types of signs shall be exempt from the permit requirements of this Title but shall be in conformance with all other provisions:

(1) Nameplates;
(2) Property signs;
(3) Service signs; and
(4) Temporary signs.

15-2-110 Exempt Signs

The following types of signs are exempt from the requirements of this Title:

(1) Direction, warning or information signs or structures required or authorized by law or by Federal, State, County or City authority;

(2) Signs identifying a public building, giving directions to or identifying offices or departments within a public building, or to other signs placed by a public agency or by its authority within the building it occupies;

(3) Tombstones;

(4) Memorial tablets and plaques installed by a recognized governmental historical agency;

(5) Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice;

(6) Official flags of the United States of America, the State of Utah, and other states of the United States, counties, municipalities, official flags of foreign countries, and flags of internationally and nationally recognized organizations;

(7) Religious symbols and identification emblems of religious orders, affixed to religious buildings, which do not exceed four square feet in size;

(8) Signs located further than twenty five feet (25') from a public street or within malls, courts, arcades, porches, patios, parking lots, or other similar areas where such signs are not intended to be viewed or read from public streets immediately adjacent to the property;

(9) Signs located inside buildings which may or may not be visible from outside, except animated signs;

(10) Logos on licensed commercial vehicles provided that such vehicles shall not be used as parked or stationary outdoor display signs;

(11) Signs on vehicles, regulated by the City, that provide public transportation;

(12) Art or art forms which do not contain or imply any advertising message;

(13) Searchlights for temporary advertising purposes;

(14) Corporate flags mounted on approved posts, poles or standards; and

(15) Vending machines, gasoline pumps, telephone booths, newspaper racks, "take-out" or "pick-up" windows, or menus posted for reading in drive-in restaurant parking lots.

(16) Signs advertising public and quasi public events such as public concerts, school plays, etc.

(17) Signs for a short term event shall be exempt from the provisions of this chapter. Such signs may include notices for garage sales, lost and found notices, etc. Such signs shall not be placed more than 24 hours before the event, shall be removed immediately following the event, and shall be limited to not more than four (4) signs per event.

15-2-111 Prohibited Signs

The following signs are expressly prohibited by this Title:

(1) Animated signs;

(2) Off-premise signs except for temporary home occupations, model home signs and open house signs as provided herein;

(3) Billboards, and other off premise outdoor advertising signs;

(4) Portable signs, except as provided herein;

(5) Light bulb strings and any exposed lamp in excess of 40 watts which consist of unshielded light bulbs, festoons, and/or strings of open light bulbs, other than temporary decorative holiday lighting or holiday displays;

(6) Roof signs;

(7) Any display of merchandise within ten feet (10') of a public road; and

(8) Signs within public street rights-of-way.

CHAPTER 3

GENERAL SIGN REQUIREMENTS

15-3-101 Signs not to Cause a Traffic Hazard
15-3-102 Signs on Public Property
15-3-103 Maintenance of Clear View at Intersections
15-3-104 Signs on Utility Poles and Street Trees
15-3-105 Signs in Proximity to Utility Lines
15-3-106 Signs on Doors, Windows or Fire Escapes
15-3-107 Transition Zoning
15-3-108 Minimum Clearance of Signs
15-3-109 Anchoring
15-3-110 Wind Loads
15-3-111 Illumination of Signs
15-3-112 Street Addresses
15-3-113 Repair of Building Facade
15-3-114 Signs in Conjunction with a Conditional Use

15-3-101 Signs not to Cause a Traffic Hazard

No person shall install or maintain or cause to be installed or maintained any sign which will cause a roadway safety distraction such as glare from internal or external illumination. No sign shall simulate or imitate in size, color, lettering, or design any traffic sign or signal, or which makes use of the words "STOP", "YIELD", "DANGER", or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

15-3-102 Signs on Public Property

No signs shall be located on public property except for signs rented, owned, or erected by express permission of the City as provided herein.

15-3-103 Maintenance of Clearview at Intersections

In all zones with a required front yard, no material obstruction to view between a height of two feet (2') and ten feet (10') above the level of the curb or sidewalk shall be permitted on any corner lot within a triangular area formed by the street property lines and a line connecting them between points thirty feet (30') from the intersection of the two street property lines.

15-3-104 Signs on Utility Poles and Street Trees

To insure safe access for maintenance and emergency services by the various companies using utility poles, signs may be affixed to utility poles only after receiving express permission from the utility companies involved. Signs on street trees, traffic regulatory sign poles, and street name poles are prohibited.

15-3-105 Signs in Proximity to Utility Lines

No permit shall be issued for any sign, and no sign shall be constructed or maintained, which has less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of Utah, or rules and regulations duly promulgated by agencies thereof.

15-3-106 Signs on Doors, Windows or Fire Escapes

No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape, except those signs as required by other codes or ordinances.

15-3-107 Transition Zoning

Where the frontage on one side of a street between two intersecting streets is zoned partly residential and partly office, commercial, or industrial, a minimum front yard setback for any sign shall be equal to the most restrictive front yard setback required on any portion of the block.

Signs shall not be located so as to project into a required side yard resulting from an office, commercial, or industrial zone or use abutting a residential zone or use.

15-3-108 Minimum Clearance of Signs

Where pedestrian traffic is anticipated near a sign, minimum clearance of ten feet (10') shall be maintained from the bottom edge of a projecting sign or ground sign to the final grade beneath such sign(s). The minimum clearance for projecting signs or ground signs located near driveways or parking areas shall be fourteen feet (14').

15-3-109 Anchoring

No sign shall be suspended by non-rigid attachments that will allow the sign to swing in a wind. All ground signs shall have self-supporting structures erected on and permanently attached to concrete foundations.

15-3-110 Wind Loads

All signs, except those attached flat against the wall of a building, shall be constructed to withstand wind loads as follows:

(1) Solid signs thirty-five feet (35') in height or above, other than wall signs, shall be designed to withstand a wind load of 25 pounds per square foot on any face. Solid signs, less than thirty-five feet (35') in height, shall be designed to withstand a wind load of 20 pounds per square foot on any face.

(2) Signs, other than wall signs, with an open framework shall be designed to withstand a wind load of 36 pounds per square foot of the total face area of the letters and other sign surfaces, or 10 pounds per square foot of the gross area of the sign as determined by the overall dimensions of the sign, whichever is greater.

15-3-111 Illumination of Signs

All signs may be illuminated, except where specifically limited by this Title or by the Planning Commission as a requirement related to a conditional use approval.

15-3-112 Street Addresses

All business and residential locations shall be identified by a street address number, affixed to the main building, which is clearly visible from the public street.

15-3-113 Repair of Building Facade

A building facade, damaged as a result of the removal, repair, replacement, or installation

of any sign, shall be repaired by the property owner within thirty (30) calendar days from the date of such damage.

15-3-114 Signs in Conjunction with a Conditional Use

If signs are proposed in conjunction with a conditional use, a master plan for signs shall be included with the initial application.

CHAPTER 4

STANDARDS FOR SPECIFIC SIGNS

15-4-101 Awning Signs
15-4-102 Directory Signs
15-4-103 Identification Signs
15-4-104 Monument Signs
15-4-105 Nameplate Sign
15-4-106 Open House and Model Home Signs
15-4-107 Political Signs
15-4-108 Project Identification Signs
15-4-109 Property Signs
15-4-110 Service Signs
15-4-111 Temporary Signs
15-4-112 Wall Signs

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 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.

15-4-103 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.

15-4-104 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.

15-4-105 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.

15-4-106 Open House and Model Home Signs

(1) Open house and model home signs are classified as 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 during those hours 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. Only one open house or model home sign may be placed on any off-premise parcel of land.

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

15-4-107 Political Signs

Political signs are classified as temporary signs and are governed by standards set forth in Section 15-4-111 of this Chapter.

15-4-108 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.

15-4-109 Property Signs

(1) Property signs 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, lease, or rent may be placed on a lot. On a corner lot, 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. In residential zones the area of such signs shall not exceed six (6) square

feet on parcels which are less than one acre or are within a platted subdivision, and sixteen (16) square feet on parcels which are one acre or greater in size and not in a platted subdivision. In addition, one open house or model home sign may be placed on the lot to which it refers during the hours which it is open. In commercial zones, the area of such signs shall not exceed sixteen (16) 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. The sign shall be removed within ten (10) days of when the last unit in the project or the last lot in the subdivision is sold by the developer; and

(6) The following may be changed by the City's Conditional Use permit process:

(a) Additional on-site 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.

15-4-110 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.

15-4-111 Temporary Signs

(1) Duration. A temporary sign may be displayed for a maximum period of eighty (80) days during a calendar year, after which it must be removed or replaced by a new temporary sign that meets the other requirements of this Chapter.

(2) Durability. All temporary signs shall be securely attached to stakes or posts embedded in the ground or shall be securely attached to a permanent structure. Signs shall be made of durable materials such as will withstand the elements for the period of duration.

(3) Size and Setback. The size, setback and location of all temporary signs shall conform to the specifications that pertain to the zone in which the temporary sign is located.

(4) Owner Consent. Any person wishing to display a sign must have the consent of the owner, lessee, or occupant of the property on which the sign will be located, prior to placement.

(5) Illumination. Temporary signs shall not be illuminated.

(6) Spacing. No temporary sign shall be within three (3) feet of any other temporary sign.

(7) Public Right-of-way. No sign shall be posted in the public right-of-way, or on any traffic regulatory sign pole or tree within any public street right-of-way, or on any utility pole.

(8) Clearview at Intersections. All signs placed near intersections shall comply with

the Clearview standards set forth in Section 15-3-103 of this Chapter.

15-4-112 Wall Signs

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

15-4-100(6) Enacted 8/21/07, Ord. 2007-39

CHAPTER 5

ZONING STANDARDS FOR SIGNS

15-5-101 Agricultural and Residential Zones
15-5-102 Business and Special Use Zones
15-5-103 Business Park Zone
15-5-104 Commercial Zones
15-5-105 Manufacturing Zone

15-5-101 Agricultural and Residential Zones

Signs in Agricultural Districts A, AA and AE, and Residential Districts LR, LS, R, S, R-2, R-4, and R-8 are subject to all standards set forth in this Title and to the following additional standards.

(1) Except as otherwise provided in Subsection (9) only the following signs are permitted in Agricultural and Residential Districts:

(a) Monument signs;
(b) Nameplate signs;
(c) Open House signs;
(d) Project Identification signs;
(e) Property signs; and
(f) Temporary signs.

(2) Apartment developments, condominium projects, and residential subdivisions may have one Project Identification sign indicating only the name of the development. Such signs shall be either wall or Monument signs and shall be not more than 32 square feet in size.

(3) One nameplate sign may be permitted for each dwelling unit. No permanent signs other than nameplates are permitted on individual lots.

(4) One monument or wall sign, not to exceed 32 square feet, may be permitted in conjunction with a public use, quasi-public use, or public utility installation.

(5) One monument or wall sign, not to exceed 32 square feet, may be permitted for a day-care center or professional office in an R-4 or R-8 zone.

(6) Temporary signs shall not exceed sixteen (16) square feet in size.

(7) No sign shall be located within one (1) foot of any property line.

(8) Additional signs for office and commercial uses in the R-4 and R-8 Districts shall be permitted in accordance with Section 15-5-102(2).

15-5-102 Business and Special Use Zones

The Business District B-R and Special Use Districts B and S-R are considered to be unique districts in the City and, as such, allow a mix of residential, office, and low intensity commercial uses. Signs in these districts are subject to all standards set forth in this Title and to the following additional standards:

(1) Signs for residential uses and developments in these Districts shall be limited to those types listed in Section 15-5-101.

(2) For office and commercial uses in these Districts, only the following additional signs are permitted:

(a) Awning signs;
(b) Changeable copy signs;
(c) Directory signs;
(d) Identification signs;
(e) Project identification signs;
(f) Projecting signs;
(g) Temporary signs;
(h) Service signs; and
(i) Wall signs.

(3) Ground signs, as defined herein, are not permitted.

(4) The minimum setback from front property lines shall be ten feet (10'). If widening of public streets is planned or projected, this setback shall be measured from the future right-of-way line.

(5) Temporary signs shall not exceed sixteen (16) square feet in size.

(6) The maximum area of wall signs shall not exceed ten percent (10%) of the front building face of a main building and five percent (5%) of not more than one additional building face. For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

(7) Each business or commercial complex may have one monument sign for each separate public street frontage. Such signs shall be set back a minimum of twenty-five feet (25') from side property lines.

(8) When site plan review is required for a proposed development, a master plan for signs shall be included with the application.

(9) Exceptions to the provisions of this Section may be made for signs for office and commercial uses within the Business Residential (B-R) Zone. Such exceptions shall be requested and reviewed in accordance with the conditional use permit process set forth in Chapter 8 of the City Zoning Ordinance. This exception is founded upon the provisions of the Downtown Master Plan for Farmington City. As noted in the Downtown Master Plan, the downtown area of the City contains mixed and diverse uses necessitating and requiring flexibility and discretion in implementing and allowing special deviations from standard requirements of the Zoning Ordinance and other regulations in this area.

15-5-103 Business Park Zone

Signs in the Business Park (B-P) District are subject to all standards set forth in this Title and to the following additional standards.

(1) Signs for residential uses and developments in the B-P District shall be limited to those types listed in Section 15-5-101.

(2) For office and commercial uses in the B-P District, the following additional signs are permitted:

(a) All signs listed in Section 15-5-102;
(b) Electronic message signs; and
(c) Neon signs.

(3) All signs shall be set back ten feet (10') from existing or future public street right-of-way lines. Setback shall be measured from the right-of-way line to the nearest part of the sign extending toward such line.

(4) No projection of any sign shall be allowed into the required side yard where the B-P District abuts any residential zone or residential use.

(5) The maximum area of wall signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

15-5-104 Commercial Zones

For the purpose of this Section, the Commercial Districts C, C-H, and C-R are considered to be Commercial Zones. Signs in these districts are subject to all standards set forth in this Title and to the following additional standards:

(1) The following signs are permitted in Commercial Zones:

(a) All signs listed in Section 15-5-102;

(b) Electronic Message signs;

(c) Ground signs; and

(d) Neon signs.

(2) All signs shall be set back ten feet (10') from existing or future public street right-of-way lines. Setback shall be measured from the right-of-way line to the nearest part of the sign extending toward such line.

(3) Temporary signs shall not exceed sixteen (16) square feet in size.

(4) No projection of any sign shall be allowed into the required side yard where a Commercial Zone abuts any Residential Zone or residential use.

(5) The maximum area of wall signs on main buildings shall not exceed ten percent (10%) of the front face and five percent (5%) of any other building face. If no ground signs are proposed, the coverage of the front face of a building may be increased to fifteen percent (15%). For the purpose of this Title, canopies over gasoline islands shall be considered accessory structures and may have wall signs incorporated into them which cover not more than twenty percent (20%) of the fascia of the roof portion of such structures.

(6) The following provisions shall apply to ground signs:

(a) Lot frontage of at least 100 feet is required before a ground sign will be permitted;

(b) For each commercial lot or commercial complex with between 100 feet and 300 feet of frontage on a public street, one ground sign may be allowed for each separate street frontage. For each additional 300 feet of separate street frontage, one additional ground sign may be permitted;

(c) Ground signs on individual lots, or commercial complexes, shall be separated by at least 100 feet from signs on adjacent lots. Where there are multiple signs on one lot or commercial complex such signs shall be separated by at least 200 feet;

(d) The area of a ground sign shall not exceed one square foot of area for each lineal foot of street frontage, or 200 square feet, whichever is less. This standard may be reviewed by the Planning Commission in conjunction with a Conditional Use Application and may be adjusted either up or down;

(e) The maximum height of ground signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is set back an additional 1.5 feet for each foot of height over twenty feet (20'). These standards may be reviewed by the Planning Commission in conjunction with a Conditional Use Application and may be adjusted either up or down; and

(f) On corner lots, ground signs shall be set back thirty feet (30') from the intersection of property lines.

(7) One Monument sign may be allowed for each business on a lot, or in a commercial complex, provided that a minimum separation of fifty feet (50') is maintained between such signs and they are set back a minimum of twenty-five feet (25') from side property lines.

15-5-105 Light Manufacturing and Business Zone

Signs and sign standards for the Light Manufacturing and Business (LM&B) Zone shall be as specified in Section 15-5-104 above.

Amended 4/19/06, Ordinance 2006-28 -15-5-040
Amended 12/04/07, Ord. 2007-58; 15-5-010(2)

CHAPTER 6

NONCONFORMING SIGNS

15-6-101 Purpose and Intent

15-6-102 General Requirements
15-6-103 Signs on Nonconforming Buildings

15-6-101 Purpose and Intent

It is the intent of this Chapter to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this Ordinance is as important as the prohibition of new signs that would violate these regulations. It is also the intent of this Chapter that any elimination of nonconforming signs shall be effected so as to avoid any unreasonable invasion of established property rights.

15-6-102 General Requirements

A nonconforming sign shall be properly maintained in accordance with provisions of this Title. A sign shall not be modified in any way except to bring it into conformity with all provisions of this Title. For the purpose of this Title, modification includes:

(1) A change to another nonconforming sign;

(2) Any modification resulting in an increase in height or a change to the outside dimensions of the sign cabinet;

(3) Reestablishment of a nonconforming sign after having been abandoned for ninety (90) days or more;

(4) Reestablishment of a nonconforming sign after damage or destruction of more than fifty percent (50%) of its replacement value, regardless of the cause. In making a determination, the City shall require a detailed estimate of the cost to repair and restore the damaged sign to its previous condition as well as an estimate of the cost to totally replace the sign; and

(5) Moving, replacing at the same location, or relocating a nonconforming sign.

15-6-103 Signs on Nonconforming Buildings

Nonconforming buildings closer than ten feet (10') to a public street right-of-way shall only be allowed to have wall signs or awning signs.

CHAPTER 7

VIOLATIONS AND ENFORCEMENT

15-7-101 Legal Action
15-7-102 Violations
15-7-103 Penalties
15-7-104 Appeals

15-7-101 Legal Action

The Zoning Administrator, or his designee, shall be empowered to institute any appropriate action or proceeding in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted, maintained, or used in violation of this Title or the City Building Regulations or Zoning Ordinance. The purpose of such action shall be to prevent such unlawful uses and restrain, correct, or abate the violations. Legal actions may include:

(1) Issuing a notice of violation to the person having charge, control, or benefit of any sign found to be unsafe, dangerous, or in any violation of a City Ordinance;

(2) Issuing of citations and/or swearing out complaints against violators of this Title or causing such citations or complaints to be issued; or

(3) Impounding illegal signs and assessing an impound fee for their return.

15-7-102 Violations

(1) If it is determined that a violation of this Title exists, the Zoning Administrator shall issue a written order to the alleged violator. The order shall specify those sections of the City Ordinances of which the individual may be in violation and shall state that the individual has fifteen (15) days from the date of the order in which to correct the alleged violation or to appeal to the Board of Adjustment.

(2) The following provisions shall govern the treatment of abandoned signs:

(a) If, upon inspection, it is found that a sign is abandoned or structurally, materially, electrically, or otherwise defective, in such a way as to endanger the public, the Zoning Administrator shall issue a written order to the owner of the sign, and/or the occupant of the premises, stating the nature of the violation and requiring the repair or removal of the sign within fifteen (15) days of the date of the order.

(b) signs shall be considered abandoned and subject to removal pursuant to the procedures of this Section under any of the following circumstances:

i. Where a sign is not kept in good condition, adequately repaired and maintained at all times; the standard for adequate repairs is that the repairs

shall be at least equal to the quality and design of the original work in manufacturing and installing the sign, reasonable wear and tear excepted;

ii. Where a sign pertains to activities or occupants that are no longer using the premises on which it is located, and it has not been removed or the sign copy changed within thirty (30) days after the associated enterprise or occupant has vacated the premises; or

iii. Where the sign concerns a specific event and five (5) days have elapsed since the occurrence of that event.

(3) In cases of emergency, or an identified hazard, the Zoning Administrator may cause the immediate removal of a dangerous or defective sign, which presents a hazard to the public safety, without notice.

(4) Signs located in, or within ten feet (10') of, any public street right-of-way, and determined to be in violation of the provisions of this Title, may be impounded at any time.

15-7-103 Penalties

Any person, firm or corporation, association, partnership, or governmental instrumentality, whether as principal, agent, employee, or otherwise, violating or causing the violation of any of the provisions of this Ordinance, or failing or refusing to do some act required under this Ordinance, shall be guilty of a Class B misdemeanor. A separate offense shall be deemed to have been committed for each day that the violation occurs or continues.

15-7-104 Appeals

Appeals to the Board of Adjustment, as provided for in the Zoning Ordinance, may be made by any person aggrieved by an officer, department, or board of the City in making application for a Sign Permit.

Amended 7/17/98 - Ordinance 1998-23
Amended 11/5/03 - Ordinance 2003-51
Amended 4/19/06 - Ordinance 2006-28
Amended 4/21/09 – Ordinance 2009-17
Amended 8/20/09 – Ordinance 2009-45
Amended 08/16/2011 – Ordinance 2011-18A1