

ORDINANCE NO. 2022-29

AN ORDINANCE AMENDING THE SECTIONS 18.104.020 GENERAL SIGN CONDITIONS FOR ALL SIGNS, 18.104.040 BUILDING SIGN STANDARDS, AND 18.104.050 MONUMENT/LANDSCAPE SIGNS OF THE HEBER CITY MUNICIPAL CODE.

BE IT ORDAINED by the City Council of Heber City, Utah, Heber City Municipal Code, Sections 18.104.020 General Sign Conditions for all Signs, 18.104.040 Building Sign Standards, and 18.104.050 Monument/Landscape Signs, of the Heber City Municipal Code, is hereby amended to read as follows:

Section 18.104.020 General Conditions for all Signs

- A. **Materials:** All signs must be constructed out of high quality, durable, weather resistant, permanent materials. Exceptions: temporary signs (see temporary signs described in this section).
- B. **Sign Types:** Wall signs shall be the primary form of identification for a building or business.
- C. **Overall Composition:** Signs within a small development grouping (a courtyard or short promenade) and a large building group (such as student residences) shall be constructed with complementary styles and methods of construction (i.e., single pan channel letters, awnings, blade signs, etc.) along a combined building frontage.
- D. **General Location:**
 - 1. **Low profile/monument:** All signs not attached to a building shall be a minimum horizontal distance of three feet (3') from the public right of way. All freestanding signs shall be at least their height in distance from an adjoining side property line.
 - 2. **Vertical Separation and Sight Lines:** All exterior building attached signs shall be a minimum vertical distance of eight feet (8') from grade to their lowest point. Signs which exceed three feet (3') in height from grade may not be placed within the sixty foot (60') "sight-line" triangle of motorists, defined as the intersection of two streets. For the intersection of a commercial driveway with a street, the clear view triangle is reduced to 30'. (Sight line: Measured by intersecting lines parallel to the front of curb; finding the intersecting point; measuring back 60 feet in each direction and completing the triangle from those measurements).
- E. **Interpretation:** If there is a question of interpretation within the sign portion of this code, the Planning Director may interpret. If the applicant believes the Director's interpretation is in error, the applicant may request an appeal to the Appeal Authority.
- F. **Supports/Poles:** All supporting objects, poles, and any other means of attaching a sign anywhere (wall, earth, facade, etc.) shall be minimized or concealed so it is not visible, unless otherwise noted, and shall incorporate colors, materials, and/or architectural features of its related building.
- G. **Maintenance:** Every sign shall be kept attractive and in complete operating condition.

The required landscape area for freestanding signs shall be kept free from weeds, garbage and debris, and shall be maintained with a mix of evergreen and deciduous shrubs, as well as flowers. Maintenance includes the repair of facades, poles, and sign faces where signs have been removed or damage has occurred; and the painting, rust removal, cleaning and repairing of a sign. Maintenance does not include structural alterations, cosmetic or style changes, enlargements or face changes. Unsafe signs shall be repaired or removed.

- H. **Traffic Safety:** No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs, i.e., stop, go, slow down, caution, danger, warning, etc. A sign or advertising structure shall not be erected which by reason of size, location, shape, content, coloring or manner of illumination might be confused as a traffic control device. No sign shall have lighting which impairs the vision of anyone traveling upon a public street, or distracts a driver so as to create a public nuisance or endangerment.
- I. **Lighting:** All sign lighting shall be downward directed and shielded to support the City's dark sky goals.
 - 1. External Illumination. The external illumination of signs shall utilize lighting fixtures that comply with the following:
 - a. Fixtures shall be full cutoff and fully shielded.
 - b. Fixtures shall not permit light above a 90 degree angle perpendicular to the ground.
 - c. Fixtures shall be counted toward the allowed lumens outlined in Section 18.78.040.
 - 2. Internal Illumination. The internal illumination of signs shall meet the following standards:
 - a. Internal illumination is only permitted for the following signs:
 - i. Channel letter and logo signs
 - ii. Cutout signs
 - b. The lighting element shall not be visible. Damaged signs exposing the lighting element shall be promptly repaired. The sign lighting shall be turned off until the sign can be repaired.
 - 3. Backlit Illumination.
 - a. The lighting element shall not be visible.
- J. Properties with insufficient widths to meet the sign frontage standards identified in the following sections, shall be entitled to one shopfront/wall sign (15% of the front façade).
- K. **Prohibited Signs and Conditions.** The following signs are prohibited unless expressly permitted elsewhere in this code:
 - 1. Wind, hot or cold air balloons, inflatables, flashing or blinking signs, chaser lights, laser beams, animated signs, and any signs that move or include moving parts.
 - 2. Statuary/Sculpture used for signage (not including artistic statuary). Statuary/Sculpture of extremely high quality and material may be approved by the Planning Director if it reflects the rural, historical, or mountain themes of the community.
 - 3. Billboard/off premise signs are prohibited.
 - 4. Signs within the public right of way, except, public necessity signs,

community banners located on approved streetlights, and one A frame sign per business located directly in front of the business in commercial districts on Main Street between 600 N and 600 S, or 600 West between 100 North and 300 South and NVOZ Village Centers.

5. Signs projecting above the roof eave or cornice, roof signs and temporary signs (that are not listed in this code).
6. No sign, except awning signs, shall extend over to interface with a pedestrian or vehicular access area; interfere with a fire escape, exit, stairway, door ventilator or window; be located within a power line easement without the power company's approval.
7. Neon lighting or neon signage shall not be employed so as to accentuate the outline of a building.
8. Digital signs, Electronic message centers, animated signs, flashing signs, except signs displaying gas prices (number messages only)
9. Banners, A-frame signs, except as may be expressly permitted elsewhere in this code and movable or portable signs, snipe signs.
10. Signs shall be located to not obscure key architectural details of the building or its' setting.
11. Murals that contain advertising messages.
12. Pole signs are prohibited

Section 18.104.040 Building Sign Standards

Sign Type	Configuration	Components	Where allowed
<p>Shopfront and wall:</p> <p>C-3 Zone: 2 signs on the primary facade; 1 parallel and 1 perpendicular/blade/projecting sign (see below standard for parallel and perpendicular signs). Plus 1 additional suspended (if arcade building type) per business.</p> <p><u>All other permitted Zones:</u></p> <p><u>No more than 5 signs for the same business on a primary facade, and 2 signs for a secondary facade.</u></p> <p><u>For Multi-Tenant buildings of 3 or more tenants, no more than 1 signs per tenant space on the primary facade, and 1</u></p>	<p>Height and width, wall sign: 15% of facade (primary wall), 5% of any other facade</p> <p>Height and width, perpendicular sign: One-dimension (depending on vertical or horizontal orientation) shall not exceed 2'6". Any projecting sign must have a minimum clearance of 8'0" above the public right of way. All object, bands, background of any kind used for the benefit of the sign (unless a distinct architectural feature) will be used to calculate the dimension.</p> <p>There must be a minimum of 15'0"</p>	<p>Composition: Wall signs may not project above, or be mounted above the eave or roof line, whichever is lower. False facades to accommodate larger signs are not permitted.</p> <p>Shall be complementary to the building material and color, with differences in material or finish to be minor, i.e., not jarring or competitive.</p> <p><u>When using multiple signs per facade, channel letter and logo signs shall be used.</u></p>	<p>C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ</p>

Sign Type	Configuration	Components	Where allowed
<u>sign on secondary facades of the tenant space.</u>	between suspended signs and perpendicular/blade signs.		
Window signs: Window paint, plastic, films, or a high quality paper (inside only). The material should not deteriorate for a minimum of 30 days.	Height and width: The area of any window sign, except window films on non-primary streets/alleys, shall not exceed 20% of the window (a single window unit or panel; not the entire glass area of a building or facade) on which it resides.	Composition: Lettering shall be displayed on the glass with no background (clear glass) or with translucent background if very small (less than 4 sq. ft. in area). Window films on non-primary streets and alleys may cover 100% of the windows Limited to non-residential uses.	C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ
Marquee	1 per business, minimum 8 foot clearance above sidewalk, and maximum 15% of facade (primary wall). May include physically changeable copy	Limited to theater and performing arts uses	C-3, Village Centers in NVOZ
Neon signs (inside window, in storefronts) One per business.	Maximum area: 6 sq. ft.	Limited to non-residential uses	C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ
Awning signs: Shall be complementary to the building material and color, with differences in material or finish to be minor.	Height and width: The sign shall have a minimum clearance of 8'0" above the public right of way. Such signs shall not project more than 5' nor be less than 2'.	Composition: Lettering shall not exceed 5" on awnings. Awning signs shall not project above any part of the roof line. Text/lettering may cover up to 40% of the awning's surface. Limited to non-residential uses	C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ
Canopy/gas island: Shall be complementary to the building material and color.	Height and width: Height shall not exceed 20'0" from grade and no canopy fascia may exceed 4'0" in height.	Composition: The canopy shall not extend more than 10'0" from the pump and street side edges shall not	C-2, C-4, I-1, I-2, MURCZ, MCZ, NVOZ

Sign Type	Configuration	Components	Where allowed
	Individual letters, logos, or symbols may not exceed 3' in height or project out from the canopy more than 18". Shall not exceed 15% of the area of the side of the canopy in which it is located. May include physically changeable copy. Gas price signs may include electronic changeable copy for the prices only.	encroach on the ROW closer than 10' Lighting: The island shall have sufficient lighting for safety, with light levels between 0.1 to 1.0 foot-candle (depending on the circumstance). The light may be downward directed outside of the canopy area. Limited to non-residential uses	
Roof Signs.	Area shall not exceed 15% of the front flat wall area of the first floor or story of the building, or 300 square feet, whichever is less.	Shall not extend above the top of any roof line. Limited to non-residential uses	C-2, C-3, C-4, PF, MURCZ, PC
Painted Wall Sign	15% of facade (primary wall), 5% of facade any other wall.	Fluorescent paint prohibited. Shall not obscure key architectural features of the building.	C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ
Menu Board	2 per business, not located in front yard. May include physically changeable copy. Limited to rear building locations only in the C-3 zone.	Maximum size of 30 sf and maximum height of 6'	C-2, C-3, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ
Blade/Projecting sign	One per business, limited to 12 sf, with 8' minimum clearance above any sidewalks	No lighting allowed	C-3 and Village Centers in NVOZ
Rural Iconic signs	One per frontage Unique distinctive designs that reinforce the rural character of	Shall be located in a landscaped area at least 200 square. Shall be	C-2, C-4, MURCZ, as a conditional

Sign Type	Configuration	Components	Where allowed
	Heber. Up to 50 square feet of sign area.	complementary to the building materials and color, with differences in material or finish to be minor, i.e., not jarring or competitive. External lighting, downward directed only. For use only by Planned Shopping Center/Commercial Complex.	use with final approval by the City Council

Section 18.104.050 Monument/Landscape Signs

Sign Type	Configuration	Components	Where allowed
Low Profile/Monument types: Shall be complementary to the adjacent building(s) in material and color. All monument signs must include a masonry (or stone) base (between 1'0" and 2'0" in height). One for every 200' of frontage	Height and width: The sign must not exceed 10' in height from its site grade or from the nearest public right of way. Location: The sign shall be placed in a minimum of 3'0" from the public right of way, with a minimum of 100' between monument signs. Signs shall be set back at least their height or width (whichever is greater) from any adjoining side property line. May include physically changeable copy and such signs are subject to clear view provisions (see D (2))	Context and setting: Monument signs shall have a minimum of 3'0" of landscaping (a minimum of 6'0" if along a major thoroughfare) around the base of the sign, including shrubs, flowers, and ground cover. Structural support poles shall be concealed, <u>unless used as a decorative element of the sign.</u> The maximum square footage of the sign (not including the masonry base) shall not exceed 30% of the street frontage length (example: 100 linear feet x 30% = 30 sq. ft.), with a maximum of 100 sq. ft. Lighting: Monument signs shall be externally illuminated, without glare to passersby and downward directed and shielded to prevent light spillage onto the roadway or use individually constructed letters with internal lighting (all wiring, mounting brackets, bolts, tracks, etc., shall not be visible).	C-2, C-4, I-1, I-2, BMP, CMP, PF, MURCZ, MCZ, RC, PC, NVOZ Permitted in all residential zones as part of the subdivision approval process when utilized for a neighborhood identification sign and for existing neighborhoods with a known identity, except height shall be limited to 6'.

This Ordinance shall take effect immediately upon approval.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 1st day of November 2022.

	AYE	NAY	ABSENT	ABSTAIN
Michael Johnston	<u>X</u>	_____	_____	_____
Rachel Kahler	<u>X</u>	_____	_____	_____
Ryan Stack	<u>X</u>	_____	_____	_____
D. Scott Phillips	_____	_____	<u>X</u>	_____
Yvonne Barney	<u>X</u>	_____	_____	_____

APPROVED:

Heidi Franco
Mayor Heidi Franco



ATTEST:

Trina Wooten Date: 11/1/2022
RECORDER