

**ORDINANCE NO: O-2022-02**

**AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING SEVERAL SECTIONS IN HIGHLAND CITY DEVELOPMENT CODE RELATING TO COMMERCIAL FREESTANDING SIGNS AS SHOWN INFILENAME TA-22-01**

WHEREAS, all due and proper notices of public hearings and public meetings on this Ordinance held before the Highland City Planning Commission (the “Commission”) and the Highland City Council (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Planning Commission held a public hearing on this Ordinance on January 25, 2022 and

WHEREAS, the City Council held a public hearing on this Ordinance on February 1, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE Highland City Council as follows:

SECTION 1: **AMENDMENT** “3-707 Signs in Commercial Zones” of the Highland City Development Code is hereby *amended* as follows:

Table 3-707A

	CR Zone
Commercial Center Freestanding Sign	Height: <del>15-25</del> ft. max., 3 ft. min. stone base Size: <del>243</del> 400 sq ft max. per side including a min. 3' rock base Frontage: 10 ft. min. Building <u>or development</u> advertised shall be min 100' > 1 lot deep from SR-92 or SR-74. Location: One (1) on SR-92; one (1) on SR-74. Minimum <del>400</del> 300 feet from intersection of highways and 50 feet from a monument sign. Material: Natural — stone, wood, masonry, architecturally suited metals, Plastic ( <del>if inside pan-channel type lettering</del> ) same per zone

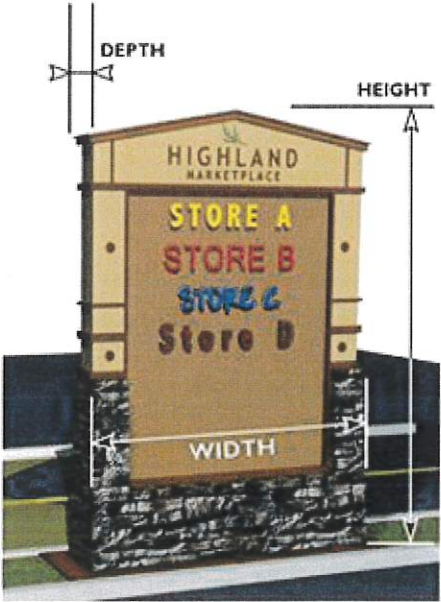
SECTION 2: **AMENDMENT** “3-710 Commercial Center Freestanding Signs” of the Highland City Development Code is hereby *amended* as follows:

This Section shall permit the developer or business association of a planned commercial development project within a commercially zoned property that is greater than four (4) acres in the C-1, CR, or Town Center Zone to apply for a permit to install two (2) permanent commercial center freestanding sign for each

highway frontage per zone. ~~Commercial freestanding signs can only be permitted if there are no other single or multi monument signs.~~ The requirements listed below are required in order to obtain a sign permit prior to installation/ construction of the sign:

1. Location. For project locations of commercially zoned property equal to four (4) acres or more located within the C-1, C-R or Town Center Zones, two commercial freestanding sign may be installed. This sign may not be constructed within ~~400~~ 300 feet from the intersection of SR-92 or SR-74 or within 350 feet of another commercial center freestanding sign or within 50 feet of a monument sign or within ~~150~~ 80 feet of a residential zone.
2. Size. A commercial center freestanding sign shall have a maximum height of ~~fifteen (15)~~ twenty-two (22) feet with a minimum 3 foot rock base for a total of ~~eighteen (18)~~ twenty-five (25) feet, a maximum width of ~~thirteen and one half (13 1/2)~~ sixteen (16) feet, and a maximum depth of ~~three (3)~~ four (4) feet. The height shall be measured from the top of the sidewalk along SR-92 or SR-74 immediately perpendicular and adjacent to the sign location. See figure 3-710.1 for definition of height, width and depth.

Figure 3-710.1 Height, Width and Depth



Material. Commercial center freestanding signs shall be similar in design, material and color throughout Highland and identical within the same commercial zone. A commercial center freestanding sign shall be constructed of aesthetically natural appearing materials such as stone, brick, architectural concrete (maximum of 50% of sign), wood (trim only), painted aluminum, or EIFS (for mounting sign letters only and 75% of sign maximum). Commercial center freestanding signs shall have a minimum

base of two (2) feet that is constructed of rock similar to buildings within the commercial project. The base (either rock or a minimal concrete mow pad beneath the rock) shall extend a minimum of three (3) inches below the lowest portion of grade around the sign to screen all supporting structures. The base shall not be included in calculating the square footage or the maximum height of the sign. ~~All~~ Lettering and logos for a monument sign ~~shall may~~ be individual lettering constructed of a solid metal alloy (i.e. brass, stainless steel, bronze) or a can type construction (may be back lighted and/or interior lighted on a pan-channel type device and/or applied directly the sign however the sign shall be constructed to screen the connecting devices of the individual lettering). Lettering and logos may also be created using solid aluminum faces with routed out graphics displaying backlit “push-through” or “back-up” acrylic with 1<sup>st</sup> surface vinyl. Commercial center freestanding sign materials shall consist of earthtone colors that are subdued rather than bright.

The identification of the development name and tenant names on the sign shall be in the form of individual pan channel lettering, aluminum routed lettering with acrylic background, or other high quality sign design characteristics. Removable tenant panels made completely of acrylic or Plexiglas materials are prohibited.

3. Lighting. A commercial center freestanding sign ~~shall may~~ be externally illuminated from above or below the sign or internally illuminated through acrylic or polycarbonate faces. If the lighting is not attached to the monument sign than it shall be masked from the right-of-way by evergreen landscaping and contained within the landscaping area. A monument sign may be installed without lighting. All monument sign lighting may not operate between the hours of 12:00 a.m. and 6:00 a.m. Sign lighting shall not create light pollution beyond the sign area.
4. Landscaping. All commercial center freestanding signs shall incorporate a minimum of two (2) square feet of landscaping for every linear foot of sign length around the base of the sign. ~~Landscaping must include a mixture of 25% perennial and 25% annual vegetation with and the remaining 50% of the vegetation an evergreen type. Landscaping shall not include grass, however 20% of the required landscaping area may include natural non-living elements (ex: boulders, water features, etc.). The required landscape area shall incorporate mulch or bark with a minimum of 25% of the ground level containing a live ground cover.~~
5. Maintenance. All commercial center freestanding signs and landscape areas associated with the monument sign shall be maintained by the developer. If a relevant Business/Building Association has been formed and recorded as such, then that business/building association shall maintain the landscaping around the sign. The application for the monument sign shall identify the

party responsible for perpetual maintenance of the sign and landscaping.

Figure 3-710.2 Example of preferred commercial freestanding sign



**SECTION 6: REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 7: SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 8: EFFECTIVE DATE** This Ordinance shall be in full force and effect from February 1, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED by the Highland City Council, February 1,  
2022  
HIGHLAND CITY, UTAH

 FEB. 3, 2022

Kurt Ostler  
Highland City Mayor

ATTEST:



Stephannie Cottle  
Highland City Recorder



COUNCIL MEMBER	YES	NO
Timothy A. Ball	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brittney P. Bills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah D. Petersen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kim Rodela	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott L. Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>