

**ORDINANCE NO: O-2023-06**

**AN ORDINANCE OF THE HIGHLAND CITY COUNCIL AMENDING ARTICLE 7  
SIGNS OF THE HIGHLAND CITY DEVELOPMENT CODE RELATING TO  
TEMPORARY SIGNAGE IN RESIDENTIAL AND COMMERCIAL ZONES AS  
SHOWN IN FILENAME TA-23-03.**

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 February 28, 2023 and

WHEREAS, the City Council held a public hearing on this Ordinance on March 7, 2023.

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

SECTION 1: **ADOPTION** Article 7 Signs of the Highland City Development Code is hereby amended as shown on "Exhibit A" attached hereto and incorporated herein.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **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 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from March 7, 2023 and after the required approval and publication according to law.

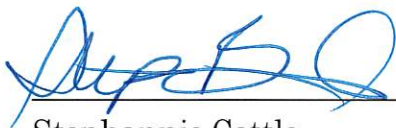
PASSED AND ADOPTED by the Highland City Council, March 7, 2023

HIGHLAND CITY, UTAH



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"/>

## EXHIBIT A

### **3-704 General Regulations**

No sign, unless specifically allowed by this code shall be erected in the City of Highland. The following articles shall serve as guidelines for any sign erected in Highland City:

1. All signs shall be constructed, mounted or attached in a safe and secure manner.
2. No sign shall be designed to emit sound, smoke or steam.
3. Signs within Commercial Zones shall be specifically regulated by that zone as required by this Section (3-707).
4. In all Zones, a church or quasi public organization may erect one sign on the premises occupied by such organization to identify the name of the organization and announce activities thereof. Signs allowed by this paragraph shall not exceed 16 square feet in area.
5. Reserved.
6. Signs may be erected in any zone advertising property for sale or lease which is located on that property. Size and location is defined by zone within this code.
7. All signs shall include wording and/or pictures that conform to high community standards. Lettering shall be sufficiently large to be read at posted maximum speeds so as not to cause a traffic hazard.
8. No commercial sign shall be allowed on any property without a current Highland City Business License.
9. Commercial signs in residential zones are prohibited except as outlined in this code.
  - 9.a. Signs for home occupations in residential zones are prohibited.
10. Signs shall not project above the roof line of any building.
11. Relationship to Buildings: Signs shall be compatible with the predominant visual elements of the building, including but not limited to construction materials, color or other design features. Signs in commercial centers, offices and other similar facilities shall be part of a sign program and shall provide a compatible visual design common in theme to all applicable buildings and uses.
12. In commercial zones where there is more than one (1) sign, all signs shall be complementary to each other in the following ways:
  - a. Type of construction materials.
  - b. Letter size, color and style of copy.
  - c. Method used for supporting sign (wall or ground base).
  - d. Shape of signs and related components.
  - e. Method of illumination.
13. The following signs shall not be permitted within Highland City unless otherwise specifically identified in this Code:
  - a. Animated signs of any kind
  - b. Balloons or other inflatable signs
  - c. Beacons
  - d. Billboards
  - e. Chalkboards/Blackboards
  - f. Changeable copy signs of any kind
  - g. Flashing signs
  - h. Marquees (excluding government or quasi-government)
  - i. Mobile signs
  - j. Off-premise signs (~~including~~ excluding directional signages as outlined in Section 3-706)
  - k. Projecting signs
  - l. Roof signs
  - m. Rotating or revolving signs
  - n. Signs in traffic safety sight areas

- o. Signs which simulate in color or design a traffic sign or signal, or which use words, symbols or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic.
- p. Snipe signs
- q. Temporary signs installed without a permit
- r. Windblown signs
- s. Vehicle signs

14. All signs must be directly related to a product, promotion, property, merchandise, sale, transaction, or use located on or available at the property associated with the sign, and any sign that promotes, advertises, or displays a product, promotion, property, merchandise, sale, transaction, or use that is not located on or available on the property associated with the sign shall be considered an off-premise sign.

15. All signs shall comply with all applicable truth in advertising laws and regulations, including but not limited to the Utah Truth in Advertising Act, Title 13, Chapter 11a, Utah Code.

### **3-705 Safety And Location Standards For Signs**

1. No sign shall be erected in such a manner that any portion of the sign or its support will interfere with the use of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
2. No sign shall be erected at any intersection improved for vehicular traffic, within a triangular area on each corner of the intersection formed by the property lines at points on each property line 40 feet from the intersection of the property lines (within the traffic safety sight area).
3. No sign shall be erected or maintained which has less horizontal or vertical clearance from any communication or electric power line than that prescribed by the laws of the state of Utah or any other applicable law, regulation or ordinance.
4. No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public driveway or right-of-way. In no case shall a sign be erected in such a manner that any portion of the sign or its support will extend within or over a public or private walkway or public driveway that endangers the health, safety, or welfare of the public or exceeds the maximum height of the zone it is located in.
5. Signs and sign structures shall be designed and constructed to resist wind forces as specified in the Building Code or as otherwise determined to be safe by the Building Inspector.
6. Wall signs for shopping centers or office buildings may only be placed within a designated sign area usually designed as a band or area above the entrance or entrances for each business.
7. Signs shall be designed to provide an un-obstructed clear view of the public right-of-way to any pedestrians, bicyclists, or motor vehicles.
8. No signs shall be permitted to be erected or maintained on public property except for the following signs:
  - a. Political signs in a park strip fronting on private property, subject to the private property owner's permission;
  - b. Government and traffic safety signs exempt from the requirements of this chapter under Section 3-714(1).

### **3-706 Signs In Residential, ~~And~~ Agricultural, and Planned Development Zones**

Commercial signs in residential zones are prohibited except as outlined in this Section. ~~In addition to any other permitted sign or signs, signs for special purposes set forth in this Section shall be permitted as provided herein:~~

- ~~1. A sign may be erected to advertise the individual sale, rent, or lease of property on which the sign is located and shall not exceed an area of six square feet or six feet in height. One additional sign~~

may be allowed on property with multiple frontages on a public street and shall not exceed six square feet or six feet in height.

2. One name plate or marker, not to exceed two square feet in area, shall be allowed for each dwelling to indicate only the occupant's name and the property address. Said name plate shall not contain an occupational designation, except that the nameplate or marker may include an occupational designation if the home occupation permit has been issued for the premises pursuant to Section 3-620.
3. One "No Solicitation" sign, not to exceed two square feet in area, shall be allowed in accordance with Municipal Code Section 5.16.170.
4. One development promotional sign may be placed on the premises of each subdivision having five or more lots or dwelling units to advertise the sale of new lots within a new subdivision. A real estate development promotional sign shall require a sign permit. Said sign may have an area of up to a maximum of thirty two (32) square feet in size, a maximum of eight (8) feet in height (12 feet maximum height including four (4) additional feet for the support structure), and a minimum setback of thirty (30) feet from an existing right of way. An approved development sign may continue in service, if properly maintained, from the date of the sign permit approval to the shorter of:
  - a. Two years, or
  - b. Until eighty percent (80%) of the lots offered for sale are sold one time.
  - c. Said sign shall be removed immediately following its expiration period. Signs that are not removed per these requirements shall be in violation of this chapter and shall be subject to Section 3-713 and 3-714 of this Code.
5. If the original development sign becomes dilapidated or not maintained at a high standard it shall be required to be removed prior to the allotted time period. A new sign may be installed after obtaining an additional sign permit for the new sign which may continue for the time period which existed with the original development sign.
6. Each model home sign shall be allowed within the immediate front yard with a maximum size of sixteen (16) square feet with a height from ground level not to exceed 10' and shall not be located any closer to any right of way than its height from grade. No model home shall display banners, vendors, flags, or balloons.

1. Permanent Signs.

<u>Property Type</u>	<u>Allowed Sign Types</u>	<u>Maximum Size</u>	<u>Location</u>	<u># of signs</u>
<u>Single Family Lot</u>	<u>Name plate, address marker</u>	<u>2 sq ft</u>	<u>Private property/on the dwelling</u>	<u>2 per lot</u>
<u>Subdivision</u>	<u>Monument sign, sign integrated into a permitted fence structure</u>	<u>To be determined during the development review process</u>	<u>To be determined during the development review process.</u>	<u>To be determined during the development review process</u>

2. Temporary Signs. All signage listed in the table below shall require a temporary sign permit application. Temporary signs that are not permitted as defined below are specifically not permitted within Highland City.

<u>Property Type</u>	<u>Allowed Sign Types</u>	<u>Maximum Size</u>	<u>Location</u>	<u>Sign Removal</u>	<u># of signs at one time</u>
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<u>Vacant/Under construction (&lt;1 acre)</u>	<u>Freestanding, a-frame</u>	<u>6 sq ft (max height 6')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle; -No more than 2 signs may be located along each road frontage</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 of each sign type (freestanding &amp; a-frame) per road frontage</u>
<u>Vacant/Under construction (1-5 acres)</u>	<u>Freestanding, a-frame</u>	<u>24 sq ft (max height 8')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle; -No more than 2 signs may be located along each road frontage</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 of each sign type (freestanding &amp; a-frame) per road frontage</u>
<u>Vacant/Under construction (&gt;5 acres)</u>	<u>Freestanding, a-frame, banner</u>	<u>32 sq ft (max height 12')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1) with a minimum of 10' setback from ROW, unless integrated into a permitted fence structure; -Must be out of site triangle; -No more than 3 signs may be located along each road frontage</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 of each sign type (freestanding, a-frame, &amp; banner) per road frontage</u>
<u>Single Family Lot</u>	<u>Freestanding, a-frame</u>	<u>12 sq ft (max height 6')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle; -No more than 2 signs may be located along each road frontage</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 of each sign type (freestanding &amp; a-frame) per road frontage</u>

<u>Multi-family Unit (&gt;6 units/acre)</u>	<u>Freestanding, a-frame</u>	<u>6 sq ft (max height 6')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle; -No more than 2 signs may be located along each road frontage</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 of each sign type (freestanding &amp; a-frame) per road frontage</u>
<u>Public Property</u>	<u>Freestanding, a-frame, banner, blade sign</u>	<u>As approved by Zoning Administrator</u>	<u>As approved by Zoning Administrator</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>As approved by Zoning Administrator</u>
<u>Off-site directional signage</u>	<u>Freestanding or a-frame; a banner sign may only be permitted if integrated into a permitted fence structure</u>	<u>6 sq ft (max height 6')</u>	<u>-May only be located on private property; -Shall not be located in any ROW; -Must receive written permission from the private property owner</u>	<u>24 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	

a. Violation. Signs that are not removed prior to the ~~expiration-sign removal~~ date of the model home shall be in violation of this chapter and shall be subject to Section 3-716~~3~~ and 3-717~~4~~ of this Code.

3. Temporary on-premise signage that is less than six (6) square feet total on a single family or multi-family lot is exempt from the requirement of a sign permit and fee; however, failure to comply with above regulations shall be in violation of this chapter and shall be subject to Section 3-716 and 3-717 of this Code.
4. Temporary agricultural signs shall be exempt from the requirement of a sign permit and fee; however, failure to comply with above regulations shall be in violation of this chapter and shall be subject to Section 3-716 and 3-717 of this Code.

1. \_\_\_\_\_

2. \_\_\_\_\_ Funeral Homes. Funeral Homes adjacent to an arterial street are permitted one unlit monument sign not to exceed four feet in height and twenty square feet in size per sign. Said sign shall include a one foot base of rock or brick consistent in design and material to the building and shall be landscaped in accordance with Section 3-709.5.

**3-707 Signs In Commercial Zones and Commercial Uses in Planned Development Zones**

1. Permanent Signs. All signs within commercial zones and commercial uses in Planned Development zones shall require a sign permit with exception of those stated as such below. All permanent signs within commercial zones shall be installed by a licensed sign contractor according to State Law. All permanent signs shall require the approval of the Zoning Administrator. All permanent signs within commercial zones of a sign type that has not been previously approved shall require specific approval by the Highland City Planning Commission. In addition to any other permitted sign or signs, signs for special purposes set forth in this Section shall be permitted as provided herein:

~~1. Signs may be erected to advertise the individual sale, rent, or lease of property on which the sign is located. Said signs shall be limited to one sign per street face and shall not exceed an area of 12 square feet, 4 feet in height, and 5 feet from right of way. A freestanding sign shall not exceed 5 feet in total height including supports.~~

~~2.a.~~ If group occupancies in office buildings, commercial buildings, or industrial buildings are permitted, directory signs may be erected displaying the names of the occupants of a building who are engaged in a particular profession, business, or industry. There may be one directory sign per office building either upon the exterior wall near the primary entrance or upon a monument sign. A maximum of 1% of leased/owned space or owned front wall area or 20 square feet (whichever is smaller) may be used. If there is more than one business in a building than the building front wall area must be divided for all sides of the building. Said signs are part of the conditional use permit and must be approved by Highland City prior to installation.

~~3. Signs may be erected in connection with commercial construction projects and used for the purpose of publicizing the future occupants of the building, the architects, the engineers, and contractors participating in the project and other similar information. Said signs shall not exceed thirty two (32) square feet, 8 feet in height (12 feet maximum with support structure), and 30 feet from the right of way. No such free-standing sign shall exceed twelve feet in height. A sign may continue in service, if properly maintained, from the date of the sign permit approval to the shorter of:~~

~~a. Two years, or~~

~~b. Until eighty percent (80%) of the lots or spaces offered for sale are sold or leased one time.~~

~~c. The Building Inspector approves a final inspection of the construction project. Said sign shall be removed immediately following its expiration period. Signs that are not removed per these requirements shall be in violation of this chapter and shall be subject to Section 3-713 and 3-714 of this Code.~~

~~4.b.~~ Directional signs may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property, provided they are located on the property to which they pertain. No such sign shall exceed four (4) square feet in area and shall not require a permit. A maximum of two directional signs may be erected upon any commercial property. Additional directional signs shall require a permit and shall not exceed six in number. Directional signs located on an individual parcel for an individual business may include a business or identifying insignia but shall not include any promotional advertising.

~~5.c.~~ Gas Station Canopies. Gas stations may install signage on canopies over pump islands. Signs placed on a gas station canopy shall be limited to 3% of each side. Any signage shall be installed within the "band" around the canopy and shall not extend above or below the canopy in any manner. The number of signs that may be placed on gas station canopies shall be limited to three sides. Signs placed on a gas station canopy shall not project more than four inches.

- ~~6.d.~~ One address ~~plate or~~ marker, not to exceed two square feet in area, shall be allowed for each unit to indicate only the occupant's address and shall be included with every business. Address ~~plates or~~ markers shall not require a sign permit.
- ~~7.e.~~ Kiosk. A kiosk must be of a high quality architectural style with several prominent architectural features from adjacent buildings incorporated into its design. There shall be a maximum of four (4) kiosks incorporated into the Town Center. A kiosk may be a maximum of eight (8) feet in height and four (4) feet in width per side.
- ~~8.f.~~ Vehicle Fueling Signs
  - ~~a.i.~~ Vehicle Fueling Signs is to mean a sign containing prices and grades of fuel for sale at a service station.
  - ~~b.ii.~~ A vehicle fueling station may ~~may~~ have one fuel price monument sign per street frontage. The maximum sign area shall be 58 square feet on one street and 30 square feet on the other. The maximum height of the signs shall be eight feet excluding a required two-foot stone or brick base.
  - ~~e.iii.~~ Vehicle fueling stations may use up to one-half (1/2) of the allowed monument sign area for a reader panel only to identify the current price of fuel being sold.
  - ~~d.iv.~~ Vehicle Fueling Signs may not be located closer than 100 feet from a street intersection and shall be located outside of the clear vision triangle.
  - ~~e.v.~~ Sign lighting shall be shielded in a manner that the illumination source is not visible from any contiguous lot or real property.

The following table will define differences for permanent and permitted signs within each separate commercial zone in Highland City. (Amended: 8/15/06, 4/3/07, 7/15/08)

Table 3-707A

ZONE	PO ZONE	TOWN CENTER	C-1 ZONE	CR ZONE	RP ZONE	PU ZONE	PI ZONE
Monument Sign	Height 6 ft. max. Size: 24 (business)/60 (identification) sq ft max. Frontage: 130 ft. min. Number: one sign to be a building directory for each building and one to advertise the office park in general. Material: stone, wood (accent), masonry (brick,	Height: 6 ft. max. Size: max. 42 sq. ft. per side; 2.5 ft. deep max. Frontage: Building advertised shall be within 50 feet or SR-92 or SR-74. Location: between building and adjacent highway, not in ROW. Minimum 100 feet from intersection of highways and 60' from another monument sign. Material: stone, wood (accent), architectural concrete), architecturally suited metals.	Height: 6 ft. max. Size: max 42 sq. ft. per side; 2.5 ft. deep max. Frontage: Building advertised shall be within 50 feet of SR-92 or SR-74. Location: between building and adjacent highway, not in ROW. Minimum 100 feet from intersection of	Height: 6 ft. max. Size: max 42 sq. ft. per side; 2.5 ft. deep max. Frontage: Building advertised shall be within 50 feet or SR-92 or SR-74. Location: between building and adjacent highway, not in ROW. Minimum 100 feet from intersection of	Height: 6 ft. max. Size: max. 42 sq. ft. per side; 2.5 ft. deep max. Frontage: Building advertised shall be within 50 feet of SR-92 or SR-74. Location: between building and adjacent highway, not in ROW. Material: stone, wood (accent),	Not Permitted	Height: 10 ft. max. Size: Up to 250 sq. ft. 33% may be digital or electronic Frontage: 130 ft. min. Location: Min 300' from an adjacent monument sign.

	architectural concrete), architecturally suited metals		highways and 60' from another monument sign Material: stone, wood (accent), architectural concrete), architecturally suited metals.	60' from another monument sign Material: stone, wood (accent), architectural concrete), architecturally suited metals.	architectural concrete), architecturally suited metals.		
Wall Sign	See Section 3-708	See Section 3-708	See Section 3-708	See Section 3-708	See Section 3-708	See Section 3-708	See Section 3-708
Window Sign*	Not Permitted	Area: 50% of window max.	Area: 50% of window max.	Area: 50% of window max.	Not Permitted	Not Permitted	Area: 50% of window max.
Awning	Size: 50% of door/window sq ft max. see 3-711(2) Clearance: 8 ft min. above grade Location: above door or window. Material: see 3-711 (3, 4)	Size: 50% of door/window sq ft max. see 3-711(2) Clearance: 8 ft min. above grade Location: above door or window. Material: see 3-711(3, 4)	Size: 50% of door/window sq ft max. see 3-711(2) Clearance: 8 ft min. above grade Location: above door or window. Material: see 3-711(3, 4)	Size: 50% of door/window sq ft max. see 3-711(2) Clearance: 8 ft min. above grade Location: above door or window. Material: see 3-711(3, 4)	Size: 50% of door/window sq ft max. see 3-711(2) Clearance: 8 ft min. above grade Location: above door or window. Material: see 3-711(3, 4)	Not Permitted	Not Permitted
Arcade Sign	Size: 3 sq ft max. Number: one per business. Clearance: 8 ft min. Location: under arcade only and min. of one (1) foot clearance on each side. Material: professionally painted/carved	Size: 3 sq ft max. Number: one per business. Clearance: 8 ft min. Location: under arcade only and min. of one (1) foot clearance on each side. Material: professionally painted/carved wood, architecturally suited metals.	Size: 3 sq ft max. Number: one per business. Clearance: 8 ft min. Location: under arcade only and min. of one (1) foot clearance on each side. Material: professionally painted/carved	Size: 3 sq ft max. Number: one per business. Clearance: 8 ft min. Location: under arcade only and min. of one (1) foot clearance on each side. Material: professionally painted/carved	Size: 3 sq ft max. Number: one per business. Clearance: 8 ft min. Location: under arcade only and min. of one (1) foot clearance on each side. Material: professionally painted/carved	Not Permitted	Not Permitted

	wood, architecturally suited metals.		wood, architecturally suited metals.	wood, architecturally suited metals.	wood, architecturally suited metals.		
Marquee Sign	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Height: 20 ft max. Size: Up to 160 ft. (per side) 33% may be digital or electronic. Frontage: Min 300' from an adjacent marquee sign. Sign may be located adjacent to a right-of- way but may not extend over it.
Commercial Center Freestanding Sign	Not Permitted	Height: 15 ft. max., 3 ft. min. stone base Size: 243 sq ft max. per side including a min. 3' rock base Frontage: 10 ft. min. Building 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 400 feet from intersection of highways and 50 feet from a monument sign. Material: Natural — stone, wood, masonry, architecturally suited metals, Plastic (if	Height: 15 ft. max., 3 ft. min. stone base Size: 243 sq ft max. per side including a min. 3' rock base Frontage: 10 ft. min. Building advertised shall be min. 100' > 1 lot deep from SR-92 or SR- 74. Location: One (1) on SR-92; one (1) on	Height: 25 ft. max., 3 ft. min. stone base Size: 400 sq ft max. per side including a min. 3' rock base Frontage: 10 ft. min. Building or development 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 300 feet from	Not Permitted	Not Permitted	Not Permitted

		inside pan-channel type lettering) same per zone	SR-74. Minimum 400 feet from intersection of highways and 50 feet from a monument sign. Material: Natural — stone, wood, masonry, architecturally suited metals, Plastic (if inside pan-channel type lettering) same per zone	intersection of highways and 50 feet from a monument sign. Material: Natural — stone, wood, masonry, architecturally suited metals, Plastic same per zone			
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\* In the case of multiple windows on one side of a building, a business can utilize 100% of one window and leave 100% of the other window open, making it sufficient to meet the 50% requirement. - (Ord: #2010-17, 10/05/2010)

2. Temporary Signs. All signage listed in the table below shall require a temporary sign permit application and, if applicable, must receive written permission from the property owner of the property on which the sign is placed. Temporary signs that are not permitted as defined below are specifically not permitted within Highland City.

<u>Sign Type</u>	<u>Maximum Size</u>	<u>Location</u>	<u>Sign Removal</u>	<u># of signs at one time</u>
<u>A-frame</u>	<u>12 sq ft (max height 4')</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 per business</u>
<u>Banner</u>	<u>24 sq ft</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 per business</u>

<u>Freestanding</u>	<u>24 sq ft</u>	<u>-Shall not be located any closer to any ROW than its height from grade (1:1); -Must be out of site triangle</u>	<u>72 hours after the use/promotion/sale relating to the sign is no longer applicable as interpreted by the Zoning Administrator.</u>	<u>1 per business</u>
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**3-712 (Reserved) Temporary Signs**

This Section shall require a temporary sign permit application and provides for commercial and retail establishments an opportunity to temporarily advertise on special occasions only. A temporary sign shall not be permitted to advertise specific items (ex: roses, beer, gas, soda, etc.). A person or business applying for a temporary sign, other than a temporary garage sale or yard sale sign for the property within a residential or agricultural zone, must possess a current business license within Highland City. Temporary signs that are not permitted as defined in this Section are specifically not permitted within Highland City. Temporary signs that may be applied for are used exclusively for:

1. ~~Temporary Grand Opening Signs. A person may obtain a permit for a Temporary grand opening sign upon approval of the Zoning Administrator for a specific period of time not to exceed 60 days. It shall be the responsibility of the applicant to first obtain a permit for such a sign and to remove the same sign after expiration of the term of the permit. Temporary Grand Opening signs shall only be available one time per business or change in ownership.~~
2. ~~Temporary Promotional Signs. Temporary promotional signs may be permitted upon approval of the Zoning Administrator for a specific period of time not to exceed six (6) days (Monday B Saturday). Temporary promotional signs shall only be placed in a location specified by the City Council (ex: part of the allotted window front, directly in front of leased space and within 10 feet of the entrance, etc.). It shall be the responsibility of the applicant to first obtain a permit for such a sign and to remove the same sign after expiration of the term of the permit. Temporary signs shall only be available B five (5) times per year per business. Unless otherwise specified within this code only the following list of temporary signs shall be permitted and all others shall be specifically not permitted:~~

~~a. Banner Signs. Banner signs not to exceed twenty four (24) square feet in size. Banner signs shall only be permitted to be placed within the approved banner supports or on the building within the leased space of the business of which the sign is associated as designated by the City Council. A banner sign may not be attached in any way to a significant supporting structure (columns), significant architectural feature, or above an eave, parapet or roof line of a building.~~

~~b. A frame Signs. A frame signs must be placed within fifteen (15) feet from the primary entrance for the business advertising on it. A frame signs may not exceed 48" in height and 36" in width. A frame signs may not be placed in a manner that would impede pedestrian or vehicular access.~~

~~3. Temporary Agricultural Signs: designated to be displayed no longer than forty five days.~~

~~a. A temporary agricultural sign shall be no larger in area than sixteen square feet and stand no higher than ten feet from the ground.~~

~~b. These signs shall not be placed within any road right of way, shall not obstruct the view of vehicular traffic or pedestrians, shall not be placed on any traffic regulatory sign, and shall not be lighted.~~

~~c. These signs shall advertise only produce, fruit, livestock or other crops produced in Highland City.~~

~~d. Temporary agricultural signs shall be exempt from requirement of sign permit and fee; however, failure to comply with above regulations shall constitute littering, punishable as a misdemeanor. All nonconforming signs shall be removed at the expense of the person or persons responsible for their~~

erection. If no person can be found it shall be assumed the person at the location advertised shall be responsible.

4. — One temporary “A frame” sign not to exceed 32” x 48” may be permitted for a model home. The sign shall be placed behind the sidewalk on model home private property and only displayed while the realtor of the model home is present to let passers by know they are open.

5. — Temporary Garage Sale or Yard Sale Signs. (Amended 11/15/05)

a. — Garage sale or yard sale signs shall not exceed six (6) square feet in area and shall stand no higher than six (6) feet from the ground, shall not be lighted, shall not be placed in any road right of way, shall not obstruct view of vehicular traffic or pedestrians, or shall not be placed on any traffic sign or utility pole.

b. — Garage sale or yard sale signs shall only be displayed for a period not to exceed 48 hours.

e. — Garage sale signs shall require a temporary sign permit. (Amended 11/15/05)

d. — Temporary garage sale or yard sale sign permits shall be available five (5) times per year.

e. — Garage or yard sale signs shall only be placed on property where the garage sale is occurring.

f. — Off site directional signs for garage or yard sales are specifically prohibited with exception to specific “community announcement” locations as approved by the Highland City Council.

(Amended 11/15/05, 4/3/07)

#### HISTORY

*Amended by Ord. O-2013-15 on 11/19/2013*

*Amended by Ord. O-2017-09 on 5/2/2017*

*Amended by Ord. O-2020-30 on 9/15/2020*

### **3-714 Exceptions**

1. This Chapter shall have no application to signs used exclusively for:
  - a. The display of official notices used by any court or public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice.
  - b. Directional, warning, or information signs of a public nature, directed and maintained by a public authority or public utility.
  - c. Any sign of a non-commercial nature when used to protect the health, safety or welfare of the public.
  - d. Any flag, pennant, or insignia of any nation, state, city, or other political subdivision.
  - e. Any sign legally mandated by state, federal, or municipal law.
  - f. Any temporary sign of a non-commercial nature which is displayed for addressing community events or community groups for the purpose of announcing special events which may benefit the community as a whole. Temporary community event signs shall only be placed in areas designated by the city for such purposes and be approved by the City Zoning Administrator. These signs will be identified by an attached label indicating when the sign shall be removed.
  - g. Monument signs may be installed within public property identifying public points of interest (parks, library, City Hall, etc.) by Highland City.
2. Political Signs shall be permitted as follows:
  - a. Political signs are allowed in all zoning districts.
  - b. The maximum sign area for any political sign shall be thirty-two (32) square feet and the maximum height shall be eight (8) feet.
  - c. Political signs are not permitted on private property or in a park strip fronting on private property without the private property owner’s permission. Signs may be taken down by the private property owner.
  - e.d. Political signs are not permitted on public property or in a park strip fronting on public property.

~~d.e.~~ Political signs shall not be permitted in the clear vision triangle.

### **3-718 Sign Definitions**

The following list of definitions shall define sign types and sign locations. The following definitions shall only apply to items pertaining to signs and specifically to this Section.

1. Sign. Means any device, notice or medium, including its structure and other components, which is visible from any street or from any site other than the one on which it is located and which is used or is capable of being used to attract attention for advertising, identification, or information purposes.
- ~~1.2.~~ 2. Sign, Address Marker. A sign that identifies the address of the property on which the sign is located. Address markers shall not contain or display information other than the address of the property.
- ~~2.3.~~ 3. Sign, Agricultural. Means a sign placed to advertise produce, fruit, livestock or other crops grown in Highland City, Utah. (Ord. 1981-8 § Ord. 1980-9 §1).
- ~~3.4.~~ 4. Sign, A-frame signs. means a sign which is self-supporting, easily moved, and not permanently attached to the ground. It is shaped similar to the graphic shown to the right with a maximum dimension of 4'x3' when folded (see Fig. 3-718.1).

Figure 3-718.1



- ~~4.5.~~ 5. Sign, Animated signs of any kind. An animated sign is a sign that is usually in the shape of a known object and designed to move in some fashion, to wave, to rotate, and depicts action through a change of lighting or other effect.
- ~~5.6.~~ 6. Sign, Arcade. An arcade sign is a sign that hangs underneath an arcade at a pedestrian scale. An arcade sign is positioned perpendicular to the right-of-way becoming visible to pedestrians walking along a sidewalk or designated walkway (see Fig. 3-718.2).

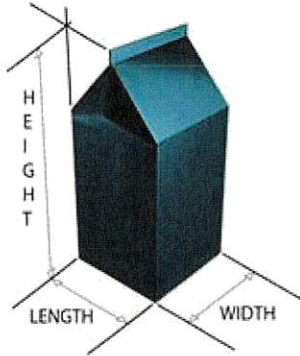
Figure 3-718.2



- ~~6.7.~~ 7. Sign, Area. The area of a sign that is used for display purposes, excluding the minimum frame and supports. The sign area includes the entire area within any type of perimeter or border which

may enclose the outer limits of any writing, representation, emblem, logo, figure or character. The area of the sign having no perimeter or border shall be computed by enclosing the entire area within a parallelogram, triangle or circle. (Where the sign has two or more faces, the area of the third face and all additional faces shall be included in determining the area of the sign). In computing sign area only one side of back to back or double-face sign covering the same subject shall be computed when the two faces diverge by an angle of not more than 30 degrees. For signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display (see Fig. 3-718.3).

Figure 3-718.3



- 7.8.** Sign, Awning. An awning sign is a non-illuminated sign which is usually painted or screen printed onto the surface of an awning made of flexible material and which does not extend vertically or horizontally beyond the limits of the awning. A sign which is painted on, attached to, or constructed in or on the surface of an awning. (see Fig. 3-718.4)
- 8.9.** Sign, Backlit Awning. Technically, a backlit awning is a piece of reinforced polyvinyl chloride fabric stretched over a canopy-type frame and backlit from the interior by fluorescent or high-output lighting (see Fig. 3-715.4).

Figure 3-718.4



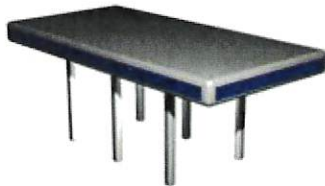
- 9.10.** Sign, Balloons or other inflatable signs. An inflatable sign is a balloon or any object of any size required to be blown up or have air pass through it to advertise or attract attention to a specific place.
- 10.11.** Sign, Banner. A banner sign is made of lightweight material such as cloth, paper or flexible plastic and is usually not enclosed in a rigid frame. A sign which is composed of lightweight material, including nylon, vinyl, cloth, canvas or similar fabric, and which is attached to a rod at the top and secured at the bottom (see Fig. 3-718.5).

Figure 3-718.5



- 11.12.** Sign, Beacons. A beacon is a light or light device which revolves, rotates, or stands still and illuminates the night sky or flashes at ground level to direct traffic to its location.
- 12.13.** Sign, Billboards. Billboard signs can be supported by tall poles which enable the sign to be seen from a distance. These are known as “high-rise” signs. Any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more exposed poles or similar uprights, with or without braces. Billboards are typically but not necessarily self supporting. Billboards are not permitted within Highland City.
- 14.** Sign, Blade. A temporary sign constructed of cloth, canvas, plastic, fabric, or similar light-weight, nonrigid material and supported by a single vertical pole mounted into the ground or on a portable structure. Also known as feather signs.
- 13.15.** Sign, Canopy. A canopy is a rigid, roof-like structure which is entirely supported from a building, which may be below the level of the main building roof line or which may provide an enclosed bulkhead thereto, and projects beyond the building face to provide weather protection. A canopy sign is a sign which is painted on, attached to, or constructed in or on the face or structural element of a canopy (see Fig. 3-718.6).

Figure 3-718.6



- 14.16.** Sign, Chalkboards/Blackboards. Chalkboards and blackboards are typically used by food services to advertise daily specials. They are either mounted on a wall or supported as an A-frame type structure.
- 15.17.** Sign, Changeable copy. A sign that contains lettering which can be changed manually through the use of detachable letters, characters, numbers, or graphics but does not include a billboard. Also, a sign that contains lettering which can be changed automatically by electronic switching of lamps or illuminated tubes. Said sign is a freestanding or wall sign, or whether said sign projects from and is supported by a building (see Fig. 3-718.7).

Figure 3-718.7



- ~~16~~.18.        Sign, Copy. Means the letters, characters, numbers or graphics which make up the message on a sign, but does not include background color.
- ~~17~~.19.        Sign, Dilapidated. Any sign that has been weathered, is illegible, not maintained, the structural integrity is lost, is unattractive due to lack of maintenance, has been abandoned, or has fallen down.
- ~~18~~.20.        Sign, Electric. A sign which has any portion thereof lighted by artificial light in any manner or which rotates or otherwise moves. An electronic message center is a sign on which differing copy is shown on the same lamp bank, i.e., an electronic or electrically controlled device which displays the time and temperature or other messages.
- ~~19~~.21.        Sign, Entrance or Exit. Means one entrance or exit sign placed at each driveway entering or leaving the premises.
- ~~20~~.22.        Sign, Freestanding. See Billboards. Any sign that is standing on or erected into the ground and exposes its supporting structure(s). Such signs are usually, but not necessarily, supported from the ground by one or more poles, braces, cables or similar uprights which are typically exposed. Any sign which is entirely self-supporting and is temporarily attached to the ground (see Fig. 3-718.8).

Figure 3-718.8



- ~~21~~.23.        Sign, Flashing. Means any sign which is intermittently on and off or which revolves in a manner to create the illusion of being off and on; excepting, however, time and temperature signs, school flashing signs, revolving freestanding signs and electronic signs.
- ~~22~~.24.        Sign, Guide. Means signs and sign structures which serve as directional guides to recognize areas of regional importance and patronage. To clarify and define such areas of regional importance and patronage four types of areas are intended to be included:
1. Recreational and entertainment centers of recognized regional significance;
  2. Any historical landmark;
  3. Parks, schools, or churches;
  4. Public safety facilities.
- ~~23~~.25.        Sign, Height. As applied to a sign, means the vertical distance from grade which exists or existed immediately prior to the installation of a sign to the furthest point, object, or structure at the top of a sign. See fig. 3.711.3 Sign Area.
- ~~24~~.26.        Sign, Identification. A sign giving the name, address number and location of the occupants of a building or buildings, and may also include a map or plan to locate such buildings, if it is a general directory sign.
- ~~25~~.27.        Sign, Illuminated. A sign which has any portion thereof lighted by artificial light, including floodlighting or reflecting lighting of any kind.

26-28. Sign, Indirectly illuminated. Any sign which is partially or completely illuminated at any time by a light source which is so shielded as to not be visible at eye level.

27-29. Sign, Kiosk. Means a freestanding structure with one or more sides to be used for advertising or as a directory. A kiosk may be approved by the Planning Commission only within the Town Center. (see Fig. 3-718.9).

Figure 3-718.9



28-30. Sign, Logo. Means a symbolic representation not including any words, names, or numbers unless part of a registered trademark which is used exclusively to simplify advertising of a product, business, service, or activity, and which contains no additional identification, information or message.

29-31. Sign, Marquee. Marquee signs are signs which form a part of a marquee or canopy and includes any flat roofed structure attached to and supported by a building and projecting over public property. A light detachable structure similar to an awning, which projects over an entrance, and is supported entirely or partially from the ground.

30-32. Sign, Mobile. A sign that can be moved easily from one place to another and any sign mounted on a trailer or moveable wheels. Mobile signs include A-frame signs, automobiles, trailers, boats, small freestanding signs and any other object that contains advertising upon it which can be easily moved.

31-33. Sign, Monument. Signs that are permanently mounted onto the ground and do not show the supporting structure(s). Monument signs must contain a minimum of one (1) foot of masonry above grade and attached to the bottom of the sign to screen any supporting structure (see Fig. 3-718.10).

Figure 3-718.10



- ~~32.34.~~ 34. Sign, Name Plates. Means signs identifying the name, occupation and/or professions of the occupant of the premises.
- ~~33.35.~~ 35. Sign, Non-accessory. A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises, and only incidentally on the premises, if at all.
- ~~34.36.~~ 36. Sign, Obsolete. Means a commercial sign for a business or activity which is no longer operated on the premises. All obsolete signs shall be removed immediately upon the business owner vacating the premises. The property owner may be responsible for immediate removal of any obsolete signs if the business owner did not remove them after vacating the space.
- ~~35.37.~~ 37. Sign, Off-premise or Billboard signs. Signs advertising, displaying, or promoting a product, promotion, property, merchandise, sale, transaction, or use that is not located on or available at the property associated with the sign ~~merchandise or services other than those available for sale on the premises with which the sign is located~~ which may or may not expose the sign's supporting structure. If the property is leased, then an off-site sign would be a sign which is located upon the immediate frontage or store front area which is different than the advertiser.
- ~~36.38.~~ 38. Sign, Pedestrian Entrance. Means a door or entry located on the first story of a building used by the public to enter the premises, but does not include a door used only by staff, a door used only as an exit from the premises, or a door to a vehicular parking garage or loading bay.
- ~~37.39.~~ 39. Sign, Permanent. Means any wall sign or monument sign within Highland City.
- ~~38.40.~~ 40. Sign, Permit. A filed application with the City including authorization in writing issued by the Director pursuant to this by-law.
- ~~39.41.~~ 41. Sign, Political. A sign to the expression or communication of constitutionally protected speech, other than commercial speech, and excluding any permitted billboard.
- ~~40.42.~~ 42. Sign, Premises or Business. Means a sign which directs attention to a business commodity, service or other activity which is sold, offered or conducted on the premises upon which the sign is located or to which it is affixed.
- ~~41.43.~~ 43. Sign, Projecting. Any sign attached to a building or other structure and extending in whole or in part perpendicular beyond any wall of the building or structure. A projecting sign is a sign which is attached to, and projects from, a structure or building face (see Fig. 3-718.11).

Figure 3-718.11



- ~~42.44.~~ 44. Sign, Public Interest. A sign on private property that displays information pertinent to the safety or legal responsibilities of the general public such as “Warning” and “No Trespassing” signs.
- ~~43.45.~~ 45. Sign, Readerboard. A sign on which copy can be changed manually. It usually consists of a panel on which individual letters or pictorials are mounted. See “Changeable Copy.”
- ~~44.46.~~ 46. Sign, Real Estate. A sign that is used to offer for sale, lease, or rent the premises upon which such sign is placed.

- 45-47.** Sign, Roof. Any sign which is erected, constructed, and maintained upon or over the roof or over a parapet of any building or structure. Any sign that is mounted onto the ground but has the supports passing through any portion of the roof of a building or structure shall be considered a roof sign. Any sign which extends above any portion of the eave or parapet of a building.
- 46-48.** Sign, Rotating or revolving signs. A sign all or a portion of which, that rotates or revolves around an axis in whole or in part or includes visible moving physical elements to direct attention to its location excepting, however, time and temperature signs.
- 47-49.** Sign, Signs in traffic safety sight areas. Signs are not permitted within a traffic safety sight area as shown to the right. A traffic safety sight area is an area at a corner of a street. The area is within a triangle measured from a point where the property line would meet (see figure to the right) and then measured 40 feet back (see Fig. 3-718.12).

Figure 3-718.12



- 48-50.** Sign, Snipe. Means any sign of a material such as cardboard, paper, pressed wood, plastic or metal which is attached to a fence, window, tree, utility pole, portable stand or temporary structure, or any sign which is not securely fastened to a building or firmly anchored to the ground, excluding permitted political signs or real estate signs.
- 49-51.** Sign, Temporary. A sign which is not permanently mounted to a building, foundation, or ground support which has not received approval by the Planning Commission or City Zoning Administrator as a permanent sign. A temporary sign is any sign which is not a monument or wall sign.
- 50-52.** Sign, Temporary Garage or Yard Sale. Means a sign placed to advertise a garage or yard sale of items owned and being sold by the family or neighborhood at the place shown on said sign. Does not include any sign that indicates the presence or operation a home occupation or other commercial activity

Sign, Wall. Any sign posted or painted upon, suspended from or otherwise affixed to an exterior wall, fascia, canopy, or marquee with the face of the sign approximately parallel with the wall or fascia to which it is attached (see Fig. 3-718.13).

Figure 3-718.13



~~51.53.~~ Sign, Windblown signs. A sign which is animated by the wind and is not considered to be a flag which represents a nation, state, community or religion or other personal belief.

~~52.54.~~ Sign, Window. Means a sign placed in or upon any window of any structure utilized for commercial purposes to advertise business or products which blocks view through transparent area of window (see Fig. 3-718.14).

Figure 3-718.14