

City of Washington Terrace

County of Weber, State of Utah

ORDINANCE 05-05

**AN ORDINANCE AMENDING THE WASHINGTON TERRACE
MUNICIPAL CODE TITLE 17 “ZONING,” CHAPTER 56 “SIGNS”**

WHEREAS, the City of Washington Terrace (hereon known as “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Utah Code allows the governing body to pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by law ;and

NOW, THEREFORE BE IT ORDAINED By The Mayor And Council Of Washington Terrace, Utah as follows:

SECTION 1. ADOPTION. That the hereinafter describes changes and modifications to the Sign Ordinance of the City of Washington Terrace. Size and location of signs. Prohibited and exempt requirements for signs. Signs on public property. Offsite sign requirements. Definitions of the States requirements for tobacco and alcohol advertising for placement of signs. Ordinances are hereto attached.

(See attached)

SECTION 2. PENALTY. The penalty will be as by State law.

EFFECTIVE DATE, This shall become effective immediately upon adoption.

PASSED AND APPROVED By The Washington Terrace City Council this ____day of _____, 2005.

WASHINGTON TERRACE CITY

Mark C. Allen, Mayor

ATTEST:

Marci S. Heil, City Recorder

APPROVED AS TO LEGAL FORM:

Stephen F. Noel, City Attorney

Chapter 17.56

SIGNS

Chapter 17.56

SIGNS

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17.56.005 Definitions. The following definitions shall be observed and applied:

- 1) A-frame sign. A sign temporary in nature, double-faced, constructed of dimensional lumber, two separate panels attached at the top and designed to stand without other structural support on four legs. Size of the panels to be 30 inches wide by 48 inches high. The entire sign is to be no taller than 60 inches when erected. EXCEPTION-similar type signs used by the real estate industry do not fall into this category.
- 2) Abandoned Signs. Signs which no longer identify or advertise a bona fide business, lesser, service, owner, product, or activity, and/or for which no legal owner can be found.
- 3) Administrator. The City Building Official or representative shall be the administrator of this

title.

- 4) Animated Sign. Any sign which make use of movement or change of lighting to depict action or to create a special effect or scene (compare "flashing sign").
- 5) Area. (See "Sign, Area of")
- 6) Arcade sign. A sign projecting beneath the underside of any structural overhang or passageway.
- 7) Awning Sign. A sign shelter projecting from and supported by the exterior wall of a building constructed of nonrigid materials on a supporting framework (compare "Canopy, Marquee").
- 8) Awning Sign. A sign painted on, or attached flat against the surface of an awning.
- 9) Banner Sign. A sign made of fabric or any nonrigid material with no enclosing framework.
- 10) Billboard. (See "Off-Premise Sign")
- 11) Building front. One exterior wall of a building facing a front line of a lot or one exterior wall containing the primary entrance to the building.
- 12) Building sign. Any sign supported by uprights, braces, or other devices, or painted on, or otherwise attached to any building.
- 13) Bulletin board. means any free standing sign not exceeding six feet in height, listing the names, times, uses and other locations of various services, offices or activities within a building or group of buildings limited to:
 - a. Public or semi-public use;
 - b. Charitable or religious use;
 - c. Medical center, clinic or hospital.
- 14) Canopy sign" means a sign painted on, printed on, or attached flat against the surface of an awning or canopy projecting from and supported by the exterior wall of a building.(compare (Awning)
- 15) Changeable Copy Sign (Automatic). A sign on which the copy changes automatically on a lampbank or through mechanical means, e.g., electrical or electronic time and temperature units.
- 16) Changeable Copy Sign (manual). A sign on which copy is changed manually in the field, e.g., reader boards with changeable letters.
- 17) City. Unless the context clearly discloses a contrary intent, the word "City" shall mean the City of Washington Terrace.
- 18) Combination sign. A sign incorporating any combination of the features of pole, projecting and roof signs.
- 19) Clearance (of a sign). The smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.
- 20) Construction Sign. A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.
- 21) Copy. The wording on a sign surface in either permanent or removable letter form.
- 22) Directional/information sign. An on-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an established but no advertising copy, e.g., parking or exit and entrance signs.
- 23) Display Sign. The area made available by the sign structure for the purpose of displaying the advertising message.
- 24) Doubled-Faced Sign. A sign with two faces.
- 25) Electronic Sign. A sign or sign structure in which electrical wiring, connections, or fixtures are used.
- 26) Electronic Message Center. (See "Changeable Copy Sign, Automatic").
- 27) Facade. The entire building front including the parapet.

- 28) Face of Sign. The area of a sign on which the copy is placed.
- 29) Festoons. means a string of ribbons, tinsel, small flags, pinwheels or similar devices.
- 30) Flashing Sign. A sign which contains an intermittent or sequential flashing light source used primarily to attract attention. Does not include changeable copy signs, or signs which, through reflection or other means, create an illusion of flashing of intermittent light. This does not include message center or time/temperature signs. (compare "Animated Sign," "Changeable Copy Sign").
- 31) Flat sign. A sign erected parallel to and attached to or painted on or pasted on the outside wall or window of a building, and projecting not more than eighteen inches from such wall or window.
- 32) Floodlighted sign. A sign illuminated in the absence of daylight and by devices that reflects or project light upon it.
- 33) Freestanding Sign. A permanent sign supported upon the ground by poles or braces and not attached to any building. Any monument sign or pylon sign supported by uprights or braces placed on or in the ground and not attached to any building.
- 32) Frontage. The length of the property line of any one premise along a public right-of-way on which it borders.
- 34) Frontage, Building. The length of an outside building wall on a public right-of-way.
- 35) Ground sign. A sign placed upon the ground or supported by a frame or supports placed in or upon the ground.
- 36) Government Sign. Any Temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.
- 37) Height. (of a sign) means the vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less.
- 38) Home occupation/occupant sign. Any unlighted sign not over one square foot in area attached flat against the dwelling and displaying only the occupants name and/or address and/or occupation.
- 39) Identification sign. An on-premises sign displayed to indicate the name or nature of a building or use, including all professional and business buildings, home occupations, apartment complexes and public and semipublic buildings. Temporary and development signs are classified in this category only.
- 40) Illegal sign. Any sign and/or advertising structure erected without a permit required by this Ordinance, or in violation of any of the limitations, prohibitions or requirements of this Ordinance.
- 41) Illuminated sign" means a sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper. (compare "Animated Sign" or "Changeable Copy Sign").
- 42) Name plate sign" means a sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises.
- 43) Off-premises sign" means a sign which directs attention to a use, project, commodity or service not related to the premises on which it is located.
- 44) Pole Sign. A sign wholly supported by a sign structure in the ground.
- 45) Political sign or "campaign sign" means a sign soliciting support for a person running for public office or a sign defending or objecting to an issue or proposal being placed before the public.
- 46) Portable Display Surface. A display surface temporarily fixed to a standardized advertising structure which is regularly moved from structure to structure at periodic intervals.

- 47) Projecting sign means. A sign attached to a building or other structure and extending in whole or in part more than eighteen inches beyond any wall of the building or structure.
- 48) Property sign means. A sign related to the property on which it is located and offering such property for sale or lease, or advertising contemplated improvements or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.
- 49) Public necessity sign means. A sign informing the public of any danger or hazard existing on or adjacent to the premises.
- 50) Roof sign means. A sign erected partly or wholly on or over the roof of a building, but not including ground signs that rest on or overlap a roof twelve inches or less.
- 51) Service sign means a sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as directions, locations, sales or other pertinent facts.
- 52) Sign. Any letter, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminated service, which shall be constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever, so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise, whatsoever, which is displayed in any manner outdoors. Every sign shall be classified and conform to the requirements of that classification as set forth in this code of ordinance.
- 53) Sign Structure. Any structure which supports or is capable of supporting a sign as defined in this code. A sign structure is permitted to be a single pole and is not required to be an integral part of the building.
- 54) Temporary sign. means and includes any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without frames, intended to be displayed for a short period of time only.
- 55) Time and/or temperature sign means a display containing illuminated numerals to show the time and/or temperature.
- 56) Wall sign means, a sign which is affixed to an exterior wall of a building or structure and which projects not more than eighteen inches from the building or structure wall, and which does not extend more than four feet above the parapet, eaves or building facade of the building on which it is located.

17.56.010 Signs not to constitute a traffic hazard.

No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision and comply with other municipal codes of the City restricting line of site obstructions; or at any location where by reason of its position, shape or color it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device; or which makes use of the words "STOP," "DRIVE-IN," "DANGER" or other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic. Such signs may be removed or order to be removed from the premises, because they have become a nuisance and/ or safety issue. (Ord. 18-88 §1(16) (A))

17.56.020 Canopies or Awnings. ~~over public property.~~

- A. Canopies or Awnings over public property: Shall be approved by the City Council Building Department and conform to the following provisions: a) Shall conform to all provisions of the building code governing such structures, b) Maintain a minimum ten-foot distance above the sidewalk or public property, c) Shall have no other signs affixed to the canopy or awning
- B. Canopies and Awnings: (attached) A multisided overhead structure or an architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surfaces and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. Shall conform with zoning and building codes for set backs and comply with section 17.56.010 and the municipal lighting ordinance.
- C. Canopy: (free-standing) a multisided overhead structure supported by columns, but not enclosed by walls. The surfaces and or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light. Shall conform with zoning and building codes for set backs and comply with section 17.56.010 and the municipal lighting ordinance.

17.56.030 Projection.

Signs shall be allowed to project from buildings or structures in conformance with the following provisions:

- A. Projecting Signs: Only one sign is allowed for every 25 feet of area of a building or other structure. No projecting sign shall be allowed to project over public property including flat signs or ground signs.
- B. Projection Into Required Yard Area. On-premises signs, whether they be ground signs or attached to a building or other structure, shall be allowed to project a maximum of six feet into any required front yard area.
- ~~B. Flat Signs Across Property Lines. Flat signs attached flat on the face of the building, which building is located on the property line, with no copy visible from the sides, may be allowed to extend two feet into city rights of way. No ground signs shall be allowed to project over the property line.~~
- C. Signs Projecting From Buildings Over Public Property.
 - ~~1. In a commercial zoning district one projecting non animated identification sign indicating the name of the building or tenant having street frontage shall be allowed to project up to six feet across the front property line, but not closer than two feet to the curb and gutter, provided such sign is not over thirty square feet in area. Where a building is near the property line, a six foot projection will be allowed from the front line of the building only. No identification sign erected under the provisions of this chapter shall be erected or altered until the plans for such sign have~~

been submitted to and approved by the building official. No projecting sign as allowed by this chapter shall be erected, reerected, located or relocated or enlarged or modified structurally or change ownership without first receiving approval of the city and submission of a certificate of insurance with the following provisions:

a. The city must be provided with evidence of continuous bond or liability insurance coverage protecting owner and city against all claims for personal injuries and/or property damage in the minimum amount as follows:

i. Per individual, one hundred thousand dollars;

ii. Per accident, three hundred thousand dollars;

iii. Property damage arising out of ownership, fifty thousand dollars.

b. The city must be named as an additional insured.

c. A thirty day written notice to the city of cancellation or expiration must be included in the insurance certificate.

2. The name of the owner of the projecting sign must be clearly identified on the permit as an official corporation, partnership, or sole proprietorship with appropriate names of individuals involved. (Ord. 18-88 § 1(16)(C))

17.56.040 Height.

The height of signs shall be in conformity with the following provisions:

A. Ground Signs. Ground signs shall maintain the height limitation of a maximum thirty-five feet (35 ft) as specified in Section 17.56.250C. The height of ground signs shall be measured from the grade of the front property line or sidewalk, but in no instance shall exceed the allowable sign height for the zoning district in which the sign is located.

B. Projecting Signs. Projecting signs will be allowed to extend even with the roof line or parapet wall of a building. When a building has more than one level, the wall on which the sign is installed will govern.

C. Flat Signs. Flat signs against buildings or attached to other structures will be allowed to extend two feet above the roof lines or parapet wall of a building.

When a building has more than one level, the wall on which the sign is installed will govern. (Ord. 18-88 § 1(16)(D))

17.56.050 Repair of building facade.

A damaged building facade as the result of the removal, repair, replacement or installation of any signs shall be repaired by the property owner within thirty calendar days from the date of such damage. (Ord. 18-88 § 1(16) (E))

17.56.060 Moving to new location.

No sign erected before the adoption of the ordinance codified in this title shall be moved to a new location on the lot or building or enlarged or replaced unless it is made to comply with the provisions of this title. (Ord. 18-88 § 1(16) (F))

17.56.070 Ownership.

The imprint of the sign owner and sign erector of all signs shall be in plain and public view. Signs not carrying such an imprint will be presumed to be owned by the person in possession of the property on which the sign is located. (Ord. 18-88 § 1(16)(G))

17.56.080 Lights and lighted signs.

In any zone, no spotlight, floodlight or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located in such a manner as to constitute a nuisance. The illumination on lighted signs is allowed externally or internally, but there shall be no glare above or below or beside the sign and all lighting and illumination from a sign shall not impact traffic or traffic flow. (Ord. 18-88 § 1(16) (H))

17.56.090 Shelter maintenance.

Shelters at public transportation stops shall have all graffiti removed within twenty-four hours. All shelters shall be cleaned at least once a week. All panels on shelters shall be replaced within one week if they become scratched, cracked or in need of repair. (Ord. 3-98 § 3 (part); Ord. 18-88 § 1(16) (I))

17.56.100 Removal.

Signs identifying a discontinued use on the property shall be removed from the property within thirty calendar days from the time the use was discontinued. (Ord. 18-88 § 1(16) (J))

17.56.110 Clearance.

There shall be a minimum clearance of ten feet between the ground or sidewalkway and any part of a projecting sign or ground sign that projects into any required yard space, with the exception of low-profile signs, property signs, public necessity signs, service signs and name plates. (Ord. 18-88 § 1(16) (K))

17.56.120 Location in areas requiring a front yard setback.

Ground signs shall be located **six (6)** ~~ten~~ feet from any property line. If a building or approved parking lot presently occupies premises in any zone requiring an "average setback," the required setback is established by the existing building or parking lot setback. (Ord. 18-88 § 1(16) (L))

17.56.130 Signs on public property.

No ground sign shall be located on publicly owned land, inside street rights-of-way or otherwise except signs owned and erected by permission of an authorized public agency. (Ord. 18-88 § 1(16) (M))

17.56.140 Animated signs.

No animated sign shall be located or erected in any residential or commercial district. **A Computer generated imaging sign giving information and having animated characters is allowed as approved by the Building Official.** (Ord. 18-88 § 1(16) (N))

17.56.150 Low profile signs.

Low profile signs as defined in this title shall be allowed in conformity with the following provisions:

A. Commercial Zone. Low profile on-premises or identification signs will be allowed in all commercial zones provided that these signs:

1. Must not be located closer than **six (6)** ~~ten~~ feet to any property line;
2. Must be incorporated into a landscape design scheme or planter box;
3. Shall be limited to a maximum of **five (5)** ~~four~~ feet in height from finished grade;
4. Shall be limited to only one per business site;
5. Shall contain no animation.

B. Residential Zones. Low profile identification signs will be allowed in residential zoning districts as conditional uses provided that these signs:

1. Shall be located in a minimum of thirty feet from front property lines;
2. Shall not be located in any required yard area;
3. Shall be incorporated into a landscape design scheme or planter box;
4. Shall be limited to a maximum of four feet from finished grade;

5. Shall be limited to thirty-four square feet in area;
6. Shall be limited to only one sign per site;
7. Shall contain no animation;
8. Shall be illuminated from within the sign only. (Ord. 18-88 § 1(16) (O))

17.56.160 Prohibited signs.

The following signs are expressly prohibited by this title. Also, signs not specifically allowed by this title are prohibited.

- A. Wall Signs. Wall signs as defined by this title are prohibited in all residential zones.
- B. Handbills, Posters, Advertisements or Notices. No sign, handbill, poster, advertisement or notice of any kind or sort shall be fastened, placed, posted, painted or attached in any way upon any curbstone, lamppost, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk or street, except signs owned and erected by a public agency or erected by permission of an authorized public agency as required by law.
- C. Movable Signs. Any sign not properly located in a fixed position on the property or within a building or car, such as an "A" frame, trailer sign or pedestal type sign, is prohibited.
- D. Advertising or Billboards. All advertising or billboard signs not related to an on-site business or other allowed use are prohibited. (Ord. 9-97 § 1; Ord. 18-88 § 1(16) (P))

17.56.170 Exempt signs.

The provisions of this title, including the requirements for permits, shall not apply to the signs specified in this section, nor shall the area of such signs be included in the area of signs permitted for any parcel use:

- A. Direction or Instructional Signs. Signs which provide direction or instruction and located entirely on the property to which they pertain, and which do not in any way advertise a business and do not exceed four square feet in area, such as signs identifying restrooms, public telephones or walkways, or signs providing direction, such as parking lot entrance and exit signs and those of similar nature;
- B. Memorial Signs or Tablets. Memorial signs or tablets, names of buildings, and dates of building erection when cut into the surface or facade of a building;
- C. Public Notices. Official notices posted by public officers or employees in the performance of their duties;

- D. Governmental Signs. Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and aids to service or safety;
- E. Real Estate Signs. One real estate sign on any lot or parcel, provided such sign is located entirely within the property to which the sign applies, is not directly illuminated, does not exceed six square feet in area, and is removed within seven days after the sale, rental, or lease has been accomplished;
- F. Flags. The flags, emblems or insignias of any nation, political subdivision, or school authorized flags approved by the City Council;
- G. Symbols or Insignias. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque, or identification emblem shall exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a building;
- H. Interior Signs. Signs located within the interior of any building or stadium or within an enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court or entrance of any theater;
- I. Temporary Signs. Temporary signs not exceeding four square feet in area, pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that the signs are posted only during such drive and are removed no more than fifteen days after the event;
- J. House Numbers and Name Plates. House numbers and name plates not exceeding two square feet in area for each residential building;
- K. Off Site signs as defined in the definitions maybe allowed if permission from the property owner has been obtained and the sign is compliance with all other parts of this code and approved by the Building Official.
- L. Temporary Signs. Any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without light frames, intended to be displayed out of doors for a short period of time, shall not be exhibited for more than 15 days and shall not be consecutive in nature.
- M. Political and Campaign Signs.
1. Any sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but does not mean or include any billboard owned and maintained by a commercial firm or advertising company;

2. Posting of political campaign signs on public rights-of-way is prohibited. No signs shall be placed on a fence that borders public property. Signs shall not be placed in park strips or on any city owned property, buildings, or structures.

3. It shall be unlawful to erect any political sign 30 days prior to election day and fail to remove a political sign within five (5) days after the election for which the sign was posted. (Ord. 18-88 § 1(16) (Q))

4. Election campaign signs shall not exceed 16 square feet of sign display area in all residential zones.

5. Signs shall not be erected on any parcel of land without permission of the land owner, renter, or lessee. The land owner, renter, or lessee may remove from their property any sign placed without permission.

6. Election campaign signs shall not obstruct the line of site for traffic flow and shall not be any higher than 2 feet in any site triangle or higher than any fence line constructed bordering any city street.

17.56.180 Marquee construction requirements.

"Marquee," as defined in this title, shall be a permanent roofed structure designed to meet all provisions of the Uniform Building Code and other specifications as outlined in this title. Where specifications as outlined in this title are different from the provisions of the Uniform Building Code, the more restrictive shall apply. Marquees designed to project or overhang public property shall conform to the following provisions:

- A. Construction. A marquee shall be supported entirely by a building and constructed of noncombustible material, or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction.
- B. Roof Construction. The roof or any part thereof may be a skylight, provided wire glass is used not less than one-fourth inch thick with no single pane more than eighteen inches wide. Every roof and skylight of a marquee shall be sloped to downspouts which shall conduct any drainage from the marquee under the sidewalk to the curb.
- C. Prohibited Location. Every marquee shall be so located as not to interfere with the operation of any exterior standpipe or to obstruct the clear passage of stairways or exits from the building or the installation or maintenance of exterior lighting.
- D. Frontage Requirement. A marquee shall extend across a major portion of the building frontage.
- E. Height Limitation. A marquee shall not be located above the first floor level of the building.
- F. Thickness. A marquee shall have a vertical face height or cross section dimension not exceeding three feet.

- G. Clearance. A marquee shall have a clearance of at least ten feet above the sidewalk.
- H. Projection. A marquee shall have a maximum projection of ten feet, but must not project closer than two feet to the curb and gutter.
- I. Design. A marquee, in order to provide pedestrian shelter, shall have its first six feet of projection form a rectangle with the sides ninety degrees to the building face and the plane six feet from the building parallel with the front property line. The remaining projection of the marquee can assume a configuration compatible with the architecture of the building allowing for flexibility in the appearance of the marquee.
- J. City Approval. Plans for the construction, remodeling, enlargement or relocation of marquees shall be submitted for approval or rejection by the planning commission and city council.
- K. Insurance Required. No marquee projecting over city property shall be erected, re-erected, located or relocated, or enlarged or modified structurally, or change ownership, without first receiving approval of the city council, and submitting a certificate of insurance as specified(Ord. 18-88 § 1(16)(R)) :

a. The city must be provided with evidence of continuous bond or liability insurance coverage protecting owner and city against all claims for personal injuries and/or property damage in the minimum amount as follows:

i. Per individual, one hundred thousand dollars;

ii. Per accident, three hundred thousand dollars;

iii. Property damage arising out of ownership, fifty thousand dollars.

b. The city must be named as an additional insured.

c. A thirty-day written notice to the city of cancellation or expiration must be included in the insurance certificate.

2. The name of the owner of the projecting sign must be clearly identified on the permit as an official corporation, partnership, or sole proprietorship with appropriate names of individuals involved. (Ord. 18-88 § 1(16) (C))

17.56.190 Signs attached to marquees.

Within a commercial zoning district, a permanent sign or letters may be attached to the top of, or fascia of, or within or below the ceiling of an approved marquee which projects over public property, subject to the following provisions:

- A. City Approval. Plans for the erection, re-erection or relocation of such signs shall be submitted for approval or rejection to the planning commission and city council.
- B. Vertical Dimension. Overall vertical dimensions of the combined sign and marquee shall not exceed five feet.
- C. Height of Sign. The height of the sign or letters shall not exceed two feet.
- D. Projections. Signs flat on the fascia of the marquee shall have a maximum twelve-inch extension. Signs placed within or below the ceiling of a marquee shall not project beyond the marquee face and shall be placed within the projecting plane of the marquee.
- E. No Side Copy. Signs attached to marquees shall have no copy on the side portion of the sign.
- F. Clearance. Signs attached to marquees shall maintain the minimum clearance required for the marquee. (Ord. 18-88 § 1(16) (S))

17.56.200 Roof signs.

In commercial districts roof signs are permitted. Such signs must conform to the following provisions:

- A. Roof signs shall be erected so as to appear as a wall sign applied to an existing penthouse which could have occurred as a part of the building and are finished in such a manner that the visual appearance from all sides is such that they appear to be a part of the building itself.
- B. Roof signs must not exceed the maximum allowable height of the building within the zone in which it is located.
- C. All roof signs shall be installed or erected in such a manner that there is no visual support structure.
- D. All roof signs must be set back a distance of at least four feet from all the outside walls of the building on or over which they are located, allowing for clear passage way around the sign.
- E. Roof signs must not be animated.
- F. No visual guy wires, braces or secondary supports are to be used. (Ord. 18-88 § 1(16) (T))

17.56.210 Unsafe signs.

Any sign or portion thereof declared unsafe by a public authority must be restored to a safe condition or removed within thirty days of mailing giving notice of the unsafe condition. (Ord. 18-88 § 1(16) (U))

17.56.220 Alterations.

A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless such sign is changed so as to conform to all provisions of this title. Alterations shall also mean the changing of the text or message that the sign is conveying from one use of the premises to another use of the premises and the changing of the ownership for the sign when that ownership necessitates a change in the text or message of the sign. Alterations shall not be interpreted to include changing the text or copy on off-premises advertising signs, theater signs, outdoor bulletin or other similar signs which are designed to accommodate changeable copy. (Ord. 18-88 § 1(16) (V))

17.56.230 Restoration.

A nonconforming sign which has been allowed to deteriorate or which has been damaged by fire, explosion, act of God or act of a public enemy, or damaged by any other cause, to the extent of more than sixty percent of its assessed value, shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this title or shall be removed. (Ord. 18-88 § 1(16) (W))

17.56.240 Allowable signs for residential districts.

A. Only the following signs are allowed in residential zones:

1. Name plates;
2. Public necessity signs;
3. Property signs;
4. Business signs (nonconforming uses);
5. Identification signs;
6. Service signs;
7. Athletic field scoreboards;
8. Transportation shelters with off-premises signs as a conditional use.

B. Location of Signs. No property signs, public necessity or service signs may be located closer than ten feet to any property line. Name plates, business and identification signs shall be located flat against the building.

C. These signs shall conform to the following provisions:

1. Name Plates. One non-illuminated name plate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant;
2. Public Necessity Signs. One or more public necessity signs not exceeding twenty-four square feet in combined total area for each commercial or residential use lawfully occupying the premises, provided that no one sign shall exceed eight square feet in area;
3. Property Signs. One or more signs not exceeding eight square feet in combined total area for each street frontage of the lot. In addition, one or more signs of a temporary nature for each approved subdivision under development, provided such signs shall not exceed in combined total area two hundred square feet for any one subdivision and that no one sign shall exceed one hundred square feet in area. In addition, one or more signs of temporary nature for main buildings or uses under development other than dwellings, provided such signs shall not exceed in combined total area one hundred square feet;
4. Business Signs. One or more signs not exceeding a total area of two square feet for each one linear foot of frontage occupied by a nonconforming commercial or industrial use, but in no case shall the total area of all signs exceed one hundred square feet. Uses not occupying frontage may have one or more signs not exceeding forty square feet in combined total area;
5. Identification Signs. Identification signs are allowed in each residential zone as follows:
 - a. R-1 and R-2 zones: one sign, not exceeding thirty-four square feet in area, for planned unit developments, conforming buildings or conforming uses other than dwelling units,
 - b. R-3 and R-4 zones: one sign, not exceeding thirty-four square feet, for boarding and lodging houses and multiple dwellings having five or more dwelling units;
6. Scoreboards at Athletic Fields. Scoreboards at athletic fields in public or private parks, schools or similar institutions are permitted in all residential zones. If advertising logos are a part of such scoreboard, they must be an integral part of the scoreboard and shall not exceed thirty percent of the scoreboard's area. Fence signs must be placed on the infield side of the fence with advertisement toward playing field area only;
7. Service Signs. One or more service signs not exceeding twenty-four square feet in combined total area for each commercial or residential use lawfully occupying the premises, provided that no one sign shall exceed eight square feet in area;
8. Time and Temperature Signs. Electronic signs displaying time and temperature only are permitted in the R-4 zone;
9. Electronic Message Display Signs. Electronic message display signs are allowed in the residential zones as a conditional use only;
10. Bus shelters or any other type of shelter used to protect the public from the elements shall be located at areas designated as public transportation stops, such as U.T.A. bus stops. These

shelters shall be located one foot behind the city right-of-way, and shall not interfere with sight distances at intersections. If on private property, written permission from the property owner shall be provided to the city. In residential zones no more than fifty square feet of total sign area is allowed. (Ord. 3-98 § 3 (part); Ord. 18-88 § 1(16) (X))

17.56.250 Specific sign requirements for commercial zones.

Signs in this zone are subject to the regulations set forth in this title and the additional requirements as follows:

A. Allowable Signs. Allowable signs in the commercial zone shall be limited to the following:

1. All signs allowed in residential districts as specified in subsections (C) (1) through (C) (10) of Section 17.56.240;

2. On-premises business signs.

3. Transportation shelters with off-premises signs as a conditional use.

B. City Approval. No sign or sign structure shall be erected or altered in a commercial district until the plans for such sign or sign structure have been submitted to and approved by the city.

C. Height Limitation. The maximum height of a ground sign of any type shall be thirty-five feet.

D. Front Yard Setback Required. A front yard setback of at least **six (6)**~~ten~~ feet is required. "On-premises" signs and projecting signs may project but in no case shall on-premises or ground signs project over the property line.

E. Side Yard Required. Signs shall not be located or designed so as to project into a required side yard resulting from the commercial zone having a common boundary with any residential zone.

F. Area Limitation and Lighting.

1. Business Signs. One or more signs not exceeding in total area two square feet for each one linear foot of street frontage occupied by a commercial or industrial use. No one sign shall exceed two hundred fifty square feet in area, and the combined total area of business signs for each separate use shall not exceed three hundred square feet. Where such use does not occupy frontage on a street, such use may have one or more signs not exceeding fifty square feet in combined total area.

2. Lighting of Signs -- Exterior Lighting. Signs may be illuminated by indirect lighting, floodlights or luminous tubes. No floodlights shall be installed in any way which will permit direct rays of such light to penetrate into any property used for residential purposes, or constitute a traffic hazard.

G. Off-Premises Business Signs.

1. The size of the sign is limited to two hundred square feet maximum.
2. Only one off-premises sign shall be permitted per parcel.
3. Additional signs for another business may be attached to the approved sign with approval.
4. Approval of any proposed sign that is located adjacent to a state highway must have approval, in writing, from the department of transportation.
5. Insurance amounts for these signs must be maintained as specified in Section 17.56.180(K) (1) (a).
6. Procedure outlined in [Chapter 17.68](#) shall be followed.
7. Bus shelters or any other type of shelter used to protect the public from the elements shall be located at areas designated as public transportation stops, such as U.T.A. bus stops. These shelters shall be located one foot behind the city right-of-way, and shall not interfere with sight distances at intersections. If on private property, written permission from the property owner shall be provided to the city. In commercial zones no more than fifty square feet of total sign area is allowed. (Ord. 3-98 § 3 (part); Ord. 2-94 § 2, 1994; Ord. 18-88 § 1(16) (Y))

17.56.260 Construction standards.

- A. Applicable Regulations. All signs erected in the city after the effective date of the ordinance codified in this title shall comply with the standards of the National Electrical Code, the Uniform Building Code and all provisions of this title.
- B. Engineering Required. All signs, also a permit applications for ground signs shall be engineered to conform with the applicable provisions of the Uniform Building Code and, where required by the building official, shall be accompanied by a stamped plan, prepared by a professional engineer who is licensed by the state of Utah, attesting to the adequacy of the proposed construction of the sign and its support.
- C. Sign Permit Fee Required. The owner and/or persons having charge or control of any sign as described and authorized by city zoning ordinances shall pay the city a fee for such sign based upon the valuation tables as set forth in the Uniform Building Code. (Ord. 18-88 § 1(16) (Z))