

ORDINANCE NO. 2023-24

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING CITY CODE SECTION 10-19-1: SIGNS AND OUTDOOR ADVERTISING; BY MODIFYING THE REQUIREMENTS AND STANDARDS FOR THE DESIGN AND LOCATION OF FREESTANDING SIGNS AS WELL AS ENACTING A NEW DEFINITION AND REQUIREMENTS FOR PYLON SIGNS, IN THE PLEASANT GROVE CITY CODE; AND PROVIDING FOR AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, the applicant has requested the installation of outdoor advertising, in the form of pylon signs; and

WHEREAS, the current City Code regarding signs and outdoor advertising does not have a definition for pylon signs; but instead requires all free standing signs to meet the criteria for pole signs as defined by the code; and

WHEREAS, the applicant proposes to enact a new definition for pylon signs as well as requirements for the design, location and permitted dimensions for the signs that would be permitted in all districts of the Grove; and

WHEREAS, on October 12, 2023, the Pleasant Grove City Planning Commission held a public hearing to consider amending Section 10-19-1: Signs and Outdoor Advertising on the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Pleasant Grove City Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are in the public's interest and are consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove City Planning Commission recommended to the Pleasant Grove City Council that the request to add Section 10-19-1: Signs and Outdoor Advertising to the Pleasant Grove Municipal Code be approved; and

WHEREAS, on October 17, 2023, the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the written goals and policies of the General Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Pleasant Grove City, Utah County, State of Utah as follows:

SECTION 1. Section 10-19-1: Signs and Outdoor Advertising, as follows:

CHAPTER 19

SIGNS AND OUTDOOR ADVERTISING

10-19-1: PURPOSE:

The purpose of the sign regulations set forth in this chapter is intended to:

- A. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare of the citizens of the City;
- B. Encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites, including landscaping, which they occupy;
- C. Encourage sign legibility through the elimination of excessive and confusing sign displays;
- D. Preserve and improve the appearance of the City as a place in which to live and to work, and create an attraction to nonresidents to come to visit or trade;
- E. Allow each individual business to clearly identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and also enhance the City character;
- F. Safeguard and enhance property values, and protect public and private investment in buildings and open space. (Ord. 2000-23, 7-18-2000)

10-19-2: DEFINITIONS:

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

A-FRAME SIGN: Any sign or structure composed of two (2) sign faces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.

ALTERATIONS: A change or rearrangement in the structural parts or design whether by extending on a side, by increasing in area or height, or by relocating its position.

ANIMATED SIGN: Any sign which is designed and constructed to give its message through the flashing of high intensity colored lights or rotation of such lights.

APPURTENANT SIGN: See definition of on premises sign or appurtenant sign.

AWNING SIGN: A sign designed in awning form that is an illuminated or nonilluminated space frame structure attached to a building or other permanent structure. **An awning sign is entirely supported by the building to which it is attached, and is comprised of a lightweight frame structure with a covering.**

BALLOON SIGN: An advertisement supported by a balloon anchored to the premises where the advertised use is conducted, product or commodity sold, service performed, or business name is located.

BANNER SIGN: A temporary sign made of fabric or any nonridged material with or without framework.

BILLBOARD SIGN: ~~A large off premises advertising sign, typically located near a freeway corridor.~~ **A large freestanding, off-premises advertising sign, typically located along a freeway corridor within one hundred fifty feet (150') measured perpendicular to the edge of the right of way boundary.**

BUILDING FACE: The visible outer surface of a main exterior wall of a building. The area of the face of the building shall be the total area of such surface, including the area of doors and windows which opens into surface.

CANOPY: See definition of Marquee.

CANOPY SIGN: A canopy sign is either structurally independent from any building or partially supported by a building by one or more posts.

CHANGEABLE COPY SIGN: Any sign with informational content that can be changed or altered by manual, mechanical or electronic means.

ELECTRONIC MESSAGE CENTER: A mechanism or device which uses a combination of lights, lighted or unlighted panels which are controlled electronically to produce words, symbols or messages within a given panel area. The given panel area may not exceed fifty percent (50%) of the total sign area, and may not flash.

ERECT: To build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post or display. Normal maintenance, including refinishing, is not included in this definition, provided the sign copy is not changed or altered.

FLAG: A lightweight fabric, plastic, or other material, whether or not containing advertising of any kind, suspended from a rope, wire, string, or pole, designed to move with the wind.

FLAT SIGN: A sign erected parallel to and attached to the outside wall of a building.

FREESTANDING SIGN: A single- or double-sided sign façade, supported by a foundation, one or more upright poles, or braces placed in or upon the ground surface and not attached to any building. Examples include monument signs, pole signs, pylon signs, billboards, etc. ~~which is standing on or elevated from the ground by one or more pole supports.~~

FRONTAGE: The length of the sides along the street or any other principal public thoroughfare, but not including such length along an alley, watercourse, railroad, street or thoroughfare with no permitted access.

GRAND OPENING SIGN: A temporary sign intended to recognize a newly opened or relocated business for the purpose of promoting or familiarizing people with the business.

HAZARDOUS SIGN: Any sign that is deemed unsafe by the city's chief building official, under the direction of the community development director. These signs are to be removed within one day of receiving written notice.

HOLIDAY SIGN: A temporary sign for Christmas decorations or those used for a recognized national, state or local holiday.

INTERIOR SIGN: A sign located within a building.

LOGO SIGNS: Any sign whose single feature is a reproduction of the common recognized logo of the company and/or product.

MARQUEE: Means and includes any roofed structure attached to and supported by a building, and projecting over public property.

MONUMENT SIGN: A freestanding sign which is intended for ground level advertisement, and is fixed to the ground with a foundation or base from which the sign is supported, and blends into the landscape and architectural design theme of the project area.

MOVABLE, FREESTANDING SIGN: Any sign not affixed to or erected into the ground.

NAMEPLATE SIGN: A sign indicating the name and/or occupation of a person legally occupying the premises or indicating a legal home occupation thereon.

NONAPPURTENANT SIGN: See definition of "Off Premises Sign Or Nonappurtenant Sign".

NONCONFORMING SIGN: A sign or sign structure or portion thereof lawfully existing at the effective date of this chapter or any amendment hereto which does not conform to all height, area, yard, spacing, animation, lighting, use or other regulations prescribed in the zone in which it is located after the effective date of this chapter or any amendment hereto.

OFF PREMISES SIGN OR NONAPPURTENANT SIGN: Any sign which advertises products, services or business establishments which are not located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

ON PREMISES SIGN OR APPURTENANT SIGN: Any sign which advertises products, services or business establishments which are located, conducted, manufactured or sold upon the same premises on which the sign is erected.

OUTDOOR ADVERTISING SIGN: A structure erected and maintained for outdoor advertising purposes upon which a poster, bill, printing or painting may be placed to advertise products, goods, services or business establishments located, conducted, manufactured or sold upon the premises on which the structure is erected.

POLE SIGN: A freestanding sign with a clearance of at least 10 feet from the ground level of the adjacent sidewalk, curb or street to the lower edge of the sign cabinet. A pole sign is wholly supported by one or more poles, permanently fastened to or embedded in the ground or to a foundation in the ground, and not attached to any building.

POLITICAL SIGN: A sign that does not advertise products, goods, businesses or services, that expresses an opinion or point of view. This sign type advertises a candidate or candidates for public elective office, or a political party only, urging a particular vote on a public issue decided by ballot.

PROJECTING SIGN: Any sign attached to a building or structural wall and extending horizontally outward from such wall more than eighteen inches (18").

PROPERTY: Land or real estate, with or without structures; not goods or services.

PUBLIC EVENT BANNER: A banner pertaining to festivals or events permitted by the Pleasant Grove city council, which is installed as a temporary sign.

PYLON SIGN: A freestanding sign supported by one or more structural elements that are architecturally compatible to the design of a building. A pylon sign is not intended for ground level advertisement. Pylon signs have an internal vertical structural support that connects the sign face or façade to the ground.

RESIDENTIAL ZONE OR DISTRICT: Any zone which is designated by the prefix "R" in this title.

ROOF SIGN: Any sign which is erected upon or over the roof or over a parapet of any building or structure.

SIGN: Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names or trademarks by which anything is made known, such as are used to designate a firm, association, corporation, profession, business or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence or other manmade structure, which are visible from any public street, public highway or public road right of way. For the purpose of this chapter, the word "sign" does not include the flag, pennant or insignia of any nation, state, city or other political unit, or of a nonprofit organization. It shall not include, further, any official notice issued by any court, public body or officer, or directional, warning or informational sign or structure required or authorized by law.

SIGN AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double-faced sign covering the same subject shall be computed where the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees (45°). In relation to 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. **The sign area of a pylon sign includes any portion of the façade that has text other than address information or directions.**

SIGN HEIGHT: The vertical distance measured from the grade to the highest point of the sign or sign structure.

SNIPE SIGN: A sign which is attached to a public utility pole, fixture poles, canopy supports, stakes or the supports for another sign.

SPECIAL PURPOSE SIGN: A temporary sign accessory to a use that identifies special events or activities. A special event sign shall not include real estate signs, garage/yard sale signs or other types of accessory signs.

TEMPORARY: A period not to exceed thirty (30) days, unless otherwise stated in this chapter.

TIME AND TEMPERATURE DEVICE: Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

WALL SIGN: Any sign posted, suspended from, or otherwise affixed to a wall, fascia, canopy or marquee in an essentially vertical position, or with exposed face of the sign in a place approximately parallel with the wall or fascia upon which it is attached.

WIND SIGN: Any propeller, whirligig or similar commercial device which is designed to flutter, rotate or display other movement under the influence of wind. This definition shall not include pennants, flags or banners. (Ord. 2008-10, 4-15-2008)

10-19-3: GENERAL REQUIREMENTS:

The following general requirements shall apply to all signs and outdoor advertising structures which may be erected or maintained within the city:

- A. **Sign Approval:** Except as otherwise provided, it shall be unlawful and a class C misdemeanor and upon conviction, subject to penalty as provided in section [1-4-1](#) of this code, to erect or maintain any sign or outdoor advertising structure in the city without first obtaining the approval of the community development director for said sign or advertising structure, the granting of which shall be based upon the provisions of this chapter. Approval shall not be required for temporary nonelectrical wall and nonelectrical freestanding signs of less than twenty five (25) square feet in area.
- B. **Permits:** Except as otherwise provided in this chapter, no sign shall be erected, raised, installed, moved, placed, replaced, reconstructed, remodeled, enlarged or altered, unless a sign permit is first obtained from the community development department. Sign permits shall be issued in conformance with the regulations of this chapter, the development's sign criteria and/or other requirements imposed with the site plan approval by the planning commission ~~or, if the sign is part of a grove zone project, then it is approved by the city council.~~ A building permit must also be obtained for sign construction or alteration in accordance with city building regulations. A sign permit or building permit issued in violation of the requirements of this chapter shall be void. The approval of a sign permit shall be evidenced by a signature from a representative of the community development

department. All signs shall be constructed and all permits shall be issued in accordance with the provisions of the international building code. All sign permits shall expire within one hundred eighty (180) days of the date of approval, unless sufficient progress has been made toward installing the sign. A permit may be revoked and a sign removed, pursuant to subsection D of this section, if the applicant makes a false or misleading statement in the permit application or renewal. (Ord. 2008-10, 4-15-2008)

C. Procedure To Obtain A Sign Permit:

1. Proposed Developments: A sign and/or sign criteria shall be submitted for review by the planning commission for proposed developments at the time of site plan review. ~~If the signage is associated with a grove zone project area, then the criteria is submitted to city council.~~ Site plan approval does not constitute sign permit approval, only design approval. Sign permits will not be issued for proposed developments until the following has been met:
 - a. The proposed site plan and site criteria have been granted a final approval; and
 - b. A sign application is received, and is in compliance with the provisions of the approved site plan and criteria, and the provisions of this chapter prior to installation.
2. Existing Developments: Permit applications for new or replacement signage in existing developments shall not be granted until the following has been met:
 - a. With approved sign criteria, the permit shall be reviewed and issued by the community development department in compliance with this chapter and the sign criteria for the development as approved by the planning commission or city council; or
 - b. If there was no sign criteria approved for the development, the proposed signage may be approved by the community development director, if such signage meets all provisions of this chapter, and will be compatible with other signs in the development area.
 - c. If revised criteria are proposed for a development, the property owner shall submit and obtain approval for such, from the community development director.
 - d. If a sign is proposed to be constructed in the grove zoning district, a recommendation must be obtained from the design review board (DRB). If a sign is proposed to be constructed in the downtown village zone, a recommendation must be obtained from the downtown advisory board design committee.
3. Applications: Sign permit applications shall be made to the community development department by submitting the following information and other exhibits or details as needed for the city to properly evaluate the sign proposal:
 - a. Site plan for the development, drawn to scale, showing location(s) of proposed signage, existing and future buildings, property lines, streets, sidewalks, landscaped areas, parking areas, driveways, setbacks, utility poles, and lines, building and sign separations or features of the property as needed.

- b. Elevation plans showing sign type, design, height, clearance, dimensions, copy, graphics, colors, materials, exposed or internal lighting, assembly, attachment, installation or other details as needed.
 - c. Purpose of the sign permit; i.e., new sign, alteration, remodel, permanent or temporary.
 - d. Plans are to be professionally drawn.
- 4. Review Criteria: The following factors shall also be considered and satisfied prior to the issuance of a sign permit:
 - a. The proposed sign will comply with all provisions of this chapter.
 - b. The proposed sign will not be detrimental or injurious to the neighborhood.
 - c. The proposed sign will promote a desirable and compatible relationship among structures, open spaces, and topography on the site and on adjacent properties.
 - d. The proposed sign's height, area, location, mass, configuration, colors, illumination, and landscaping are appropriate for the neighborhood and community. (Ord. 2008-17, 7-15-2008)
 - e. The proposed sign may not extend over property lines, any vehicular drive aisles, or across the minimum setback requirements for signs. A sign may extend over a private property line if both private property owners enter into an agreement that is recorded at the Utah County Recorder's Office against both properties allowing the encroachment.
- D. Authorities: The community development director or his designated representatives shall be vested with the duty of enforcing this chapter, and in performance of such duty, shall be empowered and directed to do the following:
 - 1. Issue Permits: Includes new signs, signs to be added to existing buildings or uses, and existing signs proposed to be changed, enlarged, or modified.
 - 2. Determine Conformance: The community development director or his designee, may make an initial inspection or reinspection of any sign for which a permit has been issued and for which an inspection has been deemed necessary. Such inspections shall be performed to ascertain that all signs are in conformance with this chapter and as represented on the application for the permit.
 - 3. Issue Notice Of Violation(s), Citation(s): The director or his designee may issue a written notice of violation to the person or business having charge, control, or benefit of any sign found to be hazardous, abandoned, nonmaintained, or in violation of this chapter. Such official may also issue criminal citations and swear to information against violators. Refer to section [10-19-18](#) of this chapter for further details.
- E. Minimum Setbacks: Any part of a sign shall be located at least five feet (5') away from any property line in any zone, unless stated otherwise in this chapter. All signage is prohibited from being located within the city's public right of way.
- F. Maintenance: Signs, sign structures and the areas around the sign supports shall be maintained in a safe and attractive condition. Maintenance includes minor repairs, but does not include structural alterations, style changes or enlargement. Any sign that is not

maintained, abandoned, or such use has been discontinued, must be removed within forty five (45) days of receiving written notice.

- G. Approved Construction: All sign construction and use shall comply with uniform sign code and national electrical code requirements. Signs shall comply with all federal, state, city, and utility company regulations for power line and utility clearances.
- H. Illumination: All lighting installed for the purpose of illuminating a sign and/or sign structure shall not penetrate beyond the project area in such a manner as to annoy or interfere with the use of nearby properties.
 - 1. Violation: If such lights are alleged to violate this subsection H by the nearby property owners or community development director, they shall be subject to a public hearing before the planning commission as to the validity of the alleged violation. If such light is determined to be in violation, the owner of the light shall take appropriate action as directed.
 - 2. Exposed Neon: Except for window signs that are in compliance with this chapter, any exposed neon tubing used for signage must be approved by the community development director. (Ord. 2008-10, 4-15-2008)
- I. Signs For Commercial Or Office Developments In Residential Zones: Unless otherwise stated within the requirements of a specific sign section, commercial/retail or office signs are not permitted in residential zones. (Ord. 2008-17, 7-15-2008)

10-19-4: SIGNS, ON PREMISES:

Except as provided within the provisions of respective zoning districts, and unless otherwise expressly provided in this chapter, no sign shall be permitted which is not used exclusively to advertise the ownership, sale or lease of property upon which said sign is placed, or to advertise a business conducted, services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises. (Ord. 2000-23, 7-18-2000)

10-19-4-1: UNIFIED COMMERCIAL DEVELOPMENT

The purpose of a Unified Commercial Development sign is to provide adequate advertisement for businesses that are developed as part of a master plan under a common development name. In so doing, off-premises advertisement may be provided for businesses located within the boundaries of a Unified Commercial Development; it is not the purpose of a Unified Commercial Development sign to provide off-premise advertisement for businesses located in other areas outside of the Unified Commercial Development boundaries.

A. As used in this section:

- 1. "Common areas" means sidewalks, roadways, landscaping, parking, storage, and service areas that are identified on the approved map provided to the community development department describing the Unified Commercial Development as required by this section.
- 2. "Contiguous"
 - a. "Contiguous" includes parcels that are directly contiguous, or that are considered to be contiguous notwithstanding a survey error or discrepancy

- in a legal boundary description or the presence of any of the following intervening features, including land reasonably related to those features:
 - i. A collector or local road, either public or private, that provides access to the development;
 - ii. A railway right-of-way; or
 - iii. Land that is undevelopable
 - b. "Contiguous" does not include a parcel of land that is only physically connected to another parcel of land by a long, narrow strip.
 - 3. "Unified Commercial Development Sign Permit" means written approval by the community development department, issued to the owner of a Unified Commercial Development, to maintain a Unified Commercial Development sign within the boundaries of a Unified Commercial Development per this section.
 - 4. "Unified Commercial Development" means a development that:
 - a. Is used primarily for commercial or industrial activities and specifically excludes any parcels of land within a unified commercial development that allow residential use;
 - b. Is developed under a common development master plan;
 - c. May include phased development;
 - d. Consists solely of land that is Contiguous;
 - e. Holds itself out to the public as a common development through signs and other marketing efforts; and
 - f. Received planning approval from the City of Pleasant Grove.
 - 5. "Unified Commercial Development sign" means a sign:
 - a. Erected within an approved Unified Commercial Development; and
 - b. That advertises only the brands, logos, or trade names of businesses, products, services, and events that are available to the public at facilities on parcels within the boundaries of the Unified Commercial Development.
- B. A Common Development Master Plan for a Unified Commercial Development must:
 - 1. Provide a map that shows:
 - a. The boundaries of the Unified Commercial Development, including the parcels within the development that would qualify to advertise on the Unified Commercial Development sign in compliance with Section 10-19-4-1-C; and
 - b. The location of each proposed Unified Commercial Development sign, including details for the height and sign area of each sign.
 - 2. Limit Unified Commercial Development Signs to be located on, and only advertise for, properties that are Contiguous and have shared access to parking, common areas, and ingress/egress.
- C. Unified Commercial Development Sign Permit
 - 1. The community development department shall issue a revocable Unified Commercial Development Sign Permit to the owner of a Unified Commercial Development for the construction and maintenance of a Unified Commercial Development sign after receiving and approving a Common Development Master Plan.

2. In the event that a parcel within the boundaries of the approved Unified Commercial Development is removed from the development, that parcel shall be excluded from the Unified Commercial Development for purposes of determining a legal site for the sign, and any business, product, service, or event occurring on that parcel shall be excluded from display upon the Unified Commercial Development sign.
 3. If the owners in an approved Unified Commercial Development subdivide the Unified Commercial Development into individual parcels that do not meet the criteria in this Subsection (10-19-4-1), then the approved Unified Commercial Development sign permit shall be denied or revoked.
- D. A Unified Commercial Development sign within a Unified Commercial Development shall prominently display the name of the development and may also advertise:
1. The sale or lease of land within the Unified Commercial Development where the sign is located;
 2. The name of identifiable facilities or stores within the Unified Commercial Development; and
 3. Products for the sale or services provided to the public at licensed businesses within the Unified Commercial Development.
 4. The primary developer's business name.
- E. A Unified Commercial Development sign may not:
1. Advertise brands, logos, or trade names of businesses, products, services, events, or activities that are not available to the public at facilities or stores within the Unified Commercial Development or are only incidental to any business within the Unified Commercial Development;
 2. Advertise products, services, brands, logos, or trade names of any business more than 120 days before the opening day of business to the public within the Unified Commercial Development of the facilities or stores of the named advertiser; or
 3. Exceed the measurable limits described in Subsections 10-19-9-2-A and 10-19-9-3-A.
- F. A Unified Commercial Development sign that is not maintained in compliance with this section shall:
1. Have the sign owner's Unified Commercial Development Sign Permit revoked by the community development department;
 2. Be considered as unlawful outdoor advertising; and
 3. Be subject to penalties described in Section 10-19-17.
- G. Notwithstanding any other provision in this part to the contrary, any sign or structure lawfully existing prior to the adoption of this ordinance, may continue to be operated, maintained, rebuilt, or replaced in a manner consistent with Section 10-19-14.

10-19-5: EXEMPT SIGNS:

A sign permit shall not be required for the following signs:

- A. Community: Signs displaying community identity, events or functions, must be approved by the community development director or his designee. Even though these signs are exempt, from obtaining a sign permit, they must still meet the criteria for size, design and placement, as outlined in this chapter. The following criteria must also be followed:
1. All signs must be made of durable, weather resistant material;

2. Must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic;
3. May be located at various gateway points identified in the city, along major streets and important intersections, on city owned property or nonresidential properties. They shall also be permitted in the downtown village zone with a recommendation from the downtown advisory board;
4. May not be attached to another temporary sign, permanent traffic or business sign;
5. If attached to light or utility poles, such signs shall be uniform in size and shall be no larger than four feet (4') wide and eight feet (8') tall. Signs attached to a building

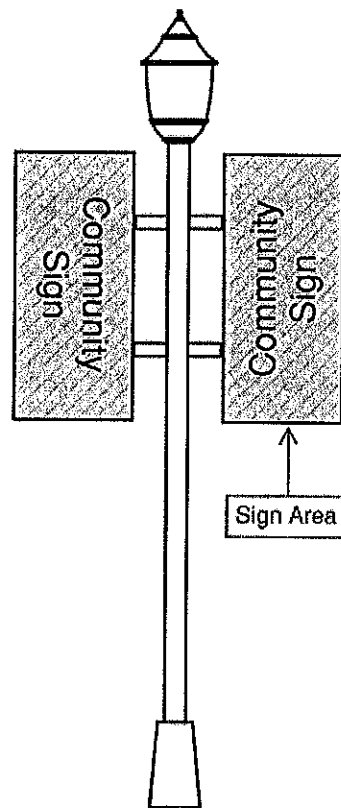


Figure 1 - Community Sign

may be larger, but must be appropriate in scale and location as approved by the community development director (see figure 1 of this section). (Ord. 2010-20, 12-7-2010)

- B. Directional/Service: On site signs not exceeding four (4) square feet in area and three feet (3') in height, which serve to designate the location or direction to any use or structure on the premises, such as "Entrance", "Exit", "Parking", "Restrooms", "No Smoking", or "Delivery" (see figure 2 of this section). (Ord. 2008-17, 7-15-2008)

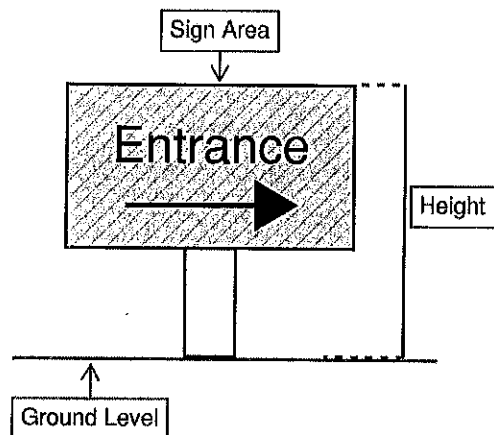


Figure 2 - Directional/Service Sign

- C. **Flags:** Any official flag, pennant or insignia of any nation, state, city or other political unit, or corporation. Flagpoles may not exceed thirty five feet (35') in height for mixed use and residential zones, and may be up to fifty feet (50') in height for commercial use only zones. Corporate flags may be allowed as an exemption so long as the following criteria are met:
 - 1. Flag must only communicate the corporate name or development.
 - 2. Any corporate flag must be equal in size or smaller than an adjacent official government flag. The maximum area of the flag cannot exceed sixty (60) square feet, in the event there are no adjacent government flags.
 - 3. Exempt corporate flags shall only be permitted in the grove and commercial retail districts.
- D. **Gas Islands:** A single 8.5 inch by eleven inch (11") sign may be located at each gas island and must be located directly on top of a gas dispenser.
- E. **Holiday:** Lights and decorations with no commercial message, which are primarily decorative in nature. Such signs may be of any type and number, but shall be contained entirely within the boundaries of the lot, parcel, or premises on which they are erected, and should be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. Such signs are to be removed within fourteen (14) days after the respective holiday is over.
- F. **Home Occupations:** A legally licensed home based business may have a single flat wall sign, mounted to the residence, no larger than two (2) square feet in area.
- G. **Nameplate:** One sign identifying the owner, occupant, address or home occupation, no larger than two (2) square feet in area, and must be attached to the building. Nameplate signs used in the form of a monument type sign, and may be no larger than four (4) square feet in area, and must be located a minimum distance of three feet (3') from the property line.
- H. **Political:** Temporary signs which promote a candidate for public office or a subject of a political campaign, except as exempted under state or federal law; no larger than thirty two (32) square feet in area. Political signs shall be limited to the following regulations:
 - 1. These signs may not be illuminated.

2. Signs may not be located on city property.

- I. Private Property: For example, signs for "No Dumping" or "No Trespassing". These signs may not be larger than four (4) square feet in area for properties less than one acre, and no larger than sixteen (16) square feet in area for properties one acre or larger.
- J. Promotional/Temporary: Banners, pennants, streamers, flags and balloons, if used no longer than sixty (60) days promoting the grand opening of a business approved and licensed by the city. Banners shall not exceed sixty (60) square feet in area, and may be staked into the ground within the front yard area if it is determined by the city that placement of the banner on a permanent structure does not achieve the desired visibility from the public street. Pennants/streamers and balloons may remain, if attached to the building or other permanent feature, along all commercial frontages.
- K. Logos: Brand logos, as part of an approved sign, including electronic message boards, may be used if the logo is in conjunction or is a benefactor with the primary business the sign is for.
- L. On Premises Real Estate: Signs depicting "For Rent", "For Sale", and "For Lease" or similar signs; limited to one per residential lot or parcel and no larger than nine (9) square feet in area for lots smaller than one acre, and no larger than sixteen (16) square feet in area for lots one acre or larger. For nonresidential zones, property owners may have one sign per street face, no larger than thirty two (32) square feet in area.
- M. Public Notice: 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.
- N. Temporary Uses: Signs no larger than sixteen (16) square feet in area for the sale of produce grown on the property in rural zones, or associated with an approved "temporary use".
- O. Time And Temperature: Signs and elements of commercial signs which convey only time, temperature or weather conditions.
- P. Warning: Any sign of a noncommercial nature when used to protect the health, safety or welfare of the general public.
- Q. Window: Signs, posters, messages, and displays, including wraps that are painted or mounted, on either side of a window, may be used to advertise special promotions, provided that no more than fifty percent (50%) of the total window area, of each facade, is covered. Neon window signs are to be limited to twenty five percent (25%) of the total allowed window area of each commercial facade. (Ord. 2010-20, 12-7-2010)

10-19-6: LOCATION STANDARDS:

All signs and outdoor advertising structures shall comply with the following location requirements:

- A. Not Obstruct, Interfere: 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.
- B. Sight Triangle: No sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty five feet (25') from the intersections of the projecting property lines; **or as determined by the City Engineer in compliance with AASHTO's**

~~standards unless same in its entirety is less than three feet (3'), or more than eight feet (8') above the curb grade, no part of its means of support has a single or joined horizontal dimension exceeding twelve inches (12"), or said sign is within an area in which a building or structure is permitted by the provisions of the respective zone.~~

- C. Utility Clearance: No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state or rules and regulations duly promulgated by agencies thereof. No signs shall be erected or maintained on any utility pole except by the utility company itself.
- D. Clearance; Public, Private Ways: No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private right of way. (Ord. 2008-10, 4-15-2008)

10-19-7: MISCELLANEOUS SIGNS:

In addition to other permitted signs, signs for special purposes set forth in this section shall be permitted, with an approved sign permit, as provided herein:

- A. Historical Signs: Historical monuments and markers, designating historic sites, may be constructed in all zones, subject to the provisions of this chapter, and with the approval of the planning commission after receiving a recommendation from the city historical commission. These signs shall not exceed thirty two (32) square feet in area.
- B. Canopy Signs: One sign, consisting of the company logo, may be placed on the fascia of each side of a canopy. The logo shall not exceed four (4) square feet, unless the planning commission or city Council allows an increase in size through a conditional use permit review. The canopy sign area shall count towards the total allowed area of a wall sign. Signs with changeable copy (reader boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces, as permitted by the Community Development Director, so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached (see figures 3 and 4 of this section).

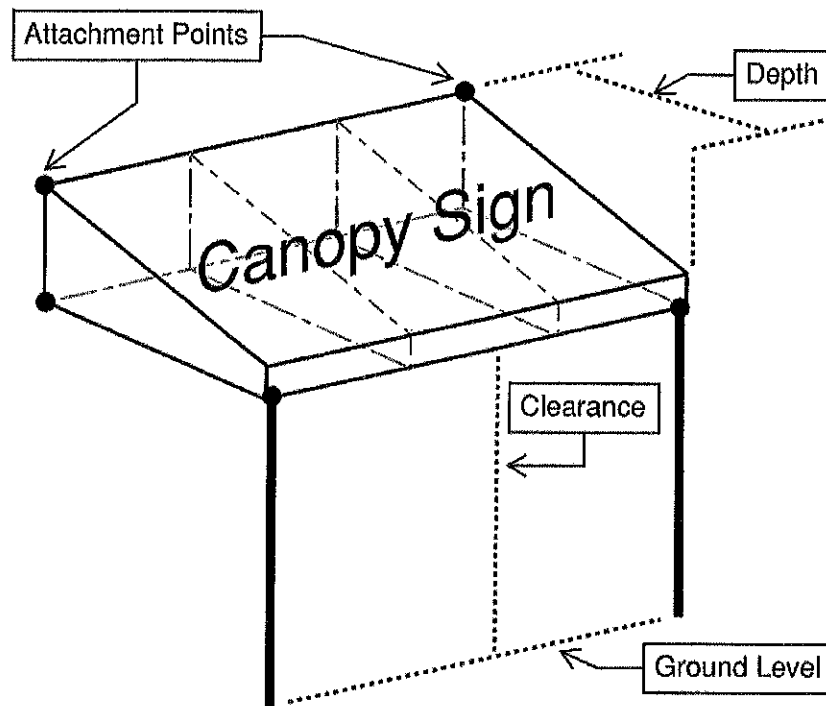


Figure 3 - Canopy Sign Attached to Wall

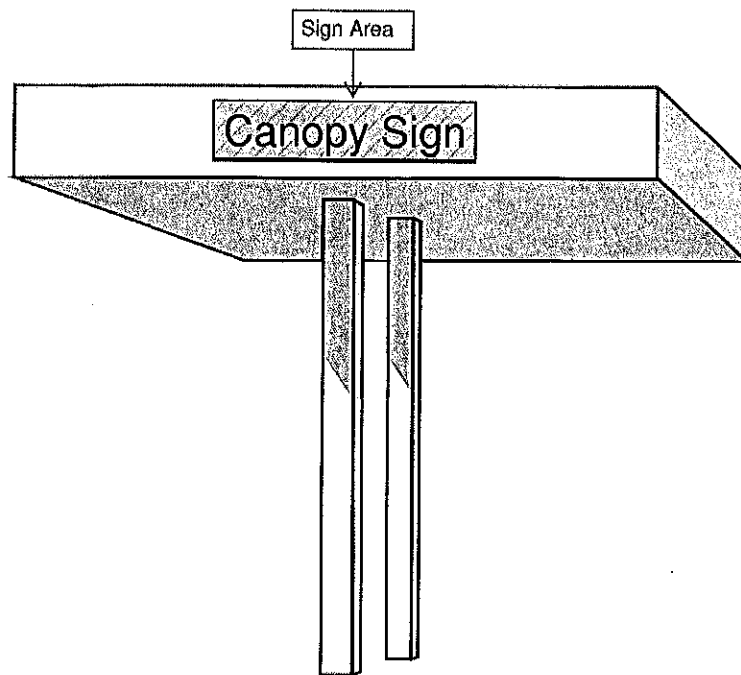


Figure 4 - Freestanding Canopy Sign

- C. On Premises Development Signs: Signs may be erected in conjunction with construction projects and used for the purpose of publicizing the future occupants of the building, architects, engineers and construction organizations participating in the project; and such other information as may be approved by the Community Development Director. In residential zones, no such sign shall exceed thirty two (32) square feet in area. In other zones, no such sign shall exceed an area of sixty four (64) square feet, and no freestanding sign shall exceed twelve feet (12') in height. All such signs shall be removed before final inspection. These signs are to be nonilluminated, and be a minimum fifty feet (50') from another development sign, and may be displayed up to two (2) years or until the project is completed, whichever comes first.
- D. Off Premises Development Signs: One nonilluminated sign per development may be installed off the premises, no closer than fifty feet (50') from another sign or building, and no larger than thirty two (32) square feet in area. It shall not exceed twelve feet (12') in height, and may be installed after final approval is given for the development, and may be displayed up to two (2) years or until the project is completed, whichever comes first. The property owner's signed affidavit shall be required with the sign permit.
1. City May Amortize: The City may acquire title to off premises nonconforming signs or outdoor advertising structures by gift, purchase, agreement, exchange or eminent domain, and shall have the right to amortize off premises nonconforming signs as permitted by State or Federal law. (Ord. 2008-10, 4-15-2008)
- E. Electronic Message Signs: Electronic message signs shall be permitted as part of a ~~monument sign~~, freestanding sign or wall sign in all commercial and industrial zones, and in residential zones for schools and churches only. All electronic message signs shall come equipped with automatic dimming technology which shall automatically adjust the sign's brightness in direct correlation with the natural ambient light conditions at all times. No electronic message sign shall exceed a brightness of more than three-tenths (0.3) foot candle above the ambient light as measured using a foot candle (lux) meter.
1. Electronic message signs as ~~monument or freestanding~~ pole and pylon signs: These signs may not flash and shall not exceed fifty percent (50%) of the total sign area in which they are contained. For the Grove Zone, C-N Zone, and CS-2 Zone, these signs must never face residential housing units, and should always be in view of a public street. Owners of these signs are encouraged to provide the City with opportunities to place public service messages on these message boards (see figure 5 of this section).

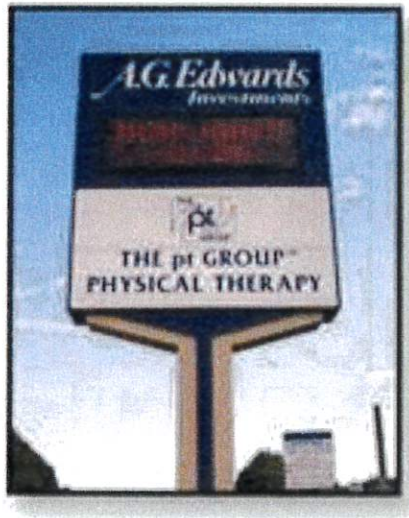


Figure 5 - Electronic Message Sign

2. Electronic message signs as wall signs: These signs shall not flash. The area of these signs shall not exceed more than five percent (5%) of the facade upon which they are placed. Owners of these signs are encouraged to provide the City with opportunities to place public service messages on these message boards. (Ord. 2017-35, 7-18-2017)
- F. Church, Quasi-Public Organization And Apartment/Condominium Signs: In all zones, a church or quasi-public organization may erect one wall sign, and one monument sign, on the premises, to identify the name of the organization and announce activities thereof. Apartment/condominium houses of five (5) or more dwelling units may erect one monument sign on the premises to identify only the name of the apartment complex. Said monument sign shall not exceed an area of thirty two (32) square feet. A wall sign may be mounted upon an ornamental masonry wall, and shall not exceed the same area as the monument sign. (Ord. 2008-10, 4-15-2008)
- G. Temporary Banner Signs: The following categories of temporary banner signs are allowed:
1. General commercial banners are permitted under the following conditions:
 - a. Promotions, retail sales, and events, etc., may be displayed up to twenty four (24) weeks per calendar year upon receiving a temporary sign permit from the community development department. A temporary sign permit is required for each separate time period used. Minimum time frame is two (2) weeks for each permit period;
 - b. Must be mounted or displayed on the face of the building or retail space, monument sign or freestanding sign associated with the site where the business is located;
 - c. Each business is allowed only one banner per permit at a time;
 - d. The banner cannot exceed thirty two (32) square feet in area; and
 - e. The property owner's signed affidavit shall be required with the sign permit.

2. Community/downtown based activity signs or event banners, for any single purpose or event. In cases where a private property owner wishes to help provide community based advertisement, such as for the downtown village theater, then the owner must follow the provisions of this chapter, and this type of temporary signage is allowed under the following conditions:
 - a. Submittal of a temporary sign permit;
 - b. Banner type signs, no larger than one hundred twenty (120) square feet in area, which announce holidays, shows, and events from the downtown village zoning district, and other public interest events, including those sponsored by nonprofit organizations;
 - c. May not be displayed for more than thirty (30) days; however, the community development director may approve these signs for longer terms subject to review on a ninety (90) day basis;
 - d. May be located or displayed on the face of a municipal building with city approval. The sign applicant may locate these signs on private property, with the consent of the property owner, as long as all other provisions under this chapter are met;
 - e. No more than one sign per event, identity or function, per location;
 - f. Sign must be placed in such a way as to not block the view of permanent streetscapes, such as planter beds, markers, etc.;
 - g. No such sign shall be attached or adjacent to a city marker or monument.
 3. Bankruptcy or going out of business promotions banner signs may be displayed for ninety (90) consecutive days. Each business may only have one such display per business license.
 4. Public and nonprofit schools chartered by Utah state may display off premises banner or rigid type signs on fences within the school property which do not front on a public street. Off premises advertising signs on fences that front on a public street may be permitted with the following restrictions:
 - a. Signs may cover no more than ten percent (10%) of the fence surface that fronts a public street.
 - b. The sign size may not exceed eighteen (18) square feet in area.
 - c. Signs must be spaced at least six feet (6') apart and may not be stacked on top of each other.
 - d. Signs must be kept in good condition.
 - e. Signs must be attached to fences in a manner that is designed to be temporary and provide for removal without damage to fence or other property.
 - f. Signs may not advertise for any alcohol, tobacco, or sexually oriented business.
 - g. Signs may not be displayed on or near gates and fence openings.
 - h. Signs may not be displayed within clear vision areas, as defined in section 10-15-10 of this title. (Ord. 2013-27, 8-20-2013)
- H. Directional Garage/Yard Sale And Open House: Signs for directing persons to a subject property. The sign may not exceed four (4) square feet in area, and may be placed at the entrance of the subdivision in which the advertised property is located at the nearest cross street, and one other location. Each property owner shall be limited to ten (10) directional

open house or garage sale signs per lot or parcel that lead to the property advertised. Applicants must submit a temporary sign permit with permission from the property owners, for where the signs are located. "Garage Sale"/"Yard Sale" signs are allowed for a period not exceeding five (5) consecutive days or a total of fifteen (15) days per calendar year. "Open House" signs are to be removed after three (3) days (see figure 6 of this section for example of placement). (Ord. 2008-17, 7-15-2008)

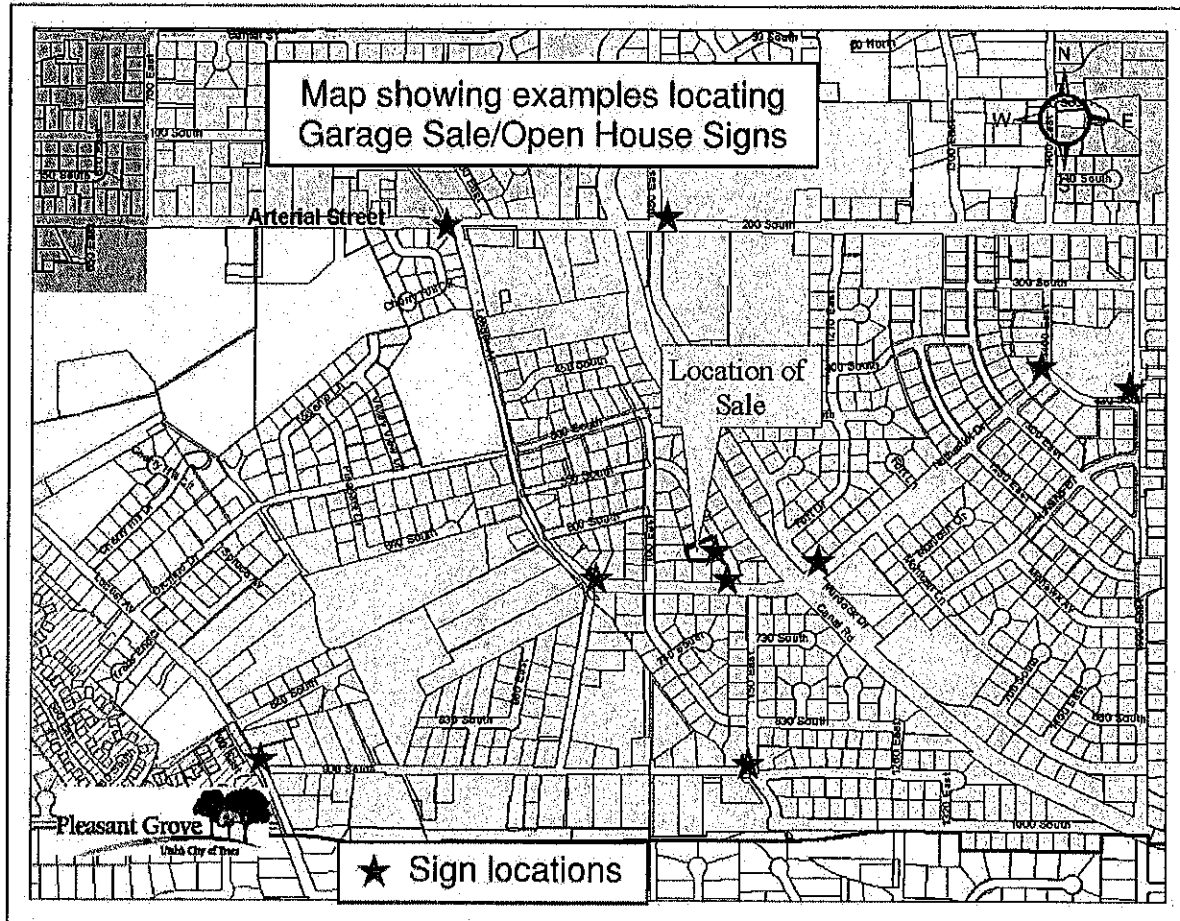


Figure 6 - Location of Garage Sale Signs

- I. Directional Property Sale: The sign may not exceed four (4) square feet in area, and may be placed at the entrance of the subdivision in which the advertised property is located at the nearest cross street, and one other location. Each property owner shall be limited to three (3) directional signs per lot or parcel that lead to the property advertised for the sale advertised. Applicants must submit a temporary sign permit with permission from the property owners, for where the signs are located. These signs may remain for sixty (60) days. Within three (3) days of expiration, the applicant must seek an extension from the community development director or submit for new approval. If neither is done, then the signs may be removed by the city.

- J. Menu Boards: Freestanding, monument or wall mounted menu boards are permitted at drive-through establishments, provided that the signs do not exceed forty (40) square feet in area and no more than eight feet (8') in height, and are placed a minimum fifteen feet (15') from all property lines. All freestanding or monument menu boards are to be placed between the drive-through lane and the building, and a maximum of two (2) signs are permitted per drive-through lane.
- K. Gasoline Price Signs: These signs may only be used in conjunction with an approved monument or freestanding sign, and shall be included in the total allowed area calculated for the sign.
- L. Changeable Signs: May be installed as part of an approved monument or freestanding sign in only the commercial, office, and industrial zones. The changeable area shall not exceed fifty percent (50%) of the total sign area, except for theater and event hall signs, as regulated in this chapter. (Ord. 2008-10, 4-15-2008)
- M. Movable (A-Frame) Signs: Movable (A-frame) signs are permitted in all commercial zones, except for the grove district, for additional visibility; however these signs shall not obstruct the public right of way. At least six feet (6') of sidewalk width must be clear for the public. These signs shall be subject to the following design restrictions:
 - 1. Height: A-frame signs shall not exceed four feet (4') in height;
 - 2. Area: Signs shall not exceed twelve (12) square feet in area on one side;
 - 3. Number/Limit: One sign per business is allowed per street front within the public right-of-way. If the signs are located on private property, then the limit is the same; however, there must be a separation of six feet (6') between signs. In all cases advertisements must be for a business on the property for which the sign is located or the sign must stand in front of the retail/office space if located on a sidewalk;
 - 4. Design: Signs are to be durable and long lasting. They are to be composed of vinyl/plastic or molded to give a carved wood appearance. Construction is not to be haphazard, but have a professional appearance. Painted plywood and paper signs shall be prohibited. (Ord. 2010-20, 12-7-2010)
- N. Seasonal Business Temporary Signs And Banners: Signs or banners directing persons to seasonal businesses. Each seasonal business shall be limited to five (5) advertising/directional signs or banners. The sign or banner may not exceed twelve (12) square feet in area and may be placed in commercial zones only. Applicants must submit an application for a temporary sign permit and written consent from the property owners where the signs or banners are proposed to be located. Signs or banners are allowed for a period not exceeding fourteen (14) consecutive days or a total of sixty (60) days per year. Signs or banners are to be removed three (3) days after the end of the event. A temporary sign permit is required for each separate time period used. Refer to subsection M4 of this section for design and construction requirements. (Ord. 2014-19, 5-20-2014)

10-19-8: INTERPRETATION:

The sign regulations contained herein are declared to be the maximum allowable for the purposes set forth. If the Community Development Director determines that an application needs further review, he may request Planning Commission review of the proposal. Where

other ordinances are in conflict with this chapter, the most restrictive ordinance shall apply. Any sign not expressly allowed by this chapter is prohibited. (Ord. 2008-10, 4-15-2008)

10-19-9: FREESTANDING SIGNS:

All freestanding sign applications are to follow the criteria below:

10-19-9-1: MONUMENT SIGNS

Monument signs shall be permitted in all zones. Monument signs in residential and agricultural zones may only be installed in conjunction with an approved subdivision development, agricultural business, church, school, and an institutional or recreational facility. All monument sign applications are to follow the criteria below, unless otherwise stated in this chapter: (Ord. 2010-20, 12-7-2010)

A. Area And Height: The maximum allowable size and height shall be as follows:

~~Subject Area~~ Area of lot where sign is located or Unified Commercial Development (Acres)	Sign Area (Square Feet)	Sign Height (Feet)
Less than 10	32	4
10 to 20	48	6
Greater than 20	64	8

1. Height Exception: A monument sign falling under the category of less than ten (10) acres may elevate the height of the sign by no more than two feet (2') with the construction of a base or landscaped berm. For all other categories of monument signs, a decorative base or raised finished grade will be included in the calculation of the monument's height.
- B. Density: Only one monument sign shall be permitted for each project area, lot, parcel, frontage or project pad.
- C. Separation: A minimum separation of one hundred feet (100') shall be maintained between monument signs. If a proposed monument sign is to be located along the same frontage as an existing or proposed pole or pylon sign, then the monument sign must have a minimum separation of fifty feet (50') from the pole or pylon sign.
- D. Location: All monument signs must be located along a designated city right-of-way or private street at a minimum distance of five feet (5') from any property line adjacent to a public right-of-way or private street. No sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty-five feet (25') from the intersections of the projecting property lines; or as determined by the City Engineer in compliance with AASHTO's standards.
- E. Design: All monument signs shall be designed to be consistent with the project and design theme of the area the project is located. The base must be composed of the same masonry material as is used for the building for which the sign identifies.

- F. Construction: All monument signs shall be constructed of low maintenance materials, and shall be placed in a landscaped area. All wiring and construction support components shall be concealed. (Ord. 2008-17, 7-15-2008)
- G. Illumination: Monument signs may be internally or externally lit in commercial-retail, commercial-mixed, and industrial zones. Monument signs in residential, agricultural, or professional office zones may only be lit with concealed lighting. (Ord. 2010-20, 12-7-2010)
- H. Regulated Area: Refer to figure 7 of this section for an illustration of how area, height, and clearance are determined.

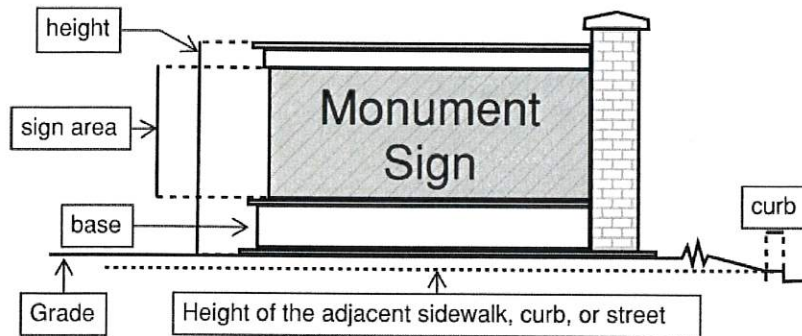


Figure 7 - Monument Sign

- I. City Markers: Monuments or city markers, such as city entry signs, historical markers, etc., shall be subject to the construction standards adopted by resolution through the city council. (Ord. 2008-17, 7-15-2008)

10-19-9-2: POLE SIGNS

~~Freestanding Pole~~ signs shall be permitted in all commercial zones associated with retail uses. ~~Freestanding Pole~~ signs may be permitted in the Downtown Village Zone associated with civic buildings and uses only, and may be permitted in residential zones for school sites only. ~~All freestanding sign applications are to follow the criteria below: (Ord. 2010-20, 12-7-2010)~~

- A. Area And Height: The areas are based on the acreage of the parcel or site being developed. The maximum allowable size and height shall be as follows:

~~Subject Area~~ Area of lot where sign is located or Unified Commercial Development (Acres)	Sign Area (Square Feet)	Sign Height (Feet)
Less than 5	200	35
5 to 10	250	35
11 to 20	300	35
Greater than 20	350	35

1. Applicants seeking the approval of a pole sign on private property ~~along I-15 freeway within one hundred fifty feet (150') from the edge of a controlled highway right-of-~~

way, shall meet the following criteria: **within a Unified Commercial Development shall meet the following criteria:**

- a. The sign must only contain advertisement for multiple tenants within the same Unified Commercial Development; and
 - b. ~~The sign cannot significantly block or impair the vision of buildings, aesthetic or artistic features, or other future signage of the same type (a greater separation may be required); and~~
 - c. All electronic message signs shall come equipped with automatic dimming technology which shall automatically adjust the sign's brightness in direct correlation with the natural ambient light conditions at all times. No electronic message sign shall exceed a brightness of more than three-tenths (0.3) foot candle above the ambient light as measured using a foot candle (lux) meter. (Ord. 2017-41, 10-17-2017)
- B. The sign cannot significantly block or impair the vision of buildings, aesthetic or artistic features, or other future signage of the same type (a greater separation may be required).**
- C. B. C-N Zone: Freestanding pole** signs in the Commercial Neighborhood (C-N) Zone must remain a minimum distance of one hundred feet (100') away from the nearest residential property line, or the distance equal to the overall height of the sign, whichever is greater. (Ord. 2008-17, 7-15-2008)
- D. C. Density: Only one freestanding sign shall be permitted for every one hundred fifty feet (150') of public or private frontage.**
1. **For a commercial property not associated with a Unified Commercial Development, only one pole sign shall be permitted per lot and must only advertise for businesses on the premises.**
 2. **Only one pole sign shall be permitted for a Unified Commercial Development that is less than 11 acres in size. For a Unified Commercial Development area greater than 11 acres, one sign shall be permitted for every 11 acres within the boundaries of the Unified Commercial Development.**
- E. D. Separation: A minimum separation of one hundred fifty feet (150') three hundred feet (300') shall be maintained between pole or pylon freestanding signs along a public right-of-way, and two hundred feet (200') along a private right-of-way. If a proposed pole or pylon freestanding sign is to be located along the same frontage as an existing or proposed monument sign, then the pole or pylon freestanding sign must have a minimum separation of fifty feet (50') from the monument. (Ord. 2010-20, 12-7-2010)**
- F. E. Location: All pole freestanding signs must be located along a designated City right-of-way or private street, at a minimum distance of five feet (5') from all the property lines adjacent to a public right-of-way, private street, and from property lines abutting a residential zone. In cases where the subject property abuts the interstate right-of-way, a freestanding sign may be located facing the interstate corridor, as long as the sign structure does not project or encroach within the required forty foot (40') interstate buffer. No sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty five feet (25') from the intersections of the projecting property lines; or as**

determined by the City Engineer in compliance with AASHTO's standards. (~~Ord. 2008-17, 7-15-2008~~)

- G. F. Design: All freestanding signs shall be designed to be consistent with the project and design theme of the area the project is located. The supports of the sign are to be composed of the same masonry material as the building(s) for which the sign identifies. ~~For the Grove, the name of design theme district is to be included on each sign where possible, for branding and to create a sense of place, and the sign supports are to be composed of one or two (2) of the designated materials of the design theme district for which the signs are located (see figure 7 of this section).~~ (~~Ord. 2010-20, 12-7-2010~~)
- H. G. Construction: All freestanding signs shall be constructed of low maintenance materials, and shall be placed in a landscaped area. All wiring and similar components shall be concealed.
- I. H. Illumination: All freestanding pole signs shall be internally lit. Exterior base uplighting may be used to enhance the freestanding structure.
- J. I. Clearance: The minimum clearance for freestanding pole signs shall be ten feet (10') from the ground level of the adjacent sidewalk, curb or street to the lower edge of the sign cabinet.
- K. J. Regulated Areas: Refer to figures 8 and 9 of this section for an illustration of how area, height, and clearance are determined.

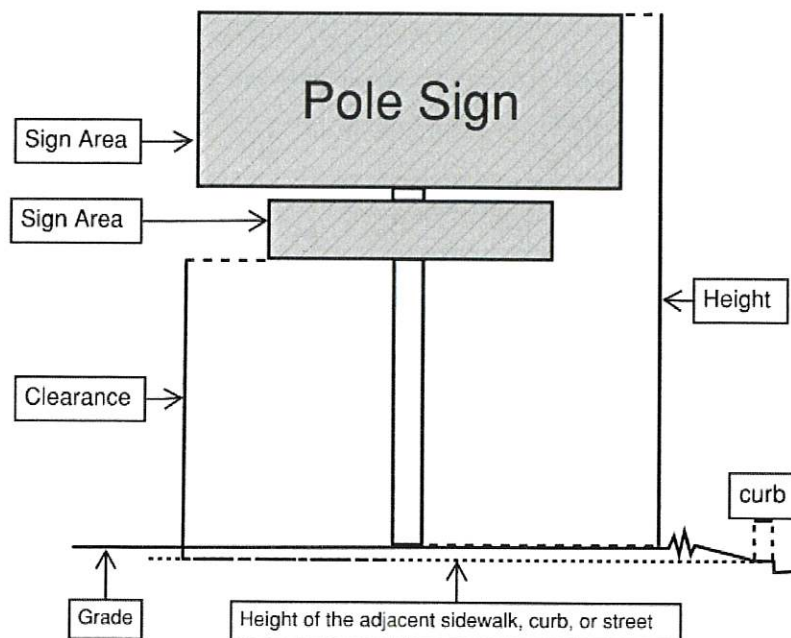


Figure 8 - Pole Sign

- L. K. Height Exception: A greater overall height may be approved by the community development director, as long as all other provisions of this chapter are met, and the sign height does not exceed fifty feet (50').
- M. L. Schools: For all public, private, and charter schools, located in a residential zone, the overall sign area may not exceed one hundred fifty (150) square feet, and the total height,

from finished grade, cannot exceed twenty five feet (25'). Schools shall not be permitted to use flashing, or any animation type of displays for the sign area. Electronic message boards shall be permitted, as long as they meet the requirements of this chapter. (Ord. 2008-17, 7-15-2008)

10-19-9-3: PYLON SIGNS

Pylon signs shall be permitted in the Commercial Sales and Interchange Subdistricts of The Grove Zone.

A. Area, Height and Number of signs: The areas are based on the acreage of the parcel or site being developed. The maximum allowable size and height shall be as follows:

Area of lot where sign is located or Unified Commercial Development (Acres)	Sign Area (Square Feet)	Sign Height (Feet)
Less than 5	200	35
5 to 10	250	35
11 to 20	300	35
Greater than 20	350	35

1. Applicants seeking the approval of a sign on private property within a Unified Commercial Development shall meet the following criteria:
 - a. The sign must only contain advertisement for multiple tenants within the same Unified Commercial Development as defined in Section 10-19-4-1; and
 - b. All electronic message signs shall come equipped with automatic dimming technology which shall automatically adjust the sign's brightness in direct correlation with the natural ambient light conditions at all times. No electronic message sign shall exceed a brightness of more than three-tenths (0.3) foot candle above the ambient light as measured using a foot candle (lux) meter.
- B. The sign cannot significantly block or impair the vision of buildings, aesthetic or artistic features, or other future signage of the same type (a greater separation may be required)
- C. C-N Zone: Pylon signs in the Commercial Neighborhood (C-N) Zone must remain a minimum distance of one hundred feet (100') away from the nearest residential property line, or the distance equal to the overall height of the sign, whichever is greater.
- D. Density:
 1. For a commercial property not associated with a Unified Commercial Development, only one pylon sign shall be permitted per lot and must only advertise for businesses on the premises.
 2. Only one pole sign shall be permitted for a Unified Commercial Development that is less than 11 acres in size. For a Unified Commercial Development area greater than 11 acres, one sign shall be permitted for every 11 acres within the boundaries of the Unified Commercial Development.

- E. Separation: A minimum separation of three hundred feet (300') shall be maintained between pole or pylon signs along a public right-of-way, and two hundred feet (200') along a private right-of-way. If a proposed pole or pylon sign is to be located along the same frontage as an existing or proposed monument sign, then the pole or pylon sign must have a minimum separation of fifty feet (50') from the monument.
- F. Location: All pylon signs must be located along a designated City right-of-way or private street, at a minimum distance of five feet (5') from all property lines adjacent to a public right-of-way, private street, and from property lines abutting a residential zone. In cases where the subject property abuts the interstate right-of-way, a freestanding sign may be located facing the interstate corridor, as long as the sign structure does not project or encroach within the required forty-foot (40') interstate buffer. No sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty-five feet (25') from the intersections of the projecting property lines; or as determined by the City Engineer in compliance with AASHTO's standards.
- G. Design: All freestanding signs shall be designed to be consistent with the project and design theme of the area the project is located.
- H. Construction: All freestanding signs shall be constructed of low maintenance materials, and shall be placed in a landscaped area. All wiring and similar components shall be concealed.
- I. Illumination: All pylon signs shall be internally lit. Exterior base uplighting may be used to enhance the freestanding structure.
- J. Clearance: The minimum clearance for pylon signs shall be four feet (4') from the ground level of the adjacent sidewalk, curb or street to the lower edge of the sign cabinet.

- K. Regulated Areas: Refer to figure 9 of this section for an illustration of how area, height, and clearance are determined.

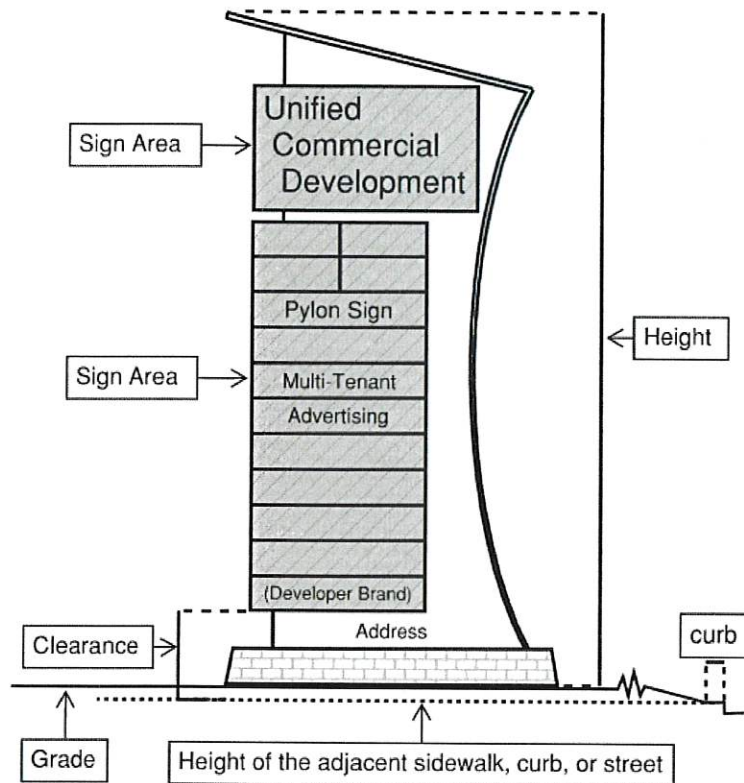


Figure 9 - Pylon Sign

- L. Height Exception: A greater overall height may be approved by the community development director, as long as all other provisions of this chapter are met, and the sign height does not exceed fifty feet (50').
- M. Schools: For all public, private, and charter schools, located in a residential zone, the overall sign area may not exceed one hundred fifty (150) square feet, and the total height, from finished grade, cannot exceed twenty-five feet (25'). Schools shall not be permitted to use flashing, or any animation type of displays for the sign area. Electronic message boards shall be permitted, as long as they meet the requirements of this chapter.

10-19-9-4: BILLBOARD SIGNS

Billboard signs shall only be permitted within one hundred fifty feet (150') of the Freeway/I-15.

- A. Area: The maximum allowable sign area for billboards shall be one thousand two hundred (1200) square feet.
- B. Height: The maximum allowable height for billboards shall be eighty-five feet (85') from the ground to the top of the sign.
- C. Applicants seeking the approval of a sign on private property along I-15 freeway within one hundred fifty feet (150') from the edge of a controlled highway right-of-way, shall meet the following criteria:

1. The sign cannot significantly block or impair the vision of buildings, aesthetic or artistic features, or other future signage of the same type (a greater separation may be required); and
 2. All electronic message signs shall come equipped with automatic dimming technology which shall automatically adjust the sign's brightness in direct correlation with the natural ambient light conditions at all times. No electronic message sign shall exceed a brightness of more than three-tenths (0.3) foot candle above the ambient light as measured using a foot candle (lux) meter.
- D. Density: Only one billboard sign shall be permitted for every one thousand five hundred linear feet (1500') of private or public property within one hundred fifty feet (150') of the Freeway/I-15.
- E. Separation: A minimum separation of one hundred fifty feet (150') shall be maintained between billboard signs and monument, pole, or pylon signs.
- F. Location: All billboard signs must be within 150 feet of the Freeway/I-15 measured perpendicular from the right of way freeway boundary maintaining a minimum distance of fifty (50') from property lines abutting a residential zone. A billboard sign may be located facing the interstate corridor, as long as the sign structure does not project or encroach within the required forty-foot (40') interstate buffer. No sign shall be erected at any intersection improved for vehicular traffic within a triangular area formed by the property lines and their projections and a line connecting them at points twenty-five feet (25') from the intersections of the projecting property lines; or as determined by the City Engineer in compliance with AASHTO's standards.
- G. Design: All freestanding signs shall be designed to be consistent with the project and design theme of the area the project is located.
- H. Construction: All freestanding signs shall be constructed of low maintenance materials, and shall be placed in a landscaped area. All wiring and similar components shall be concealed.
- I. Illumination: All billboard signs shall be internally lit. Exterior base uplighting may be used to enhance the freestanding structure.
- J. Clearance: The minimum clearance for billboard signs shall be ten feet (10') from the ground level of the adjacent sidewalk, curb or street to the lower edge of the sign cabinet.
- K. Regulated Areas: Refer to figure 10 of this section for an illustration of how area, height, and clearance are determined.

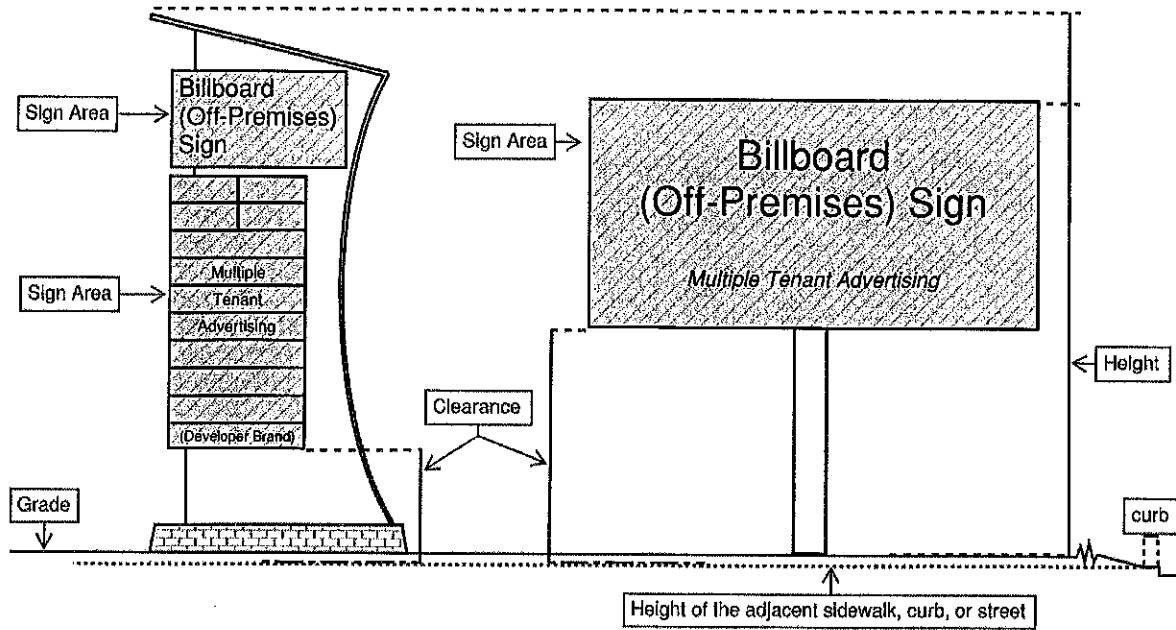


Figure 10 - Billboard Signs

10-19-10: MONUMENT SIGNS:

Monument signs shall be permitted in all zones. Monument signs in residential and agricultural zones may only be installed in conjunction with an approved subdivision development, agricultural business, church, school, and an institutional or recreational facility. All monument sign applications are to follow the criteria below, unless otherwise stated in this chapter: (Ord. 2010-20, 12-7-2010)

— A. Area And Height: The maximum allowable size and height shall be as follows:

Subject Area (Acres)	Sign Area (Square Feet)	Sign Height (Feet)
-		
Less than 10	32	4
10 to 20	48	6
Greater than 20	64	8

— 1. Height Exception: A monument sign falling under the category of less than ten (10) acres may elevate the height of the sign by no more than two feet (2') with the construction of a base or landscaped berm. For all other categories of monument signs, a decorative base or raised finished grade will be included in the calculation of the monument's height.

— B. Density: Only one monument sign shall be permitted for each project area, lot, parcel, frontage or project pad.

- ~~—C. Separation: A minimum separation of one hundred feet (100') shall be maintained between monument signs. If a proposed monument sign is to be located along the same frontage as an existing or proposed freestanding sign, then the monument sign must have a minimum separation of fifty feet (50') from the freestanding sign.~~
- ~~—D. Location: All monument signs must be located along a designated city right of way or private street at a minimum distance of five feet (5') from the property line, and shall be located as near as possible to the center of the street frontage for those project areas, lots or parcels along street frontage.~~
- ~~—E. Design: All monument signs shall be designed to be consistent with the project and design theme of the area the project is located. The base must be composed of the same masonry material as is used for the building for which the sign identifies (see figure 10 of this section).~~
- ~~—F. Construction: All monument signs shall be constructed of low maintenance materials, and shall be placed in a landscaped area. All wiring and construction support components shall be concealed. (Ord. 2008-17, 7-15-2008)~~
- ~~—G. Illumination: Monument signs may be internally or externally lit in commercial retail, commercial mixed, and industrial zones. Monument signs in residential, agricultural, or professional office zones may only be lit with concealed lighting. (Ord. 2010-20, 12-7-2010)~~
- ~~—H. Regulated Area: Refer to figures 11 and 12 of this section for an illustration of how area, height, and clearance are determined.~~
- ~~—I. City Markers: Monuments or city markers, such as city entry signs, historical markers, etc., shall be subject to the construction standards adopted by resolution through the city council. (Ord. 2008-17, 7-15-2008)~~

10-19-10 10-19-11: WALL SIGNS:

Wall signs shall be permitted in all zones. Wall signs in residential and agricultural zones may only be installed in conjunction with an approved church site, school, institutional or recreational facility. Wall signs shall be placed only on building facades. The city has identified that there are three (3) different commercial areas of the city where the development goals for these areas have an impact on wall signage; therefore, this section shall have three (3) separate subsections defining the criteria for these separate types of wall signs. The three (3) commercial areas are the grove district, State Street district, and the downtown village district. Please refer to the map on file with the city. All wall sign applications are to follow the criteria below, unless otherwise stated in this chapter:

- A. The Grove District: The grove district area for wall signs is identical to the combined grove and BMP zoning districts. The requirements of this subsection shall apply to any property with a grove or BMP zoning designation. The city's objective is to keep the highest standards for every aspect of commercial development in these commercial zoned areas. Wall signs in the grove and BMP zones are to adhere to the following standards:

1. Design: Wall signs shall have individual opaque or translucent (nontransparent) plex faced pan channel letters or raised molded letters no less than a half inch (0.5") thick. Logos may take the form of a flat faced cabinet sign. Wall signs shall be harmonious with other signs and structures to which they are attached. Wall signs may extend from the wall, but no more than eighteen inches (18") from the surface of the wall. Wall signs shall not extend above the roofline, parapet or eaves (see

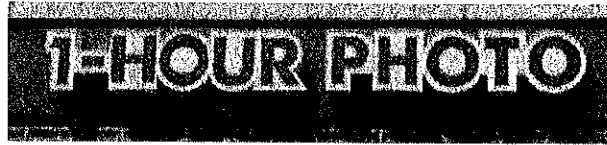


Figure 11 - Wall Sign

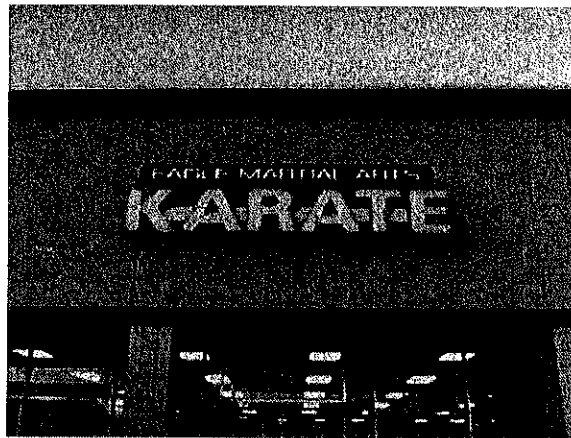


Figure 12 - Wall Sign

figures 13 11 and 14 12 of this section).

- a. A sign cabinet or panel box may be used with the above criteria, only if it is a logo or secondary verbiage to the main company name/title. The area of the cabinet shall be counted towards the maximum allowed area of the wall sign (see figure 15 13 of this section).



Figure 13 - Channel Letters

- b. Residential developments may be identified with wall signs composed of metal, concrete or masonry, not exceeding twenty (20) square feet in area, and may be mounted on a masonry wall at the entrance to a development.

2. Area: Unless otherwise stated in this chapter, the sign area shall not exceed ten percent (10%) of the front building or retail space facade. The maximum allowable area for the sides and rear of a building or retail space facade shall be five percent (5%) of that facade (see figure ~~16~~ 15 of this section).
 3. Construction: Wall signs shall be constructed of low maintenance materials. All wiring, mounting hardware and similar components shall be concealed.
 4. Illumination: Wall signs may be internally or externally lit. Exposed bulbs or neon may only be permitted through the design review board if consistent with the design theme for the area.
- B. State Street District: This district is represented by the C-G, C-S, CS-2, and P-O zones boundaries, unless otherwise stated in this chapter. The State Street district has been created mainly in part to the significant amount of existing commercial business in this district that already use flat faced cabinet signage. The regulations of this section shall also be applied to residential zoned properties that are home to a church, school, institutional or recreational facilities only.
1. Design: Individual channel or raised/molded letter signs are preferred; however, a flat faced cabinet sign may be allowed in this district. All wall signs shall be harmonious with other signs and structures to which they are attached. Wall signs may extend from the wall, but no more than eighteen inches (18") from the surface of the wall. All signs shall not extend above the roofline, parapet or eaves (see figures ~~17~~ 13 and ~~18~~ 14 of this section).

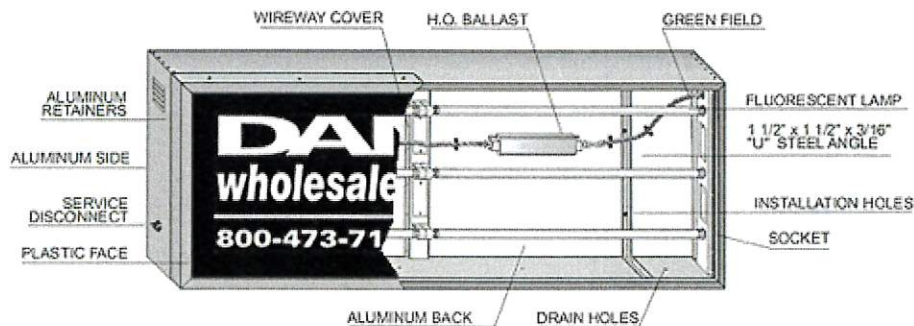
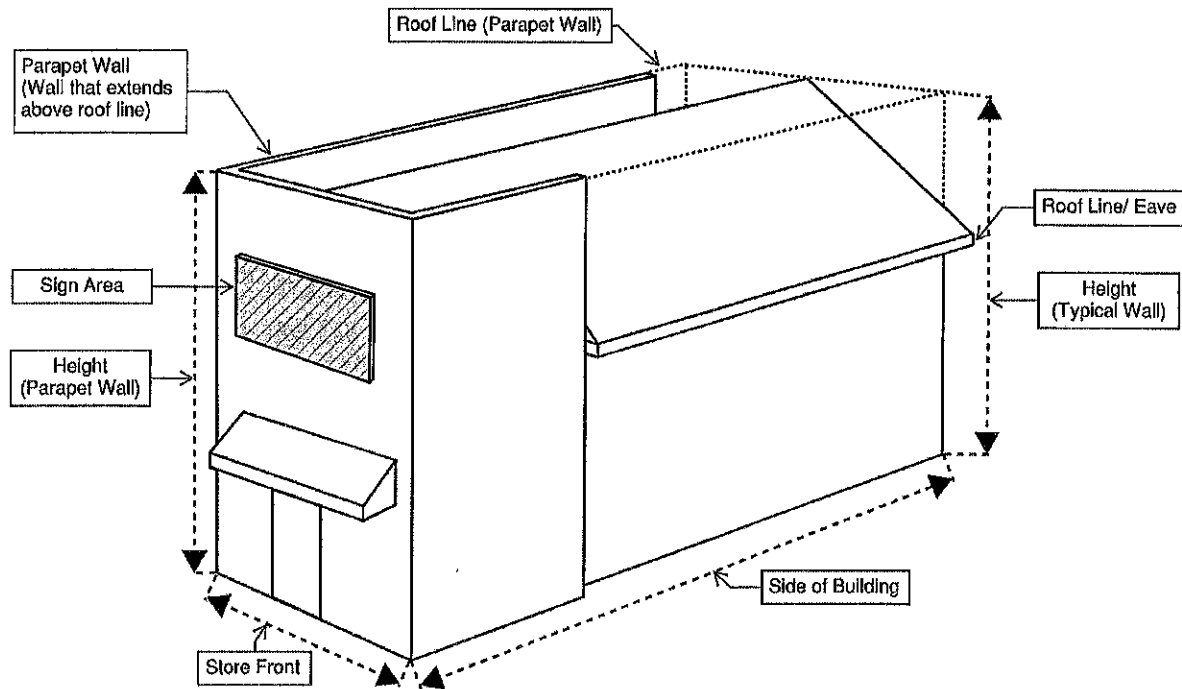


Figure 14 - Sign Cabinet Details

2. Area: Unless otherwise stated in this chapter, the sign area shall not exceed ten percent (10%) of the front building or retail space facade. The maximum allowable area for the sides and rear of a building or retail space facade shall be five percent (5%) of that facade (see figure ~~16~~ 15 of this section).



Area = the store front width (or the length of the side of building) multiplied by the height of the wall.

In the case of multiple commercial units sharing a façade, the store front will be the same width as the corresponding commercial unit on the interior of the building (from wall to wall).

Figure 15 - Wall Sign Placement

- a. In the C-N zone, wall sign areas shall not exceed five percent (5%) of the total facade of the retail space or building facade which faces a property that is residential in use.
3. Construction: Wall signs shall be constructed of low maintenance materials. All wiring, mounting hardware and similar components shall be concealed.
4. Illumination: Unless otherwise stated in this section, wall signs may be internally or externally lit in commercial, mixed commercial and industrial zones. Wall signs in the commercial neighborhood (C-N) zone and residential zones shall only use concealed lighting. Exposed bulbs or neon shall not be permitted unless otherwise stated in this chapter.
- C. Downtown Village District: This district area is identical to the downtown village zone boundaries, which includes all subdistricts. The objective of this district is to match the goals and objectives of the zone and the downtown 2020 action plan. The intent is to preserve the old downtown character while creating new growth, business, and living opportunities in the downtown area, and maintain a consistent image. The city shall require that all signage follows these objectives:
 1. Wall signs during this period is a lost art, so the city requires the use of suspended/projecting, or awning signage as a first priority for businesses seeking

facade advertisement. For these preferred signage options, refer to the subsequent section (section [10-19-12](#) of this chapter) for the specific criteria needed to comply.

2. A molded sign with raised lettering **or a channel letter sign** may be used as a secondary sign once a suspended/projecting or awning sign is installed. If a molded wall sign is to be installed the following regulations are to be met:
 - a. Design: For the molded signs, these signs are to have raised lettering, a minimum one-fourth inch ($\frac{1}{4}$ ") thick, and the sign structure may extend from the wall, but no more than eighteen inches (18") from the surface. All signs shall not extend above the roofline, parapet or eaves.
 - b. Area: Unless otherwise stated in this chapter, the sign area shall not exceed ten percent (10%) of the front building or retail space facade. The maximum allowable area for the sides and rear of a building or retail space facade shall be five percent (5%) of that facade (see figure ~~16~~ **15** of this section).
 - c. Construction: Wall signs shall be constructed of low maintenance materials. All wiring, mounting hardware and similar components shall be concealed.
 - d. Illumination: Unless otherwise stated in this section, these wall signs are to have external lighting in the form of gooseneck lighting fixtures, or other appropriate lighting fixtures that meet the design restrictions for the downtown area. Any lighting must be shielded to prevent glare. Exposed bulbs or neon shall not be permitted unless otherwise stated in this chapter. (Ord. 2010-20, 12-7-2010)

~~10-19-11~~ 10-19-12: SUSPENDED/PROJECTING, MARQUEE AND AWNING SIGNS:

The following signs are allowed only in commercial zones. Suspended/projecting, and awning signs are required in the downtown village zone as the first priority for front facade signage. These sign types are allowed to project from the building facade, upon meeting the conditions listed in this section: (Ord. 2010-20, 12-7-2010)

- A. Suspended/Projecting: Signs shall be installed prior to a flat wall sign or in addition to flat wall signs that meet the criteria set forth in section [10-19-11](#) of this chapter. All applications

for a suspended sign in the downtown village zone shall be subject to the zoning design criteria (see figures 19 16 and 20 17 of this section).

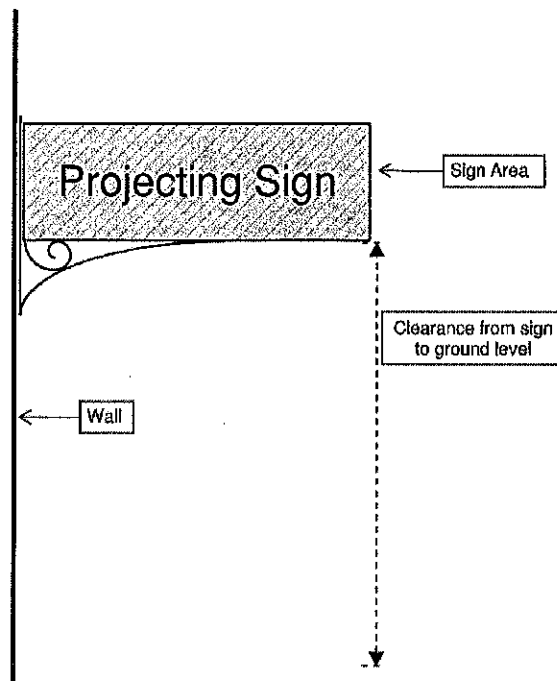


Figure 16 - Projecting Sign

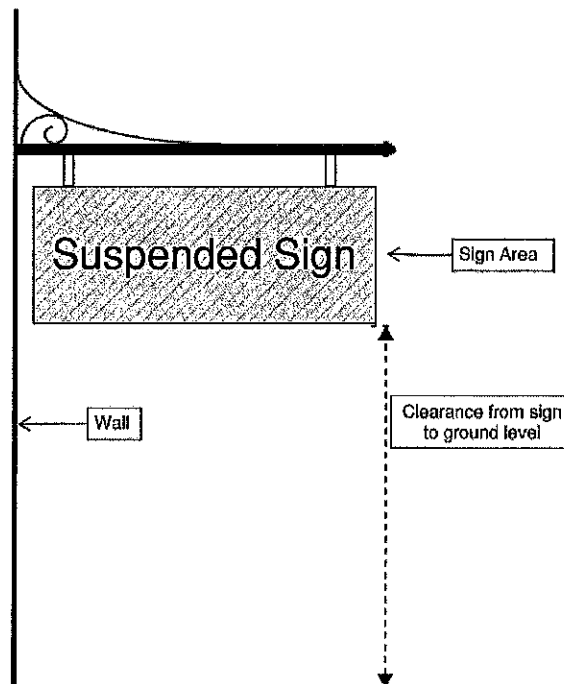


Figure 17 - Suspended Sign

1. Number Allowed: Only one suspended sign shall be allowed per retail facade. This will be limited to street level tenants in multi-story buildings.
 2. Minimum Clearance: Any such sign, projecting into the public way, shall have a minimum clearance of eight feet (8'), and shall not extend more than eight feet (8') from the building facade.
 3. Minimum Separation: Each suspended sign shall have a minimum separation of twenty feet (20').
 4. Maximum Area/Thickness: No such sign shall exceed twenty four (24) square feet in sign area and twelve inches (12") in thickness.
 5. Electronic Message Centers Prohibited: Electronic message centers are not allowed with this type of sign.
 6. Illumination: Only direct downlighting may be used. (Ord. 2017-4, 1-17-2017)
- B. Marquee Signs: This sign type should blend with the building architecture and aesthetics. The design should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the building's exterior (see figure 21 18 of this section).

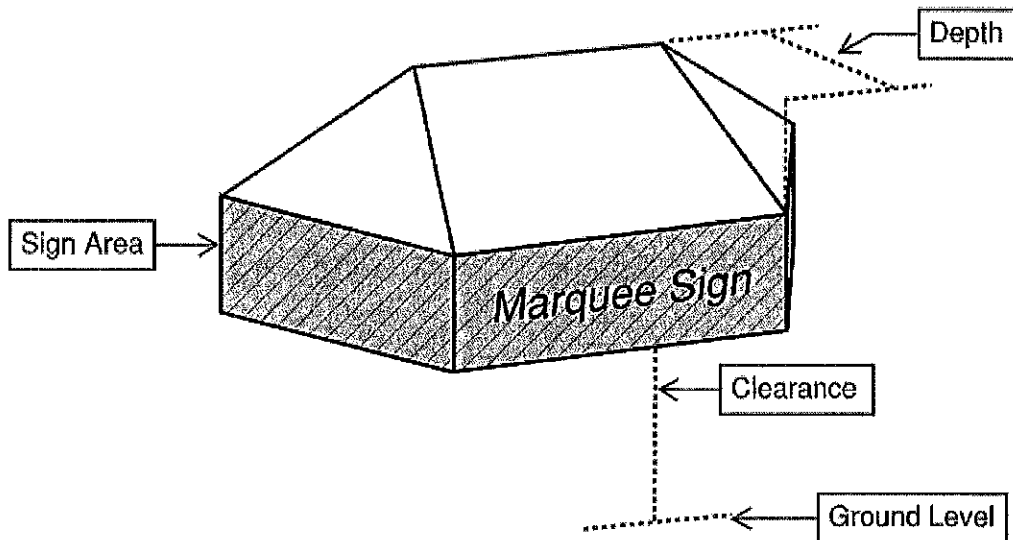


Figure 18 - Marquee Sign

1. Construction: Marquee signs shall be constructed of low maintenance materials. All wiring, mounting hardware and similar components shall be concealed.
2. Illumination: Marquee signs may only be internally lit.
3. Clearance: Any such sign, projecting into the public way, shall have a minimum clearance of ten feet (10'), and shall not extend more than eight feet (8') from the building facade.
4. Number Allowed: Only one sign shall be allowed per facade. This will be limited to street level tenants in multi-story buildings.
5. Electronic Message Centers: Electronic message centers shall be allowed with this type of sign. Applicants proposing more than fifty percent (50%) of the sign area for this purpose must obtain approval from the community development director.

C. Awning: These sign types are backlit fabric signs, permitted in commercial and office zones. All awning sign applications are to follow the criteria below, unless otherwise stated in this chapter:

1. Area: The maximum allowable area of an awning sign shall not exceed ten percent (10%) of the front building facade. Awnings ~~placed on canopies or marquees~~ may not exceed four feet (4') in height, and shall provide a minimum of seven feet (7') clearance from the ground. The area used for copy or design shall not exceed twenty five percent (25%) of the awning. Where flat signs and awning signs are used on the same wall, no more than ten percent (10%) of the wall area may be covered by signs. Awning signs are only allowed on the front facade (see figure 22 19 of this

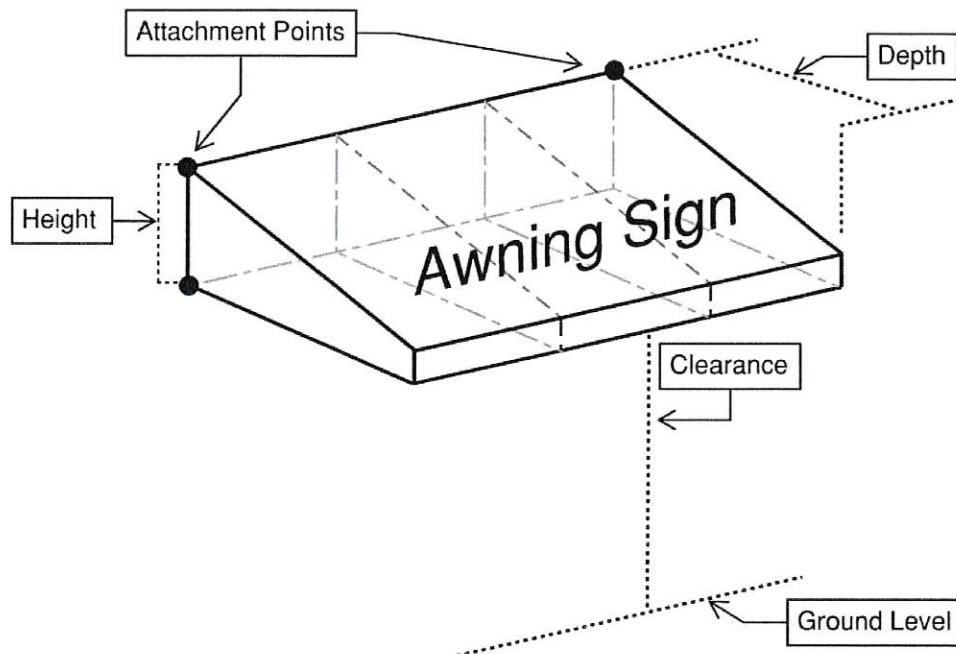


Figure 19 - Awning Sign

- section).
2. Design: Awning signs shall incorporate compatible colors and materials to complement the architecture of the building. A maximum of three (3) colors, including the copy color, may be used on the awning sign.
3. Construction: Awning signs shall be constructed of low maintenance materials. All wiring, mounting hardware and similar components shall be concealed.
4. Illumination: Awning signs may only be internally lit. (Ord. 2010-20, 12-7-2010)

10-19-12 10-19-13: SIGNS PERMITTED IN OTHER ZONES:

For those zoning districts which do not have sign regulations as a part of the zone provisions, and for those which are not readily placed into classifications referred to in preceding sections, the planning commission shall classify said zones as either: residential (R), agricultural (A),

commercial (C), business manufacturing park (BMP), or industrial (M) zones, depending upon the similarity of the characteristics and permitted uses of said zone to those already classified. When such a classification has been made by the planning commission, the sign provisions applying to the respective classification shall apply to said zones. (Ord. 2000-23, 7-18-2000)

10-19-13 ~~10-19-14~~: PROHIBITED SIGNS:

The following signs and others, not specifically allowed or exempted by this chapter, are prohibited:

- A. Animated: Signs with moving parts, flashing or intermittent lighting, except time and temperature signs.
- B. Bench: Signs, public or private.
- C. ~~Billboards: For existing billboard signs, a municipality may only require a termination of such a sign and associated property rights through the following:~~
 - ~~a. Gift by consenting owner;~~
 - ~~b. Purchase allowed by consenting owner;~~
 - ~~c. Agreement with consenting owner;~~
 - ~~d. Exchange between consenting owner; or~~
 - ~~e. Eminent domain (refer to the state code for this type of acquisition).~~
- C. ~~D.~~ Clear vision area: Signs, within or projecting into a clear vision area, with a height between three feet (3') and ten feet (10').
- D. ~~E.~~ Flagpoles: Signs or banner poles in excess of thirty five feet (35') tall.
- E. ~~F.~~ Flashing.
- F. ~~G.~~ Graffiti.
- G. ~~H.~~ Inflated: Signs which are filled with air, and anchored to the ground or structure, except for in the C-G, C-S, and CS-2 zones.
- H. ~~I.~~ Movable or portable: Unless otherwise stated in this chapter, signs not permanently installed in the ground or on pole supports, such as "A-frame", pedestal, portable reader signs, signs that are an appendage or attachment to the vehicle, or similar devices.
- I. ~~J.~~ Obsolete: Abandoned signs or messages, which identify services no longer provided on the premises.
- J. ~~K.~~ Off premises: Except for development, **permitted billboards**, and exempt signs.
- K. ~~L.~~ Poster or painted: Signs that are high maintenance or lack durability.
- L. ~~M.~~ Projecting: Are not allowed unless otherwise stated in this chapter.
- M. ~~N.~~ Promotional: Any device that is not specifically allowed by this chapter. Any such sign may be removed by the city at any time.
- N. ~~O.~~ Public property: Signs found on public property or attached to any public utility pole, sign, bridge or structure, except public necessity or regulatory signs. Any nonpermitted sign may be removed without notice by the city or other agencies owning the public property or infrastructure. In no case shall the failure to remove said signs constitute approval by the city.
- O. ~~P.~~ Roof mounted: Signs shall not extend or project above the roofline, parapet or eaves (see figure ~~23~~ **15** of this section). (Ord. 2010-20, 12-7-2010)
- P. ~~Q.~~ Sculptures: Signs including reproductions of products, actual products, statuary or other objects representing a product, location, service, or entity.

- Q. R. Sexually oriented: Any display, decoration, sign or show window that provides the observation of any material depicting or relating to specified sexual activities or specified anatomical areas.
- R. S. Snipe: Signs, temporary in nature, that are easily attached to pole structures. See examples in section [10-19-16](#) of this chapter.
- S. T. Sound or emissions: No sign shall be designated for the purpose of emitting sound, smoke or steam.
- T. U. Statuary: Signs bearing the likeness or suggestion of any product or logo.
- U. V. Wind: Except devices limited to grand openings only. See examples in section [10-19-16](#) of this chapter. (Ord. 2008-10, 4-15-2008)

10-19-14 ~~10-19-15~~: NONCONFORMING SIGNS:

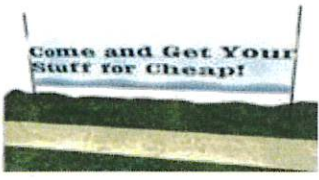
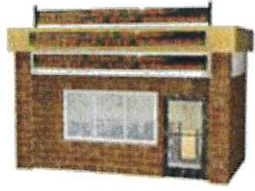
- A. On Premises Signs: All on premises or appurtenant signs which have been made nonconforming by the adoption of provisions contained within this chapter shall be subject to the following regulations:
 1. Unsafe Signs: Any sign or portion thereof declared unsafe by a proper public authority must be restored to a safe condition or removed within thirty (30) days of mailing or otherwise given notice of the unsafe condition.
 2. Alterations: A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless said sign is changed so as to conform to all provisions of this chapter. "Alterations" shall not be interpreted to include changing the text or copy on off premises advertising signs, theater signs, outdoor bulletins or other similar signs which are designed to accommodate changeable copy.
 3. Restoration: Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, act of a public enemy, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed. (Ord. 2010-20, 12-7-2010)
- B. Off Premises Signs: All off premises signs which are made nonconforming uses by the provisions of this chapter shall be subject to the following:
 1. Unsafe Signs: Any sign or portion thereof found or declared unsafe in a manner provided by law, which may be repaired without violating subsection B2 of this section, must be restored to a safe condition within thirty (30) days after the owner is given notice of the unsafe condition. Any sign not repaired as required and permitted by this subsection is unlawfully maintained and subject to the provisions of subsection 10-19-18A of this chapter.
 2. Alterations: All off premises signs and their supporting structures shall be kept in good appearance and condition with normal maintenance and repair (example: painting), but it shall be unlawful to reconstruct, raise, move, place, extend or enlarge such signs or the structure supporting such signs. Any sign or sign structure altered contrary to the provisions of this subsection is unlawfully maintained and subject to the provisions of subsection 10-19-18A of this chapter.
 3. Deterioration And Abandonment: A nonconforming off premises sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the grounds that the nonconforming use has been

abandoned, the nonconforming use has substantially changed or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to immediate revocation of its permit and removal pursuant to the provisions of subsection 10-19-18A of this chapter.

4. Termination Of Nonconforming Signs: Except where preempted by federal law, a sign permit for an existing off premises nonconforming sign shall terminate and the sign shall be removed pursuant to the provisions of subsection 10-19-18A of this chapter on the date the owner of the sign has been able to recover or amortize the fair market value of the sign pursuant to state law. Using relevant information, including, but not limited to, information provided by the sign owner in the sign permit application, relevant aesthetic and traffic engineering information, and amortization periods used by other jurisdictions, the administration may establish an amortization period and condemnation value for each nonconforming sign that balances the harm to the owner against the public good without imposing an undue burden upon the owner. The amortization value may not be less than the condemnation value, but no more, and shall take into consideration the cost of operation to the owner over the amortization period. A sign maintained after expiration of the related permit, as described in this subsection, is unlawfully maintained and subject to revocation of its permit and removal pursuant to the provisions of subsection 10-19-18A of this chapter. (Ord. 2008-10, 4-15-2008)

10-19-15 10-19-16: TEMPORARY SIGN TYPES:

- A. Temporary Sign Examples: The following are illustrations of typical sign types that are allowed on a temporary basis, or otherwise restricted by this chapter: (Ord. 2008-10, 4-15-2008)

Portable Signs			
Real Estate Signs			
Wind Signs			
Snipe Signs			
Automotive Goods			
Banners			
Inflatable			
Mobile Signs			

10-19-16 ~~10-19-17~~: DOWNTOWN VILLAGE SIGNS:

- A. The downtown village zone has certain design standards (see sections [10-19-11](#) and [10-19-12](#) of this chapter) that require the recommendation of the downtown advisory board, or in their absence the design review board, prior to permit approval. (Ord. 2017-4, 1-17-2017)

10-19-17 ~~10-19-18~~: VIOLATIONS:

- A. Violations: It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter, the community development director may do the following:
1. Order the defect corrected within a fixed period of time, not exceeding thirty (30) days, if correction of the defect will bring the subject sign into compliance with the provisions of this chapter; but
 2. If correction of the defect will result in a violation of the provisions of this chapter, order that the subject sign be removed by and at the expense of the owner of the sign, within a fixed period of time not exceeding thirty (30) days.
 3. If the owner of the sign fails or refuses to remove the subject sign at the order of the community development director, a citation may be issued and additional fees may be assessed, or the city may remove the sign at any time after the owner thereof exhausts his or her administrative remedies in relation thereto, unless otherwise ordered by a court of law. Removal by the city shall be at the expense of the owner, and the city may obtain judgment against the owner in an amount equal thereto, together with reasonable attorney fees and costs. (Ord. 2008-10, 4-15-2008)

10-19-18 ~~10-19-19~~: APPEALS:

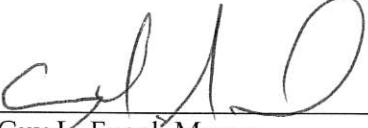
If an applicant is aggrieved by a decision of the community development department staff concerning the interpretation of the provisions of this chapter for new applications, the applicant may appeal the decision to the community development director. If the applicant continues to be aggrieved by the decision of the community development director, then the applicant may file an appeal with the city council within ten (10) days of the director's decision. The following additional provisions are to be followed:

- A. For signs that are nonconforming, if the owner of the sign contests the order of the community development director, the remedy shall be an appeal to the appeal authority, which appeal shall be taken in the time and manner otherwise provided in title 2, chapter 4 of this code for appeals to the appeal authority. (Ord. 2008-10, 4-15-2008)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 17th day of October, 2023.


Guy L. Fugal, Mayor

ATTEST:


Kathy T. Kresser, MMC
City Recorder



Motion: Council Member JENSEN
Second: Council Member BULLOCK

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	<u>X</u>	_____	_____	_____
Brent Bullock	<u>X</u>	_____	_____	_____
Eric Jensen	<u>X</u>	_____	_____	_____
Cyd LeMone	<u>X</u>	_____	_____	<u>/</u>
Todd Williams	_____	_____	_____	<u>X</u>

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that a summary of the foregoing Ordinance No. 2023-24 was posted on the State (<http://pmn.utah.gov>) website on this 8th day of Nov, 2023.

Dated this 8th day of Nov, 2023.


Kathy T. Kresser, MMC, City Recorder

City Council Staff Report

November 7, 2023

Item 9A

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend City Code Chapter 19: Signs and Outdoor Advertising.

APPLICANT City of Pleasant Grove

ZONE City Wide

STAFF RECOMMENDATION Approve the proposed amendment to the City Code.

ATTACHMENTS Images

4

Background

In June 2023, St. John's Properties submitted two applications for "pylon" signs to be constructed at two locations in The Grove Zone. Staff reviewed the proposed signs and classified them as monument signs, according to the current definitions in the zoning ordinances. As proposed, the signs extended above what was permitted for monument signs. St. John's Properties then appealed to staff that the proposed "pylon" signs should be classified as freestanding signs and that similar signs had been approved in the past along Pleasant Grove Boulevard. (See page 6-7.)

On August 21, St. John's Properties submitted a code text amendment application to amend the clearance requirement for freestanding signs. Staff and St. John's Properties then discussed staff's recommendation of denial to remove the clearance requirement, and St. John's withdrew their application. Since then, St. John's has continued to meet with Staff to discuss alternatives to their proposed code text amendment.

Analysis

As the sign ordinances have been analyzed, several new sections have been created or updated. The largest changes refer to a section created to define a "Unified Commercial Development" and amending the "Freestanding Signs" to include monument and pole signs, as well as a new type of sign called "pylon signs".

A Unified Commercial Development refers to a geographical area where contiguous properties may adopt a common development name and provide off-premises signage for businesses within that same development without relying on a billboard sign, which is only permitted within 150 feet of the Interstate. As stated in the new proposed ordinance: "The purpose of a Unified Commercial Development sign is to provide adequate advertisement for businesses that are developed as part of a master plan under a common development name. In so doing, off-premises advertisement may be

provided for businesses located within the boundaries of a Unified Commercial Development; it is not the purpose of a Unified Commercial Development sign to provide off-premise advertisement simply for businesses located in other areas outside of the Unified Commercial Development boundaries.”

Particular consideration was directed toward the clearance requirement of pylon signs, and the density and separation requirements of signs constructed as a part of a Unified Commercial Development. While pole signs and billboards have a clearance requirement of 10 feet from the height of the adjacent sidewalk, curb, or street, pylon signs have a clearance requirement of 4 feet.

This distinction between the 4-foot clearance of pylon signs versus the 0-foot clearance of monument signs is significant because monument signs are intended for ground-level advertising. Maintaining the 4-foot clearance requirement rather than placing a limit to the minimum size of pylon signs allows for more flexibility in the construction of signs while still maintaining a distinction between monument and pylon signs.

For the density requirements for signs within a Unified Commercial Development, Staff recommends that at least one sign is permitted for every Unified Commercial Development that is from 0 to 11 acres, and an additional sign may be permitted for every 11 acres after. This allows larger developments promote advertisement for businesses that are farther away (but still located within the boundaries of the Unified Commercial Development area) without violating on the off-premises sign requirements, which would otherwise prohibit such signage.

The remaining changes to the sign ordinances, including new figures, are to provide clarity, define terms, and allow for additional flexibility when creating signs.

Recommendation from Staff

Staff recommends approval to amend Section 10-19: Signs and Outdoor Advertising, as proposed by staff.

Recommendation from City Council

Pleasant Grove City Planning Commission took the following action on the described application at their meeting on October 26, 2023.

2. Public Hearing: Code Text Amendment – Section 10-19: Signs and Outdoor Advertising (City Wide) Public Hearing to consider a request from Pleasant Grove City to amend City Code Section 10- 19: Signs and Outdoor Advertising. The applicant is proposing to make changes to the sign ordinances to permit two new signs in The Grove Zone.

RECOMMEND APPROVAL

Motion: At the Public Hearing, Commissioner Martineau moved the Planning Commission forward a recommendation of approval to the City Council for the request of Pleasant Grove City for the proposed amendments to City Code Chapter 19: Signs and Outdoor Advertising; and adopting the exhibits, conditions, and findings of the staff report, semantic corrections as identified in the discussion that 10-19-4-1A is reviewed with Staff, the City Attorney and the Previous Applicant.

Commissioner Redding seconded the motion. The Commissioners unanimously voted "Aye". The motion carried.

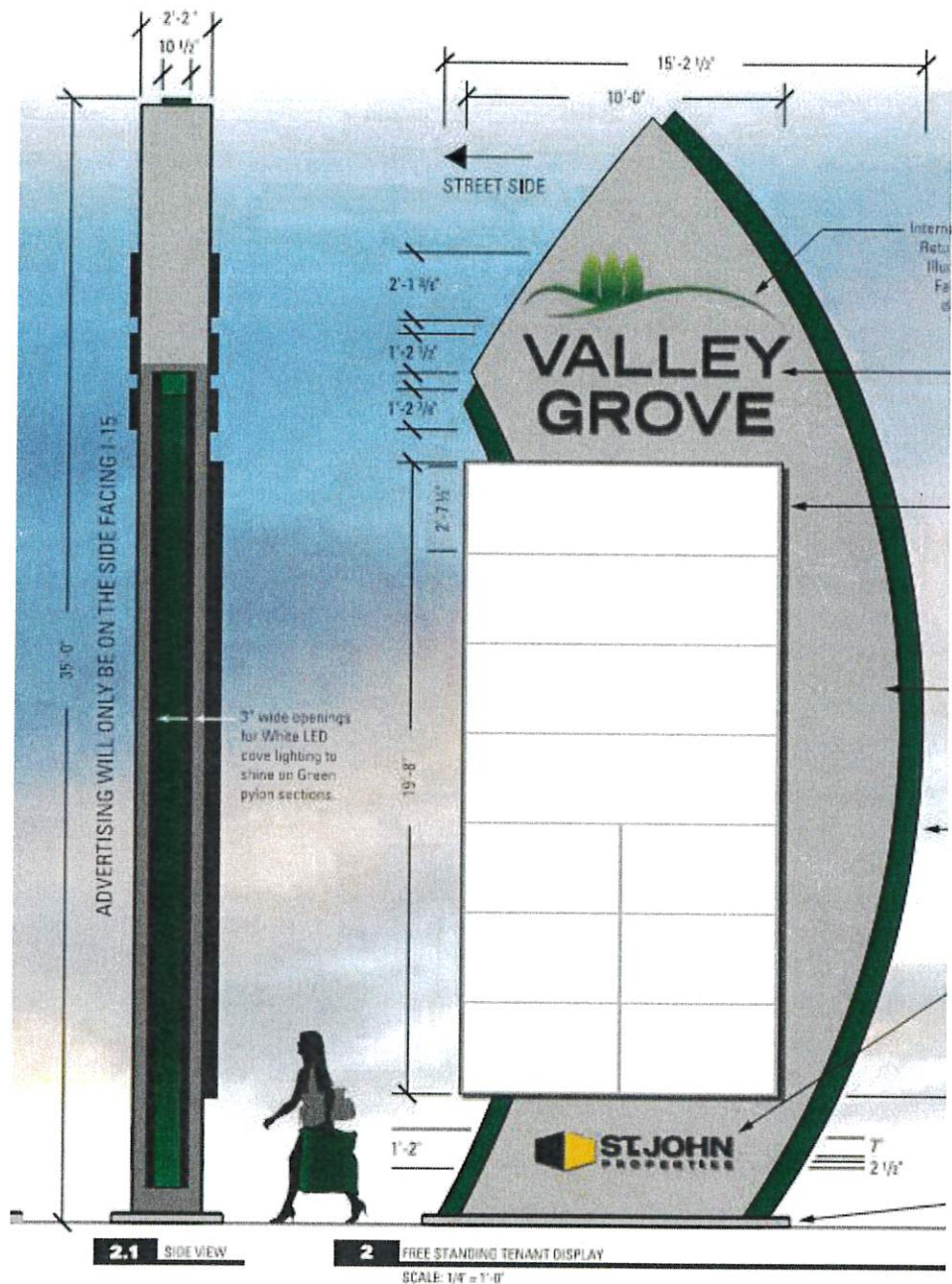
Motion by: Commissioner Martineau

Seconded by: Commissioner Redding

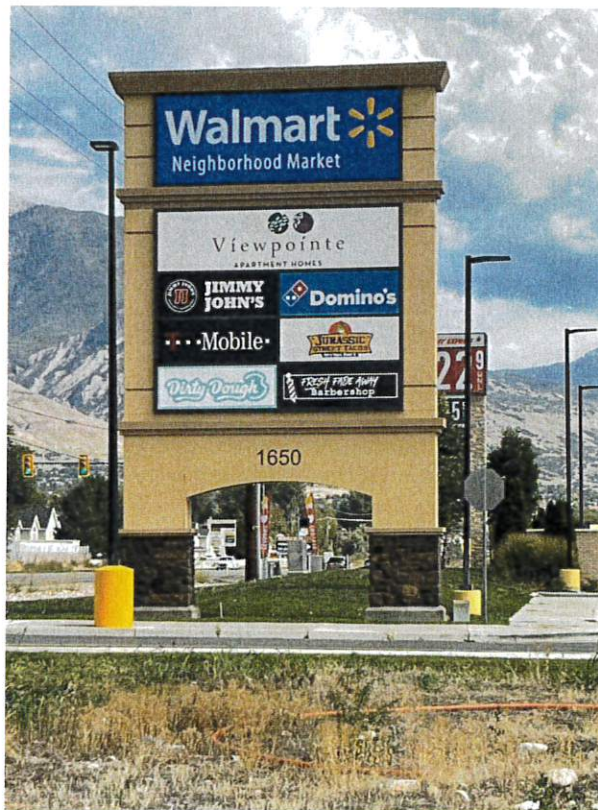
AYE VOTES: Vice Chair Patten, Fugal, Redding, Martineau, Shirley

NAY VOTES:

A. IMAGES – Proposed Signs



Manufacture and install one (1) double face, tenant pylon display.
Install with direct burial embedment. Exact location to be determined.



Community Development 86 South 100 East Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 www.pgcity.org
 Authors: Daniel Cárdenas - Community Development Director



Proposed location of sign

