

**ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA**

June 11, 2024, at 5:30 pm

City Council Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting:

<https://us02web.zoom.us/j/81032277296>

Meeting ID: 810 3227 7296

1. **CALL TO ORDER OF REGULAR MEETING-By**
 - a. **Pledge of Allegiance**
 - b. **Invocation (2 min.) –Audience invited to participate.**
 - c. **Inspirational thought**
 - d. **Approval of agenda for June 11, 2024**
 - e. **Approval of minutes for May 28, 2024**
 - f. **Conflict of Interest Declaration**
2. **PUBLIC COMMENTS**
3. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.200.206
DEFINITIONS AND MAKE A RECOMMENDATION TO THE CITY
COUNCIL- Building**
4. **CONSIDER AMENDMENTS TO THE ENOCH CITY SIGN ORDINANCE AND
MAKE A RECOMMENDATION TO THE CITY COUNCIL**
5. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.2100.2120
MOBILE HOME SET UP STANDARDS AND MAKE A RECOMMENDATION
TO THE CITY COUNCIL**
6. **CONSIDER CHANGING THE NEXT PLANNING COMMISSION MEETING
DATE FROM JUNE 25, 2024 TO A DIFFERENT DATE FOR THE 2024
PRIMARY ELECTION**
7. **COMMISSION/STAFF REPORTS**
8. **ADJOURN**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 586-1119, giving at least 48 hours advance notice. Meetings of the Enoch City Planning Commission may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the forgoing "Notice and Agenda" was delivered to each member of the Planning Commission, posted on the Enoch City website, on the City Office door, and published on the Utah Public Meeting Notice website on June 6, 2024.



Lindsay Hildebrand, City Recorder

6/6/2024

Date

MINUTES
ENOCH CITY PLANNING COMMISSION
May 28, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Chairman Leonard Correa
Commissioner Andy Losee
Commissioner Elliot Lake
Commissioner Delaine Finlay
Commissioner Bryce Poulson

STAFF PRESENT:

City Manager Dotson
Lindsay Hildebrand
Hayden White, Pub. Works Dir.
Council Member Katherine Ross

Public Present: Aaron Tiede, Dan Roberts, James Thelin, and Andy Funderburk

1. **CALL TO ORDER OF REGULAR MEETING-By Chairman Correa**
 - a. **Pledge of Allegiance** - Led by Hayden White
 - b. **Invocation (2 min.) –Audience invited to participate.** Given by Aaron Tiede
 - c. **Inspirational thought** - Given by Commissioner Finlay
 - d. **Approval of agenda for May 28, 2024 - Commissioner Finlay made a motion to approve the agenda. Commissioner Poulson seconded and all voted in favor.**
 - e. **Approval of minutes for May 14, 2024 - Commissioner Poulson made a motion to approve the minutes. Chairman Correa seconded and all voted in favor.**
 - f. **Conflict of Interest Declaration** - None stated

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARING REGARDING A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL (C-C)**

Commissioner made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the zone change request by Grimshaw Family Trust. Commissioner Poulson seconded and all voted in favor.

Aaron Tiede said he wasn't opposed to commercial, but wanted to make sure the road 450 East is not used for the development of or access to this property. It doesn't not meet the city's requirements. Regarding to the zone change in general, the decision was made that until access from the Highway was secured from UDOT it would not be approved. Commissioner Poulson said that at City Council, it was noted that this parcel was actually two different zones.

Dan Roberts said he represented the Grimshaw Trust. The owners feel that the developer will have access from Minersville Highway. There has been some confusion on whether the Master Plan included these seven acres. The main reason for that road, in 50 feet was to supply utilities and be able to access their farm. The developer will look at it for what his needs are. Access will come before the Council and Planning Commission at development. Right now, they want the property for commercial. If it was rezoned to a higher density then there would be a lot of traffic on that road. There is commercial on the south side of the road about and commercial zones on the north side.

Andy Funderburk said Mr. Roberts just mentioned that if it was zoned commercial that it goes back to the Planning Commission. His concern is that as it goes to plan review then the intent might be there, to not use that road, but the city inspector or city manager would have to make sure that road isn't being used.

Commissioner Finlay made a motion to close the public hearing and return to the regularly scheduled Planning Commission meeting. Commissioner Lake seconded and all voted in favor.

**4. CONSIDER A ZONE CHANGE REQUEST BY GRIMSHAW FAMILY TRUST
PARCEL #A-0786-0007-0000 FROM RURAL RESIDENTIAL (R-R-1) AND
SINGLE FAMILY RESIDENTIAL (R-1-18) TO COMMUNITY COMMERCIAL
(C-C) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

Chairman Correa expressed concern that if the road did not meet required standards, it would result in an empty commercial lot. City Manager Dotson explained that requirements varied by city, citing Enoch as an example. Neighboring property owners having a connector to a public right of way must improve that connector to a drivable status without having to adhere to full development standards. He clarified that the road in question was not dedicated but served as an access easement owned by the developer to the north, who was responsible for its maintenance. Commissioner Finlay noted that the road, at 50 feet wide, could potentially be used for commercial purposes but resembled a flag lot. City Manager Dotson confirmed that the community commercial request had direct access potential on arterial SR-130, with UDOT likely permitting access a quarter mile from an intersection. However, he cautioned that changing the zone did not guarantee access from SR-130, merely reclassifying the owners. Commissioner Finlay inquired whether the easement, if rezoned to Community Commercial, could be altered, to which City Manager Dotson responded that only the property owners could remove it. Mr. Tiede recalled a previous discussion on the original zoning and its flexibility. He mentioned a portion of the General Plan and City Manager Dotson emphasized that the General Plan was adaptable, not fixed. The potential for the road to be changed or dead-ended was discussed, with City Manager Dotson suggesting it could be deeded to the city or adjacent property owners. Fire Code considerations were raised, and City Manager Dotson confirmed that the single access was sufficient for the property's size. Commissioner Finlay questioned if ordinance changes were necessary. Mr. Tiede highlighted the long-term impact of converting a residential road to commercial, to which City Manager Dotson replied that such changes did not set a precedent for all future requests. The Planning Commission acknowledged its legislative discretion in these matters. James Thelin pointed out that the property's location on SR-130 placed it within commercial boundaries, making road improvement the owner's responsibility. Chairman Correa reconsidered his stance, treating it as a flag lot. Commissioner Lake raised concerns about future development compliance with city standards. Commissioner Finlay questioned past changes, with Commissioner Losee affirming the land's potential to remain undeveloped for years. Commissioner Poulson then summarized the City Council's discussion at the last meeting.

Commissioner Lake made a motion to send a favorable recommendation to the City Council regarding the zone change request by Grimshaw Family Trust

parcel #A-0786-0007-0000 from Rural Residential (R-R-1) and Single Family Residential (R-1-18) to Community Commercial (C-C). Chairman Correa seconded and a roll call vote was held as follows:

Chairman Correa: Yea	Commissioner Losee: Yea
Commissioner Lake: Yea	Commissioner Finlay: Nay
Commissioner Poulson: Nay	The Motion Passed

**5. PUBLIC HEARING REAGRDRING AMENDMENTS TO ENOCH CITY CODE
12.500 OFF STREET PARKING 0:58**

Commissioner Poulson made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing for the amendments to Enoch City Code 12.500 Off Street Parking. Commission Lake seconded and all voted in favor.

There were no public comments.

Commission Poulson made a motion to close the public hearing and reconvene the regularly schedule Planning Commission meeting. Chairman Correa seconded and all voted in favor.

**6. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.500 OFF STREET
PARKING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

City Manager Dotson noted that some developments are coming that are putting off street parking on a 47-foot residential street that would have access from that street right onto their parking spaces. It's an unusual situation but out our code does not allow it. He gave examples of on street parking. This allows people to park off street, but in a parking lot, in which people can access the individual parking space from the street itself. That's why we removed "except for single- and two-family dwellings". He read the proposed code. He mentioned the other additional changes in the number of parking spaces. Chairman Correa asked about Section E. Does that include a garage space? City Manager Dotson said yes. It is two parking spaces for each dwelling unit. This is off-street parking. There was a conversation about storage and manufacturing warehousing and the need for more parking spaces. City Manager Dotson took this portion from Cedar City. You have to have enough parking spaces at one for each employee at the highest working shift. This sets the standard. Lastly, City Manager Dotson added landscaping verbiage for parking lots. The cluster subdivision north of Village Green was asking about this ordinance. Commissioner Poulson wondered about snow removal in these off-street parking. Commissioner Finlay and Chairman Correa were worried about the parking space numbers regarding manufacturing. There was a conversation. City Manager Dotson said they can't be subjective about this. They have to have a reason why. City Manager Dotson noted that upcoming developments included off-street parking on a 47-foot residential street, allowing direct access to parking spaces from the street. He explained that while this situation was unusual, the current code did not permit it. City Manager Dotson provided examples of on-street parking and explained that the intent was to allow off-street parking in a lot where individual spaces could be accessed directly from the street. This led to the removal of the phrase "except for single- and two-family dwellings" from the code. He read the proposed code and discussed additional changes in the number of required parking spaces. Chairman Correa inquired about Section E, asking if it included garage spaces. City Manager Dotson confirmed it did, specifying two off-street parking spaces per dwelling unit. The discussion then shifted to storage and manufacturing warehousing, highlighting the need for more parking spaces. City Manager Dotson referenced Cedar

City's standards, which required one parking space per employee during the highest working shift. This standard was adopted to ensure adequate parking. City Manager Dotson also added landscaping requirements for parking lots. The cluster subdivision north of Village Green had inquired about the ordinance. Commissioner Poulson raised concerns about snow removal in off-street parking areas. Commissioners Finlay and Chairman Correa expressed worries about the number of parking spaces for manufacturing. City Manager Dotson emphasized the need for objective criteria and a valid reason for the parking space requirements. City Manager Dotson suggesting moving forward excluding Section M.

Commission Lake made a motion to send a favorable recommendation to the City Council amending Enoch City Code 12.500 Off Street Parking with the exclusion of Section 12.500.504 M. Chairman Correa seconded and all voted in favor.

7. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD) – 1:39

Commissioner Finlay made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding amendments to Enoch City Code Chapter 12-1200. Planned Unit Development (PUD). Commissioner Lake seconded and all voted in favor.

There were no public comments.

Commissioner Finlay made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Commissioner Lake seconded and all voted in favor.

8. CONSIDER AMENDMENTS TO ENOCH CITY CODE CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT (PUD) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

Chairman Correa asked, regarding density, are the public safety impact fees adequate for future services? City Manager Dotson said the impact fee was recently adjusted according to the analysis that was completed this last year. Yes, it is adequate. We had a presentation by a developer on the Master Community Plan for Nelson Community Farm. This is a PUD and located north of gateway. To do what they want to do they asked that we change a few things in our PUD ordinance. He explained the proposed changes in their packet. There is a minimum lot size of 4,000 sq. feet. Their plan is 580 units instead of 614. The idea is to keep the density the same as the underlying zones. You plan for the same amount of sewer and water. They can cluster smaller property together and leave bigger lots for churches or something. They have some lot sizes that are 1,000 sq. feet with an 800 sq. foot house on it. Commissioner Finlay asked if that was why they changed the setbacks to 10 feet instead of 20 feet. City Manager Dotson said yes. Commissioner Lake asked what if they decide to change their plan. If there are no specifics on square footage, what stops them from adding more? City Manager Dotson said they can only have 614 units. The signed development agreement also says this. The size of the lot is defined by setbacks and not the size of the lots. City Manager Dotson detailed the rest of the proposed changes.

Commissioner Finlay made a motion to table this item, amendments to Enoch City Code Chapter 12.1200. Commissioner Poulson seconded and all voted in favor.

9. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE 12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS

Commissioner Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding amendments to Enoch City Code Chapter 12.2400.2407 Application Process and requirements for Subdivisions. Commissioner Finlay seconded and all voted in favor.

There were no public comments.

Commissioner Poulson made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.

10. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2407 APPLICATION PROCESS AND REQUIREMENTS FOR SUBDIVISIONS AND MAKE A RECOMMENDATION TO THE CITY COUNCIL 1:48

City Manager Dotson said this was in the changes from legislation. It changes the max review phases that the engineer can have.

Commissioner Finlay made a motion to send a favorable recommendation to the City Council to amend Enoch City Code 12.2400.2407 Application Process and Requirements for Subdivisions. Commissioner Poulson seconded and all voted in favor.

11. PUBLIC HEARING REGARDING AMENDMENTS TO ENOCH CITY CODE 12.2400.2413 WATER RIGHTS AND CODE 14.100.113 APPLICATION FOR WATER CONNECTION – 1:50

Commissioner Lake made a motion to close the regularly scheduled Planning Commission meeting and open a public hearing regarding amendments to Enoch City Code 12.24.2413 Water Rights and Code 14.100.113 Application for Water Connection. Commissioner Poulson seconded and all voted in favor.

There were no public comments.

Commissioner Poulson made a motion to close the public hearing and reconvene the regularly scheduled Planning Commission meeting. Chairman Correa seconded and all voted in favor.

12. CONSIDER AMENDMENTS TO ENOCH CITY CODE 12.2400.2413 WATER RIGHTS AND CODE 14.100.113 APPLICATION FOR WATER CONNECTION AND MAKE A RECOMMENDATION TO THE CITY COUNCIL

City Manager Dotson said the new State code is requiring us to determine how much water is being used per residential unit. That's the amount we can require as an exaction as donated to the city. He did an analysis to find out how much the average residential user uses in the city. It comes out to about 0.5-acre foot. We currently require one acre foot. When we get an acre foot, its typically agricultural water. Agricultural water says that for every acre foot of water that you put on the ground, 60% is going back in the ground. Now, when we convert that water to municipal water, we lose that 40%. When we convert that acre foot, we can actually only pull 60% of that out of the ground. Although it says it's a full acre foot, when its turned to municipal, its only 0.6 acre feet. So, in his analysis of what 60% of what the average user uses (0.5

acre-feet) in Agricultural water, its 0.88 acre-feet. the Water Board suggested that we require 0.88-acre feet of agriculture or 0.50 acre-feet of municipal/industrial water for each single-family lot, instead of an acre-foot.

Commissioner Poulson made a motion to send a favorable recommendation to the City Council to amend Enoch City Code 12.2400.2413 Water Rights and Code 14.100.113 Application for Water Connection. Commissioner Lake seconded and all voted in favor.

13. CONSIDER AND DISCUSS A DRAFT OF AMENDMENTS TO THE ENOCH CITY SIGN ORDINANCE

Commissioner Finlay said she had a problem with the amendment. She had concerns about 20% for single-family residential wall signs. Chairman Correa asked if these are the maximum allowed measurements. Commissioner Finlay said yes. Commissioner Lake asked what is the possible problem with allowing that big of a sign. He didn't like 20% of a wall but was ok with it on the fence. Chairman Correa said most home-based businesses don't have signs.

Commissioner Finlay made a motion to table this item, amendments to the Enoch City Sign Ordinance until June 11, 2024. Chairman Correa seconded and all voted in favor.

14. COMMISSION/STAFF REPORTS

Council Member Ross

- She noted that the Grimshaw Trust zone change, City Council was also concerned about the access and the application needed to be fixed.

Lindsay Hildebrand

- She noted that the second Planning Commission meeting in June will have to be changed due to the Primary Election. The county has requested the Council Chambers.

15. ADJOURN – Commissioner Lake made a motion to adjourn. Commissioner Poulson seconded and all voted in favor.

Lindsay Hildebrand, City Recorder

Date

12.200.206 DEFINITIONS

(33) Building. Any structure having a roof supported by columns or walls used or intended to be used for the shelter of enclosure of persons, animals, or property of any kind or nature.

8.300 PUBLIC PARKS AND GROUNDS

8.300.309 MERCHANDISING, ADVERTISING AND SIGNS

- A. Vending and Peddling. It shall be an infraction for any person to offer for sale any article or thing; nor shall any person place any stand, cart or vehicle for the transportation, sale or display of any such article or thing. Exception is made to any person or special event acting by and under the authority and regulation of the City.
- B. Advertising. It shall be an infraction for any person to announce, advertise, or call the public attention in any way to any article or service for sale or hire without prior approval of the City.

9 LICENSING, CONTROL AND REGULATION OF BUSINESS AND CONSTRUCTION

9.450.468 DUTIES OF SOLICITORS

- A. Every person Soliciting or Advocating shall check each Residence for any "No Soliciting" sign or placard or any other notice or sign notifying a solicitor not to solicit on the premises, such as, but not limited to, "No Solicitation" signs. If such sign or placard is posted such Solicitor shall desist from any efforts to solicit at the Residence or dwelling and shall immediately depart from such property. Possession of a Certificate of Registration does not in any way relieve any solicitor of this duty.
- B. It is a violation of this Chapter for any person Soliciting or Advocating to knock on the door, ring the doorbell, or in any other manner attempt to attract the attention of an occupant of a Residence that bears a "No Solicitation" sign or similar sign or placard for the purpose of engaging in or attempting to engage in Advocating, a Home Solicitation Sale, Door-to-Door Soliciting, or Soliciting.
- C. It is a violation of this Chapter for any Solicitor through ruse, deception, or fraudulent concealment of a purpose to Solicit, to act calculated to secure an audience with an occupant at a Residence.
- D. Any Solicitor who is at any time asked by an occupant of a Residence or dwelling to leave shall immediately and peacefully depart.
- E. The Solicitor shall not intentionally or recklessly make any physical contact with, or touch another person without the person's consent;
- F. The Solicitor shall not follow a person into a Residence without their explicit consent;
- G. The Solicitor shall not continue repeated Soliciting after a person and/or Competent Individual has communicated clearly and unequivocally their lack of interest in the subject, Goods or Services of the Solicitor;
- H. The Solicitor shall not use obscene language or gestures.

9.500.544 ELECTRICAL DISTURBANCES

- A. Electrical installations, for signs, equipment, or other facilities, which create electrical disturbances that cause interference with normal radio or television reception beyond the immediate vicinity of such electrical installations, are hereby declared to be a nuisance. The owners or operators thereof shall so install and maintain such installations as to avoid or eliminate such interference, using all known means and devices for such purpose, such as proper grounding, connections, condensers, resistors, and live chokes.
- B. The building official shall withhold or withdraw approval of any electrical installation causing the above disturbance and is hereby authorized to take all steps necessary for the abatement of such conditions.

11.300.324 PRIMA FACIE SPEED - DESIGNATED STREETS

A. When appropriate street signs giving notice of the maximum permitted speed thereon are erected, the prima facie speed limits designated in the appropriate appendix of this code shall apply to the appropriate streets listed therein.

B. Unless otherwise provided in this part or in any other ordinance of this municipality, the prima facie speed limits on the streets of this municipality shall be 30 miles per hour.

11.300.327 AUTHORITY TO ERECT STOP OR YIELD SIGNS

It shall be the duty of the chief law enforcement officer or the Enoch City Manager or designee to place and maintain a stop sign or, where safety and efficiency require at any intersection, a yield sign on each and every street intersecting such through street unless traffic at such intersection is controlled at all times by traffic control signals. However, at the intersection of two through streets or at the intersection of a through street and a heavily traveled street, stop signs shall be erected at the approaches to either streets as determined by the chief law enforcement officer and on the basis of an engineering and traffic study.

11.300.342 SIGNS

The governing body may authorize or direct any person employed by the municipality to erect or install any sign or traffic control device required to enforce the provisions of this part.

12.200.209 SITE PLANS REQUIRED

A detailed written site plan, with scale and sheet size determined by the zoning administrator, shall be filed as part of any application, prior to request for a building permit. It shall show, where pertinent:

- A. Scale of plan and direction of north point.
- B. Lot lines, adjacent streets, roads, right-of-ways
- C. Location of all existing structures on subject property and adjoining properties, with utility lines, poles, etc., shown with dimensions.
- D. Location of proposed construction and improvements, with location and dimension of all signs.
- E. Motor vehicle access, circulation patterns, with individual parking stalls, curb, gutter, and sidewalk location.
- F. Necessary explanatory notes.
- G. Name, address, telephone number of builder and owner.
- H. All other information required as determined by the zoning administrator.
- I. Complete compliance with all requirements of the Commercial Zoning Ordinance.

12.300.314 CLEAR VIEW OF INTERSECTING STREETS

In all districts which require a front yard, no obstruction to view in excess of four (4) feet in height shall be allowed on any corner lot closer to any front street line than the required building set back line, except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers, pedestal type identification signs that do not obstruct vision and pumps at gasoline service stations.

12.500.502 SIZE (off-street parking)

I. Signs: Directional signs shall be required to differentiate between entrance and exit access points to the street on single-lane drives.

12.800.805 CONSIDERATIONS IN REVIEW OF APPLICATIONS (design review)

The City Manager or designee shall consider the following matters, and others when applicable, in their review of applications.

B. Considerations relating to outdoor advertising:

- A. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development as follows:

12.1300.1306 SIGNS (RURAL RESIDENTIAL DISTRICT (R-R-5, R-R-2, R-R-1))

Signs permitted in the rural residential districts shall be limited to the following:

- A. One civic sign, not to exceed thirty-two (32) square feet in sign area.
- B. One development sign, not to exceed thirty-two (32) square feet in sign area.
- C. One real estate sign, not to exceed eight (8) square feet in sign area.
- D. One residential sign, not to exceed two (2) square feet in sign area.
- E. No more than two (2) signs on any one parcel.
- F. Signs meet required set back per zone.
- G. Signs may not exceed six (6) feet in height at the tallest point.
- H. No commercial signs within a residential district; exception is made for Home Occupation Business Conditional Use Permits within residential districts.

12.1400.1406 SIGNS (SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-18))

12.1500.1506 SIGNS (SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-11))

12.1600.1607 SIGNS (MULTIPLE RESIDENTIAL DISTRICT (M-R-2))

12.1800.1807 (MOBILE HOME SUBDIVISION (MHS))

Signs permitted in the single family residential district shall be limited to the following:

- A. One civic sign, not to exceed thirty-two (32) square feet in sign area.
- B. One development sign, not to exceed thirty-two (32) square feet in sign area.
- C. One real estate sign, not to exceed eight (8) square feet in sign area.
- D. One residential sign, not to exceed two (2) square feet in sign area.
- E. No more than two (2) signs on any one parcel.
- F. Signs meet required set back per zone.
- G. Signs may not exceed six (6) feet in height at the tallest point.
- H. No commercial signs within a residential district; exception is made for Home Occupation Business Conditional Use Permits within residential districts.

12.1700.1706 SIGNS (MIXED RESIDENTIAL (MXR-18))

Signs permitted in the Mixed Residential District shall be limited to the following:

- A. Single family dwelling and mobile homes on individual lots: **(same as above plus:)**
- B. Mobile home subdivisions shall comply with section 17-7 of this Ordinance.

12.1900.1901 DESIGNATION OF COMMERCIAL ZONES

The following commercial zones are established for the purposes stated:

A. Neighborhood Commercial Zone (N-C).

The purpose of the Neighborhood Commercial zone (N-C) is to provide areas in appropriate locations where convenience-buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities, which in character and scale are

desirable to support the day-to-day needs of area residents. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained.

1. **Landscape.** Landscaping shall be installed in such a way that it enhances the built environment and creates an aesthetically pleasing site. The following standards shall apply to new development and renovations of commercial properties within Enoch City:
 - a. The street facing property will be fully landscaped except for parking, walking ways, and utilities.
 - b. In N-C zones, at least five percent (5%) of the lot area shall be maintained as landscaped area. Where feasible, a landscaped area adjacent to the public street shall be provided and planted with trees. A landscape plan shall be submitted to the Design Review Committee for review and approval of 5% requirement prior to issuance of building permits.
2. **Signs and Lighting.**
 - a. Signs shall be carefully oriented so that light emitted from a sign or group of signs is not a traffic hazard or a nuisance to adjacent properties, particularly residential.
 - b. Signs with exterior illumination must have luminary devices shielded and screened from public view and directed to avoid light spill from the affected sign(s).
 - c. Lighting will be front lit from underground source or above ground which are hidden from view.

B. Community Commercial Zone (C-C).

The purpose of the Community Commercial zone (C-C) is to provide an area within the City where a wide variety of goods and services can be provided. Location criteria for Community Commercial uses are: access to arterial streets, preferably at intersections with collector and arterial streets; moderate to large sized sites; public water and sewer service; environmental features such as soils and topography suitable for compact development; and adequate buffering by physical features or adjacent uses to protect nearby residential development.

1. **Property is to be maintained in good order.** Only vehicles in running order may be outside of a sight obscuring fence.
2. **Building Design. Design Review will consider the following:**
 - a. Façade
 - b. Height and Roofline
 - c. Primary Materials
 - d. Pedestrian Access
 - e. Site Design/Building Placement
3. **Landscaping**
 - a. At least 5% of any development site shall be devoted to landscaping. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.
 - b. Landscaping shall be integrated into any design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

C. Regional Commercial (R-C).

The purpose of this zone is to establish areas for commercial uses that serve the community, the region and the traveling public. Development within this zone should be designed in a manner that presents a favorable image of

the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, segmented projects.

- A. **Building Design** To provide standards upon which developers, architects, engineers, planners and other designers may depend when planning the creation of commercial projects to promote that such are beneficial to all. New development shall be designed to incorporate quality, aesthetically pleasing, workable methods and materials that contribute to the betterment of Enoch City. It is intended that such standards encourage commercial activity and, at the same time, contribute to the general improvement of Enoch City and its residents.
- B. **Landscaping**
 - 1. At least 5% of any development site shall be devoted to landscaping. Additional landscaping should be provided as needed to achieve compatibility between differing, adjacent land uses such as residential and commercial.
 - 2. Landscaping shall be integrated into any design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs. This may be accomplished by giving special attention to any plantings immediately adjacent to pedestrian areas and walkways. This landscaping shall not overgrow or impede pedestrian areas but rather allow for detail and aesthetics more amenable to pedestrians.

12.1900.1907 SIGNS (COMMERCIAL ZONES)

A. Business signs.

A business sign is not to exceed a total of 20% of the surface area of the building front veneer, and is to be flat wall not to exceed 18 inches from the surface.

B. The following signs are subject to these limitations. All such signs shall be flat wall signs or pole sign. The maximum sign area may be used in not more than four (4) signs.

- 1. **Development sign.** A maximum sign area of 64 square feet.
- 2. **Civic sign.** A maximum sign area of 40 square feet.
 - a. **Real Estate sign.** A maximum sign area of 18 square feet.
- 3. **Free Standing sign.** A maximum sign area of 180 square feet not including the supporters holding up the sign shall not be more than 35 feet in height.
- 4. **Monument sign.** A maximum sign area of 200 square feet.
- 5. **Revolving, flashing, or Intermittent Lighting.** Any revolving, flashing or intermittent lighting on a sign must be approved by the Planning Commission on a case-by-case basis.
- 6. **The Planning Commission** can issue variances to the size of the sign on a case-by-case basis providing the following conditions are followed:
 - a. Sign is in good taste to the surrounding area.
 - b. Sign does not obstruct visual.
 - c. Lighting of sign does not interfere with other zones.

C. **Off-premise (billboard) signs.** Off-premise signs shall not be permitted except under the following conditions.

1. Off-premise signs shall be permitted along Interstate 15 within the Enoch City limits upon properly zoned Community Commercial and Research/Industrial Park Zones and lying within a corridor extending 500 feet on each side of the center line of said Interstate 15.
2. No off-premise sign may be located on Interstate 18 within 600 feet of an interchange or intersection at grade, or rest area, measured along Interstate 18 from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.
3. No off-premise sign shall be located closer than 600 feet to another off-premise sign.
4. No off-premise sign shall be larger than 700 square feet, nor shall any off-premise sign be higher than 50 feet above the freeway grade or more than 70 feet above adjacent ground level.
5. Off-premise signs must be at least 200 feet away from any zone other than Community Commercial or Research/Industrial Park Zones.
6. All off-premise signs under this provision require a building permit from the building department.
7. Off-premise signs shall be totally on owners' property and cannot overhang onto neighboring property.

12.2000.2005 SIGNS (12.2000 ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE (P-O))

A. Business signs. A business sign is not to exceed a total of one (1) square foot of Sign for each one (1) linear foot of business frontage; no such sign to exceed fifty (50) square feet in area. All such signs are to be flat wall or free standing signs.

1. The following signs are subject to these limitations. All such signs shall be flat wall signs or pole signs, but no such sign shall project above the eaves or parapet wall of the building on the premises to which it is attached. The maximum sign area may be used in not more than three (3) signs.
 - a. Development sign. A maximum sign area of 64 square feet on Highway 91 and Minersville Highway; a maximum sign area of 40 square feet in any other area.
 - b. Civic sign. A maximum sign area of 19 square feet.
 - c. Real Estate sign. A maximum sign area of 19 square feet.

B. Billboard signs. Billboard signs shall not be permitted except under the following conditions.

1. Billboard signs shall be permitted along Interstate 15 within the Enoch City limits upon properly zoned Commercial General and Manufacturing districts and lying within a corridor extending 500 feet on each side of the centerline of said Interstate 15.
2. No billboard sign may be located on Interstate 15 within 600 feet of an interchange, or intersection at grade, or rest area, measured along Interstate 19 from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.
3. No off-premise sign shall be located closer than 600 feet to another off-premise sign.
4. No off-premise sign shall be larger than 700 square feet, nor shall any off-premise sign be higher than 50 feet above the freeway grade or more than 70 feet above adjacent ground level.
5. Off-premise signs must be at least 200 feet away from any zone other than Commercial General or Manufacturing districts.
6. All off-premise signs under this provision require building permit from the building department.

7. No off-premise sign shall overhang adjacent property.

12.2100.2111 SIGNS (MOBILE HOME PARK (MHP))

A. Each Mobile Home Park shall have a bulletin board for the listing of each mobile home site. Said bulletin board shall be located in close proximity to the office or administrative building and it shall be lighted at night.

B. Adequate **signs** and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.

C. Street names shall be established and maintained within the mobile home park in compliance with the Enoch City addressing policy and approved by the Planning Commission. Each directional sign shall not exceed six (6) square feet in area.

D. **Signs** which identify or advertise the mobile home park may be erected, if approved by the Planning Commission as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said **signs** shall not be animated or illuminated except by direct non-flashing lights.

E. Other **signs** permitted in the Mobile Home Parks District shall be limited to the following:

1. One civic sign not to exceed thirty-two (32) square feet in sign area.
2. One real estate sign not to exceed eight (8) square feet in sign area.
3. One residential sign not to exceed two (2) square feet in sign area for the resident of a mobile home.

12.2300.2308 SIGNS

A. Adequate **signs** and marking shall be maintained to provide directions to parking areas, recreation areas, and other facilities.

B. **Signs** which identify or advertise the recreational vehicle park may be erected as part of its action on the preliminary site plan. There shall be only one (1) sign per entrance, with a maximum sign area of twenty-five (25) square feet each. Said **signs** shall not be animated or illuminated except by direct non-flashing lights.

C. Other **signs** permitted in the Recreational Vehicle Park District shall be limited to the following:

- A. One civic sign not to exceed thirty-two (32) square feet in sign area.
- B. One real estate sign not to exceed eight (8) square feet in sign area.

13.300.352 UNLAWFUL ACTS

On any public property it is an infraction for any person to:

A. Willfully mark, deface, disfigure, injure, tamper with, displace or remove any building, railing, bench, paving, paving materials, water line or any facilities or property and equipment of any public utilities or parts or appurtenances thereof, **signs**, notices or placards, whether temporary or permanent, monuments, stakes, posts or other boundary markers, wall or rock border, or other structures or equipment, facilities or public property or appurtenances whatever, either real or personal.

13.800.882 POSTING OF SIGNS AT WAR OR DEFENSE FACILITIES - ENTERING POSTED PREMISES WITHOUT PERMISSION

13.1000.1003 REGULATION OF MANNER OF SALE OF TOBACCO PRODUCTS

A. Any person, business, tobacco retailer or other establishment subject to this ordinance shall post plainly visible signs at the point of purchase of tobacco products which states, "THE SALE OF TOBACCO PRODUCTS TO PERSONS UNDER NINETEEN YEARS OF AGE IS PROHIBITED BY LAW. PHOTO IDENTIFICATION IS REQUIRED TO PURCHASE TOBACCO." The letters of these signs shall be at least one-quarter inch (1/4") high.

15 HISTORICAL PRESERVATION

15.100.111 DEFINITIONS

As used in this chapter, the following words shall have the following meanings:

H. **STRUCTURES.** All buildings, walls, fences, signs, utility fixtures, poles, steps, sidewalks, facades or any appurtenant element thereto.

NEW ORDINANCE DRAFT

9.600.640 UNIFORM SIGN CODE ADOPTED. RESERVED

9.600.641 PURPOSE

The purpose of this chapter is to protect the safety and orderly development of the community through the regulation of signs and sign structures.

9.600.642 DEFINITIONS

The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

ABANDONED SIGN. A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

ANIMATED SIGN. A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

Electrically activated. Animated signs producing the illusion of movement by means of electronic, electrical, or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted in Items 1 and 2 as follows:

1. **Flashing.** Animated signs or animated portions of signs where the illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
2. **Patterned illusionary movement.** Animated signs or animated portions of signs where the illumination is characterized by simulated movement through alternate or sequential

activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

Environmentally Activated. Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

Mechanically activated. Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

ARCHITECTURAL PROJECTION. Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also "Awning;" "Backlit awning;" and "Canopy, Attached and Free-standing."

AWNING. An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

AWNING SIGN. A sign displayed on or attached flat against the surface or surfaces of an awning. See also "Wall or fascia sign."

BACKLIT AWNING. An awning with a translucent covering material and a source of illumination contained within its framework.

BANNER. A flexible substrate on which copy or graphics may be displayed.

BANNER SIGN. A sign utilizing a banner as its display surface.

BILLBOARD. See "Off-premise sign" and "Outdoor advertising sign."

BUILDING ELEVATION. The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

CANOPY (Attached). A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also "Marquee."

CANOPY (Free-standing). A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light.

CANOPY SIGN. A sign affixed to the visible surface(s) of an attached or free-standing canopy. For reference, see Section 9.600.643.

CHANGEABLE SIGN. A sign with the capability of content change by means of manual or remote input, including signs which are:

Electrically activated. Changeable sign where the message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also "Electronic message sign or center."

Manually activated. Changeable sign where the message copy or content can be changed manually.

COMBINATION SIGN. A sign that is supported partly by a pole and partly by a building structure.

COPY. Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

DEVELOPMENT COMPLEX SIGN. A free-standing sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord, approved in accordance with Section 9.600.649(B) of this chapter.

DIRECTIONAL SIGN. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

DOUBLE-FACED SIGN. A sign with two faces, back-to-back.

ELECTRIC SIGN. Any sign activated or illuminated by means of electrical energy.

ELECTRONIC MESSAGE SIGN OR CENTER. An electrically activated changeable sign where the variable message capability can be electronically programmed.

EXTERIOR SIGN. Any sign placed outside a building.

FASCIA SIGN. See “Wall or fascia sign.”

FLASHING SIGN. See “Animated sign, electrically activated.”

FREE-STANDING SIGN. A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground. For visual reference, see Section 9.600.643

FRONTAGE (Building). The length of an exterior building wall or structure of a single premise orientated to the public way or other properties that it faces.

FRONTAGE (Property). The length of the property line(s) of any single premise along either a public way or other properties on which it borders.

GROUND SIGN. See “Free-standing sign.”

ILLUMINATED SIGN. A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

INTERIOR SIGN. Any sign placed within a building, but not including “window signs” as defined by this ordinance. Interior signs, apart from window signs as defined, are not regulated by this chapter.

MANSARD. An inclined decorative roof-like projection that is attached to an exterior building facade.

MARQUEE. See “Canopy (attached).”

MARQUEE SIGN. See “Canopy sign.”

MENU BOARD. A free-standing sign orientated to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window, and which has not more than 20 percent of the total area for such a sign utilized for business identification.

MULTIPLE-FACED SIGN. A sign containing three or more faces.

OFF-PREMISE SIGN. See “Outdoor advertising sign.”

ON-PREMISE SIGN. A sign erected, maintained, or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

OUTDOOR ADVERTISING SIGN. A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

PARAPET. The extension of a building facade above the line of the structural roof.

POLE SIGN. See “Free-standing sign.”

POLITICAL SIGN. A temporary sign intended to advance a political statement, cause, or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

PORTABLE SIGN. Any sign not permanently attached to the ground or to a building or building surface.

PROJECTING SIGN. A sign other than a wall sign that is attached to or projects more than 18 inches (457 mm) from a building face or wall or from a structure where the primary purpose is other than the support of a sign. For visual reference, see Section 1003.

REAL ESTATE SIGN. A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

REVOLVING SIGN. A sign that revolves 360 degrees (6.28 rad) about an axis. See also “Animated sign, mechanically activated.”

ROOF LINE. The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

ROOF SIGN. A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference, and a comparison of differences between roof and fascia signs, see Section 9.600.643

SIGN. Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

SIGN AREA. The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or “V” shaped sign shall be the area of the largest

single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.

SIGN COPY. Those letters, numerals, figures, symbols, logos, and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

SIGN FACE. The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border See Section 9.600.643.

1. In the case of panel or cabinet-type signs, the sign face shall include the entire area of the sign panel, cabinet, or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
3. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
4. In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

SIGN STRUCTURE. Any structure supporting a sign.

TEMPORARY SIGN. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

UNDER CANOPY SIGN OR UNDER MARQUEE SIGN. A sign attached to the underside of a canopy or marquee.

V SIGN. Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a "V" shape with an interior angle between faces of not more than 90 (1.57 rad) degrees with the distance between the sign faces not exceeding 5 feet (1524 mm) at their closest point.

WALL OR FASCIA SIGN. A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. For a visual reference and a comparison of differences between wall or fascia signs and roof signs, see Section 9.600.643.

WINDOW SIGN. A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

9.600.643 GENERAL SIGN TYPES

Sign types and the computation of sign area shall be as depicted in Figures 9.600.644(1) through 9.600.644(4)

9.600.644 GENERAL PROVISIONS

A. Conformance to codes. Any sign hereafter erected shall conform to the provisions of this ordinance and the provisions of the International Building Code and of any other ordinance or regulation within this jurisdiction.

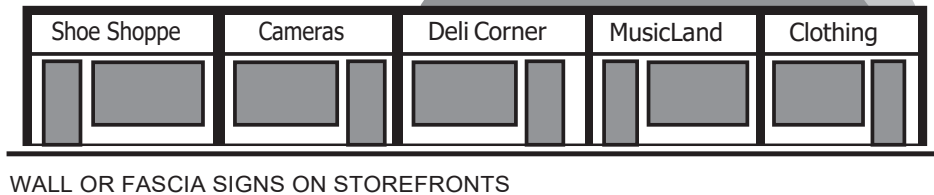
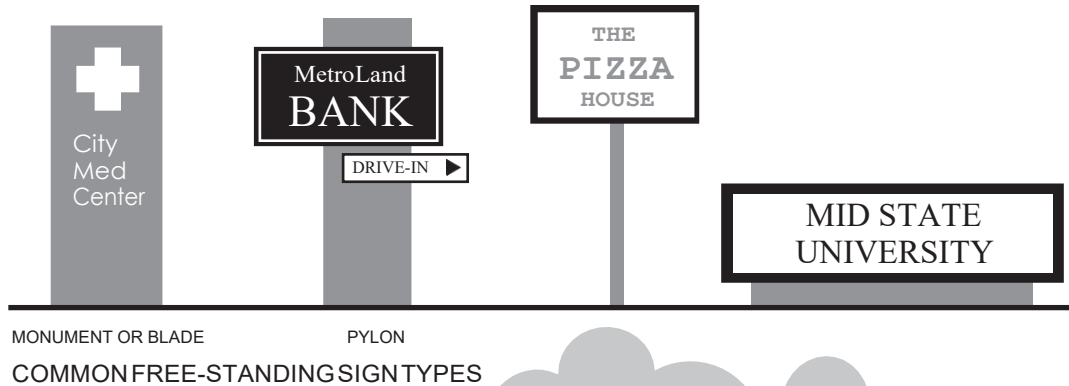
B. Signs in rights-of-way. No sign other than an official traffic sign or similar sign shall be erected within 2 feet (610 mm) of the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the code official.

C. Projections over public ways. Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of 8 feet (2438 mm) from grade level to the bottom of the sign. Signs, architectural projections, or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the jurisdiction for such structures.

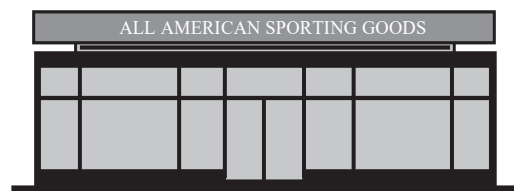
D. Traffic visibility. No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape, or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal, or device.

E. Computation of frontage. If a premises contains walls facing more than one property line or encompasses property frontage bounded by more than one street or other property usages, the sign area(s) for each building wall or property frontage will be computed separately for each building wall or property line facing a different frontage. The sign area(s) thus calculated shall be permitted to then be applied to permitted signs placed on each separate wall or property line frontage.

F. Animation and changeable messages. Animated signs, except as prohibited in Section 9.600.646, are permitted in commercial and industrial zones only. Changeable signs, manually activated, are permitted for nonresidential uses in all zones. Changeable signs, electrically activated, are permitted in all nonresidential zones.



WALL OR FASCIA SIGNS ON STOREFRONTS



ROOF SIGN



PROJECTING SIGN

FIGURE 9.600.644(1)

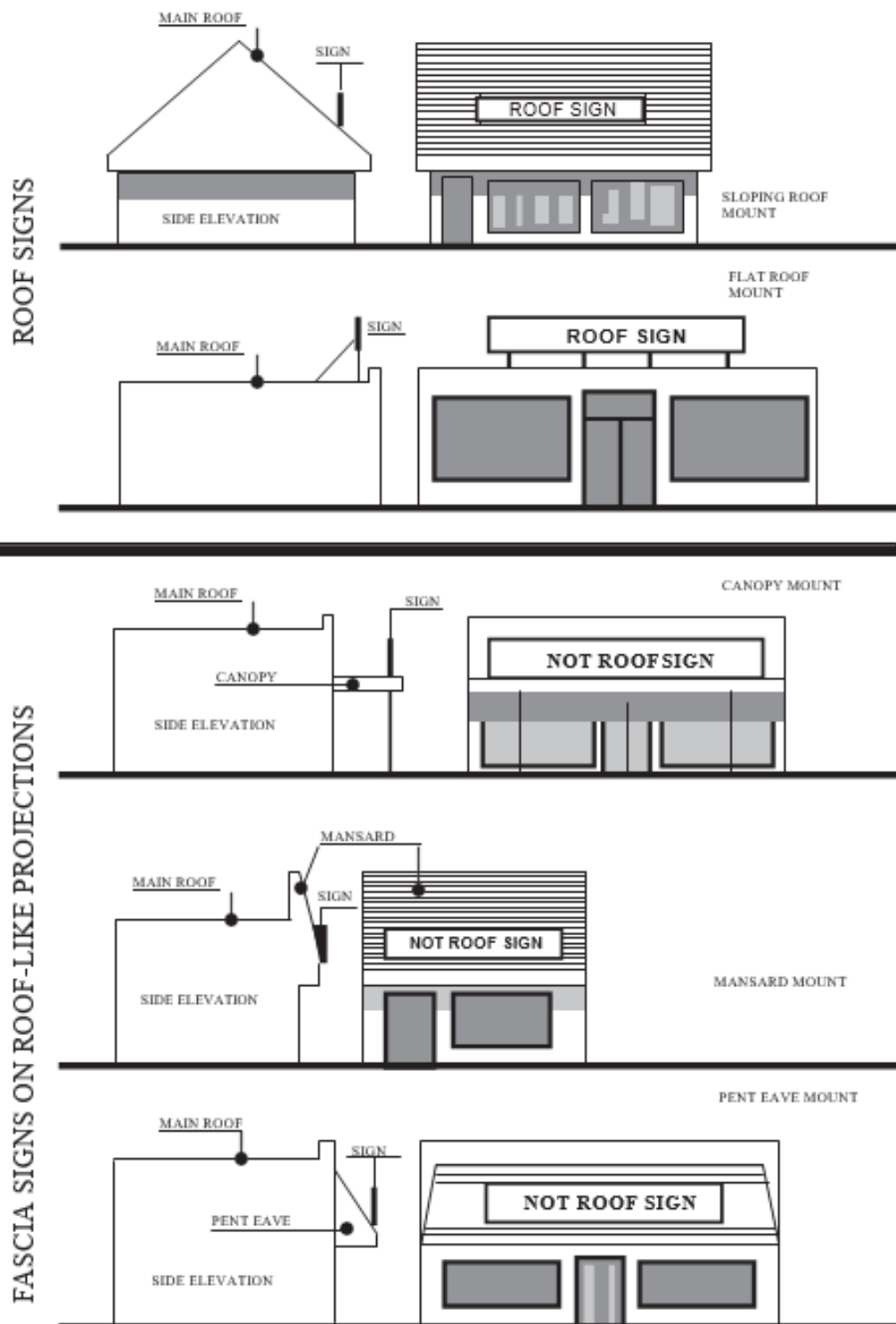
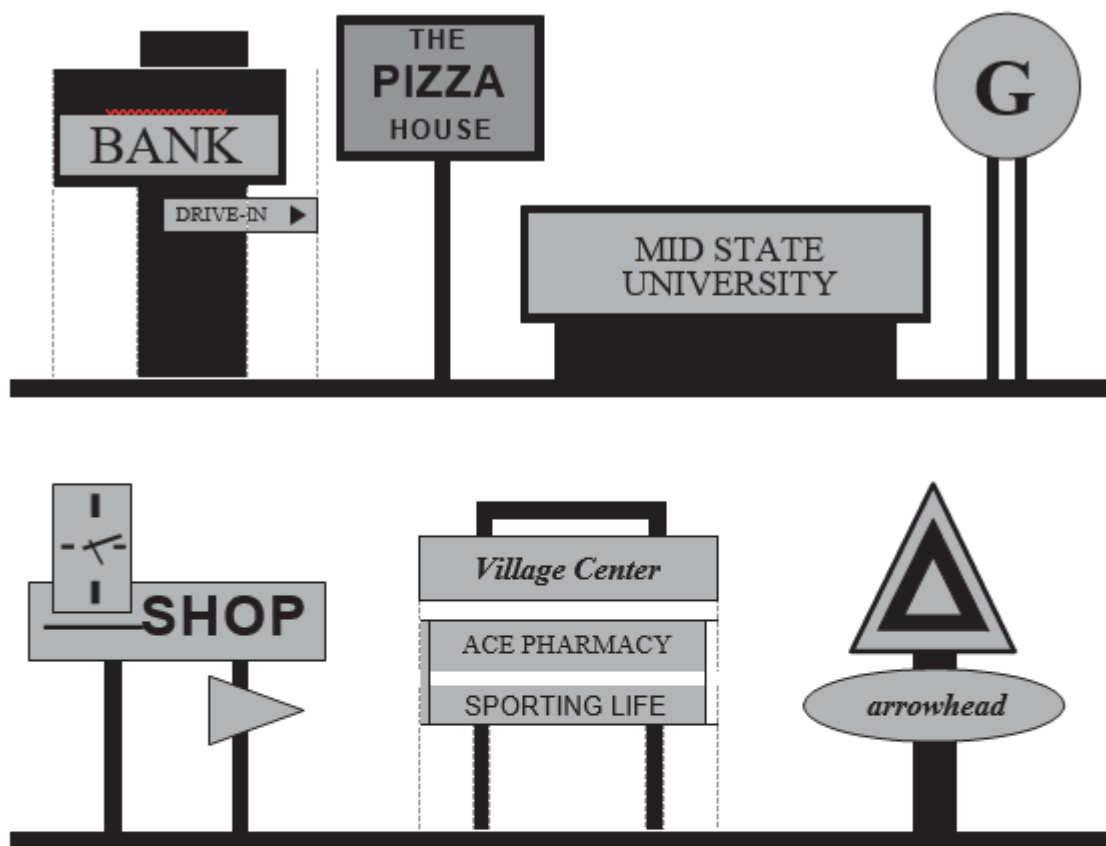
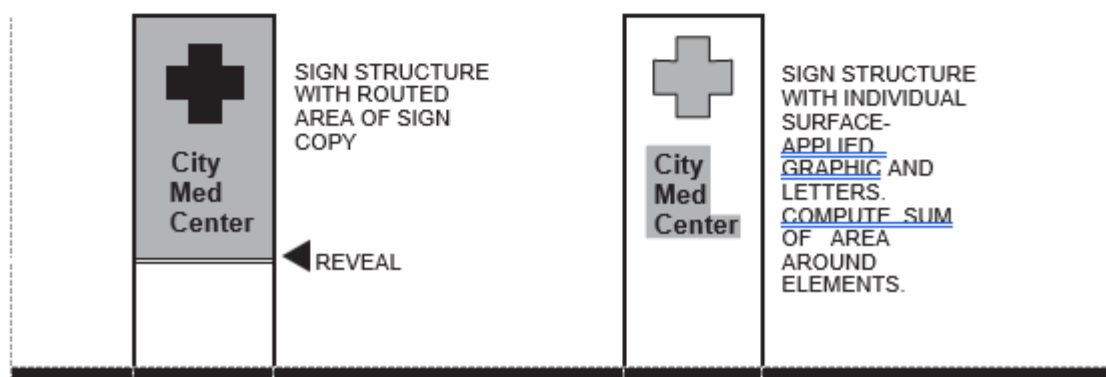


FIGURE 9.600.644(2) COMPARISON—ROOF AND WALL OR FASCIA SIGNS



SIGN STRUCTURES



Notes: Sum of shaded areas only represents sign area. Sign constructed with panels or cabinets.

FIGURE 9.600.644(3) SIGN AREA—COMPUTATION METHODOLOGY

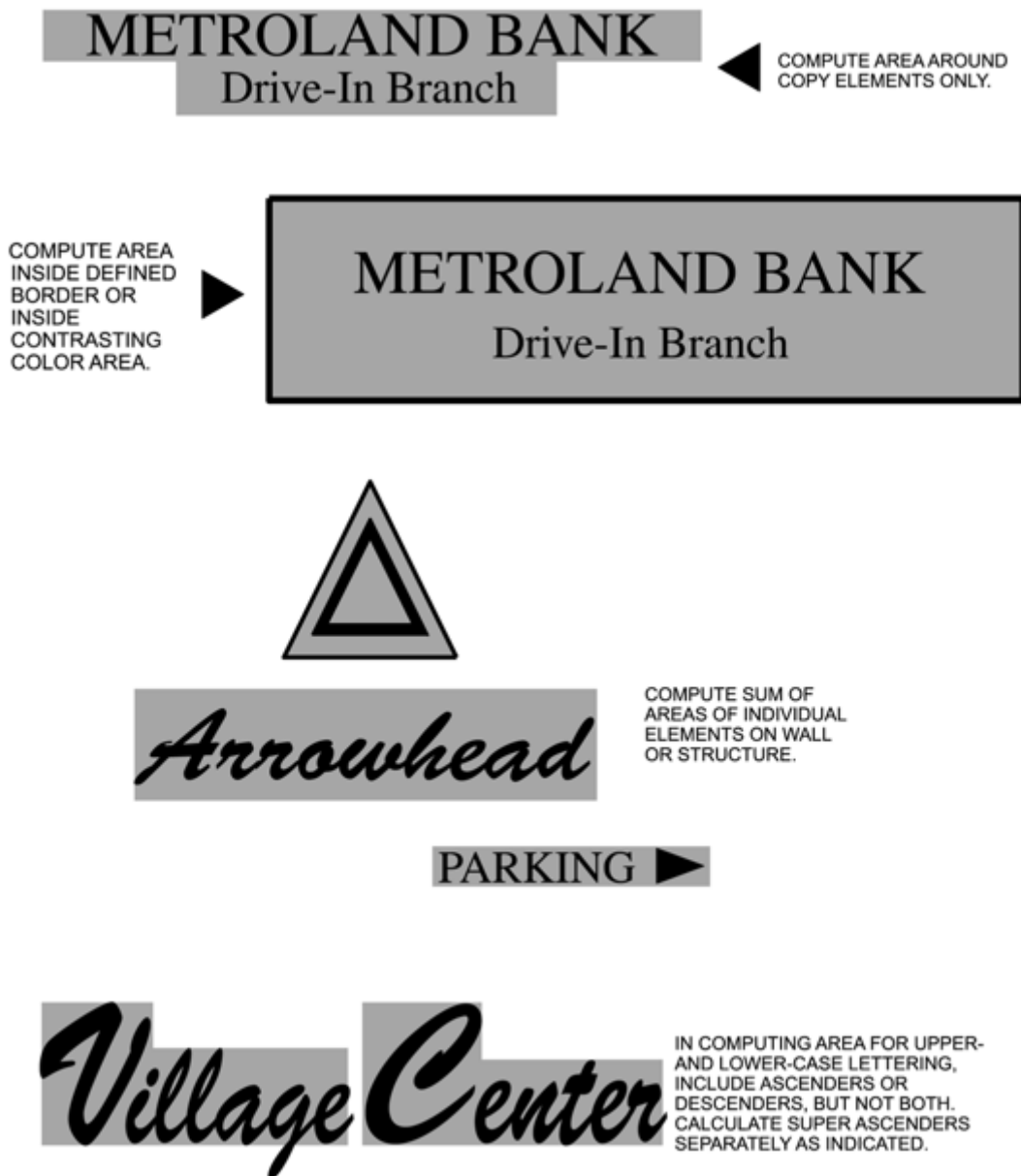


FIGURE 9.600.644(4) SIGN AREA—COMPUTATION METHODOLOGY

Notes: Sum of shaded areas only represents sign area for code compliance purposes. Examples of signs consisting of individual letters, elements or logos placed on building walls or structures.

G. Maintenance, repair, and removal. Every sign permitted by this ordinance shall be kept in good condition and repair. Where any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the code official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm using same shall, upon written notice by the code official forthwith in the case of immediate danger, and in any case within not more than 10 days,

make such sign conform to the provisions of this ordinance, or shall remove it. If within 10 days the order is not complied with, the code official shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.

H. Obsolete sign copy. Any *sign* copy that no longer advertises or identifies a use conducted on the property on which said *sign* is erected must have the sign copy covered or removed within 30 days after written notification from the code official; and upon failure to comply with such notice, the code official is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure, or ground on which the sign is located.

I. Nonconforming signs. Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height, or size with the regulations of the zone in which such *sign* is located, shall be considered a legal nonconforming use or structure, and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

1. Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
2. Any legal nonconforming *sign* shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds 50 percent of the replacement cost of the sign as determined by the code official.
3. Signs that comply with either Item 1 or 2 need not be permitted.

9.600.645 EXEMPT SIGNS

The following signs shall be exempt from the provisions of this chapter. No sign shall be exempt from Section 9.600.644(D).

1. Official notices authorized by a court, public body, or public safety official.
2. Directional, warning or information signs authorized by federal, state, or municipal governments.
3. Memorial plaques, building identification signs and building cornerstones where cut or carved into a masonry surface or where made of noncombustible material and made an integral part of the building or structure.
4. The flag of a government or noncommercial institution, such as a school.
5. Religious symbols and seasonal decorations within the appropriate public holiday season.
6. Works of fine art displayed in conjunction with a commercial enterprise where the enterprise does not receive direct commercial gain.
7. Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed 6 square feet (0.56 m²) in area.

9.600.646 PROHIBITED SIGNS

The following devices and locations shall be specifically prohibited:

1. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal, or device, or obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic.
2. Except as provided for elsewhere in this code, signs encroaching upon or overhanging public right-of-way. No *sign* shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
3. Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance.
4. Portable signs except as allowed for temporary signs.
5. Any *sign* attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 - 5.1 The primary purpose of such a vehicle or trailer is not the display of signs.
 - 5.2 The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 - 5.3 The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets where applicable, and actively used or available for use in the daily function of the business to which such signs relate.
6. Vehicles and trailers are not used primarily as static displays, advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services for the public.

7. Balloons, streamers, or pinwheels except those temporarily displayed as part of a special sale, promotion, or community event. For the purposes of this subsection, “temporarily” means not more than 20 days in any calendar year.

9.600.647 PERMITS

A. Permits required. Unless specifically exempted, a permit must be obtained from the code official for the erection and maintenance of all signs erected or maintained within this jurisdiction and in accordance with other ordinances of this jurisdiction. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this ordinance.

B. Construction documents. Before any permit is granted for the erection of a sign or sign structure requiring such permit, construction documents shall be filed with the code official showing the dimensions, materials and required details of construction, including loads, stresses, anchorage, and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected and by engineering calculations signed and sealed by a registered design professional where required by the International Building Code.

C. Changes to signs. No sign shall be structurally altered, enlarged, or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration.

D. Permit fees. Permit fees to erect, alter or relocate a sign shall be in accordance with the fee schedule adopted within this jurisdiction.

9.600.648 SPECIFIC SIGN REQUIREMENTS

A. Identification signs. Identification signs shall be in accordance with Sections A(1) through A(3).

A(1) Wall signs. Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per street frontage subject to the limiting standards set forth in Table 9.600.648(1) For shopping centers, planned industrial parks or other multiple-occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than [JURISDICTION TO INSERT NUMBER] square feet.

TABLE 9.600.648(1) IDENTIFICATION SIGN STANDARDS—WALL SIGNS

LAND USE	AGGREGATE AREA (square feet)
Single-family residential	[JURISDICTION TO INSERT NUMBER]
Multiple-family residential	[JURISDICTION TO INSERT NUMBER]
Nonresidential in a residential zone	[JURISDICTION TO INSERT NUMBER]
Commercial and industrial	See Table 9.600.648(2)

For SI: 1 square foot = 0.0929 m².

TABLE 9.600.648(2) SIGN AREA

DISTANCE OF SIGN FROM ROAD OR ADJACENT COMMERCIAL OR INDUSTRIAL ZONE	PERCENTAGE OF BUILDING ELEVATION PERMITTED FOR SIGN AREA
0 to 100 feet	[JURISDICTION TO INSERT NUMBER]
101 to 300 feet	[JURISDICTION TO INSERT NUMBER]
Over 301 feet	[JURISDICTION TO INSERT NUMBER]

For SI: 1 foot = 304.8 mm.

A(2) Free-standing signs. In addition to any allowable wall signs, every single-family residential subdivision, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display free-standing or combination signs per street frontage subject to the limiting standards set forth in Table 9.600.648(2).

A(3) Directional signs. Not more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be [JURISDICTION TO INSERT NUMBER] square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be [JURISDICTION TO INSERT NUMBER] square feet. Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

B. Temporary signs. Temporary signs shall be in accordance with Sections 9.600.648 (B1) through 9.600.648 (B6).

B(1) Real estate signs. Real estate signs shall be permitted in all zoning districts, subject to the following limitations:

- a. Real estate signs located on a single residential lot shall be limited to one sign, not greater than [JURISDICTION TO INSERT NUMBER] feet in height and [JURISDICTION TO INSERT NUMBER] square feet in area.
- b. Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be not greater than [JURISDICTION TO INSERT NUMBER] square feet in area nor [JURISDICTION TO INSERT NUMBER] feet in height. Signs permitted under this section shall be removed within 10 days after sale of the last original lot.
- c. Real estate signs advertising the sale or lease of space within commercial or industrial buildings shall be not greater than [JURISDICTION TO INSERT NUMBER] square feet in area nor [JURISDICTION TO INSERT NUMBER] feet in height, and shall be limited to one sign per street front.
- d. Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one sign per street front, and each sign shall be not greater than [JURISDICTION TO INSERT NUMBER] feet in height, and [JURISDICTION TO INSERT NUMBER] square feet for property of 10 acres (40 470 m²) or less, or 100 square feet (9.3 m²) for property exceeding 10 acres (40 470 m²).
- e. Real estate signs shall be removed not later than 10 days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.

B(2) Development and construction signs. Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:

- a. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign,

at each entrance to the subdivision or on one of the lots to be built upon, and shall be not greater than [JURISDICTION TO INSERT NUMBER] feet in height and [JURISDICTION TO INSERT NUMBER] square feet in area.

- b. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be not greater than [JURISDICTION TO INSERT NUMBER] feet in height and [JURISDICTION TO INSERT NUMBER] square feet in area.
- c. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed [JURISDICTION TO INSERT NUMBER] feet in height and [JURISDICTION TO INSERT NUMBER] square feet for projects on parcels 5 acres (20 235 m²) or less in size, and not to exceed [JURISDICTION TO INSERT NUMBER] feet in height and [JURISDICTION TO INSERT NUMBER] square feet for projects on parcels larger than 5 acres (20 235 m²).
- d. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for any or all portions of the project.

B(3) Special promotion, event, and grand opening signs. Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted for nonresidential uses in a residential district, and for all commercial and industrial districts subject to the following limitations:

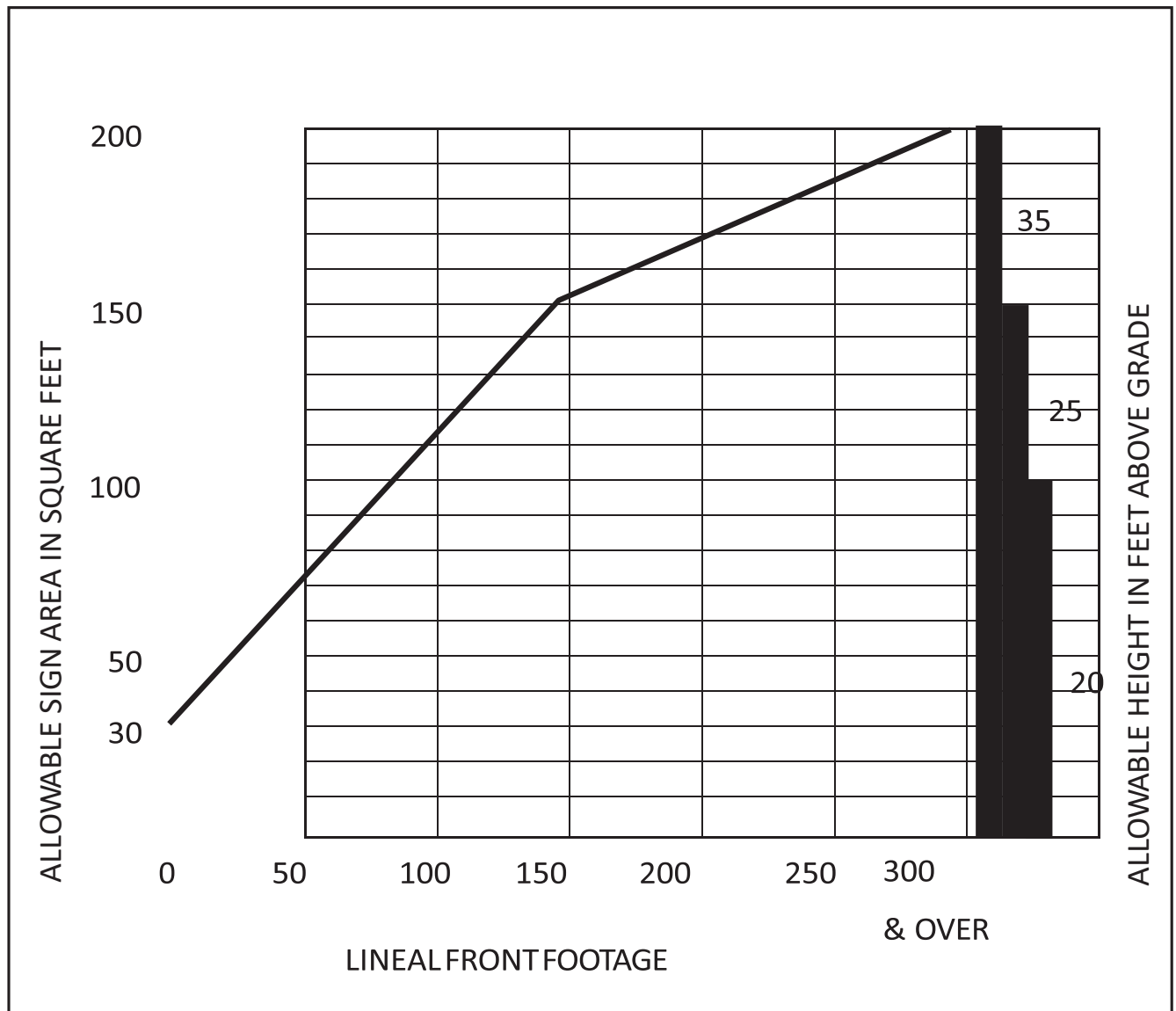
- a. Such signs shall be limited to one sign per street front.
- b. Such signs may be displayed for not more than 30 consecutive days in any 3-month period, and not more than 60 days in any calendar year. The signs shall be erected not more than 5 days prior to the event or grand opening, and shall be removed not more than 1 day after the event or grand opening.
- c. The total area of all such signs shall not exceed [JURISDICTION TO INSERT NUMBER] square feet in any single-family residential district, [JURISDICTION TO INSERT NUMBER] square feet in any multiple-family residential district and [JURISDICTION TO INSERT NUMBER] square feet in any commercial or industrial district.

TABLE TABLE 9.600.648(3)
IDENTIFICATION SIGN STANDARDS—FREE-STANDING
SIGNS^{a,b,c}

LAND USE	NUMBER OF SIGNS	HEIGHT (feet)	AREA (square feet)	SPACING
Single-family residential	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	1 per subdivision entrance ^a
Multiple-family residential	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	1 per driveway ^a
Nonresidential in a residential zone	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	[JURISDICTION TO INSERT NUMBER]	300 ^a
Commercial and industrial	[JURISDICTION TO INSERT NUMBER]	See Figures 9.600.648 (1) – (3)	See Figures 9.600.648 (1) – (3)	150 ^b

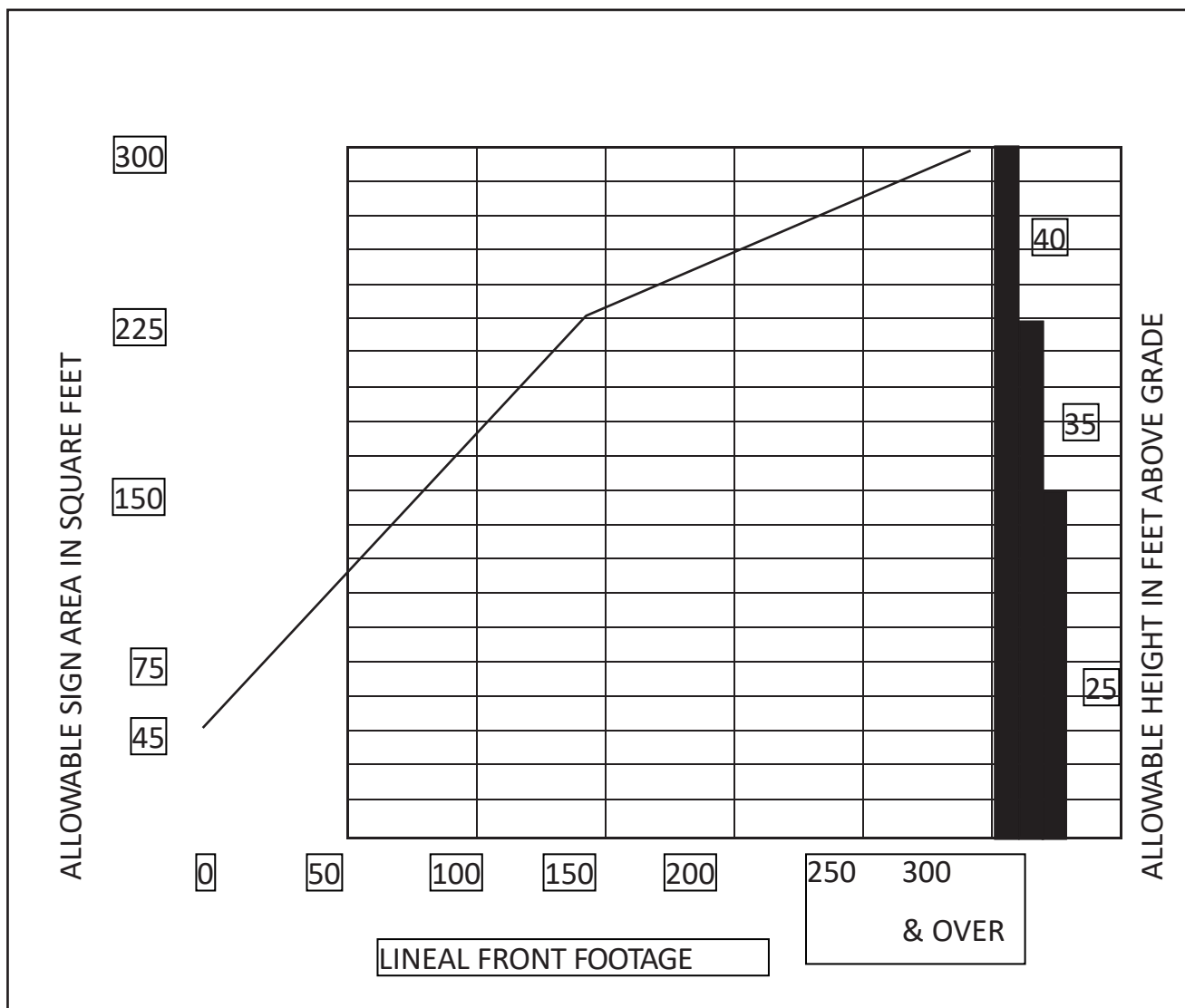
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 acre = 4047 m².

- a. For subdivision or apartment identification signs placed on a decorative entry wall approved by the code official, two identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry drive.
- b. For shopping centers or planned industrial parks, two monument-style free-standing signs not exceeding 50 percent each of the permitted height and area, and spaced not closer than 100 feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign otherwise permitted in this table.
- c. For any commercial or industrial development complex exceeding 1,000,000 square feet of gross leasable area, or 40 acres in size, such as regional shopping centers, auto malls or planned industrial parks, one free-standing sign per street front shall be permitted to be increased in sign area by up to 50 percent.



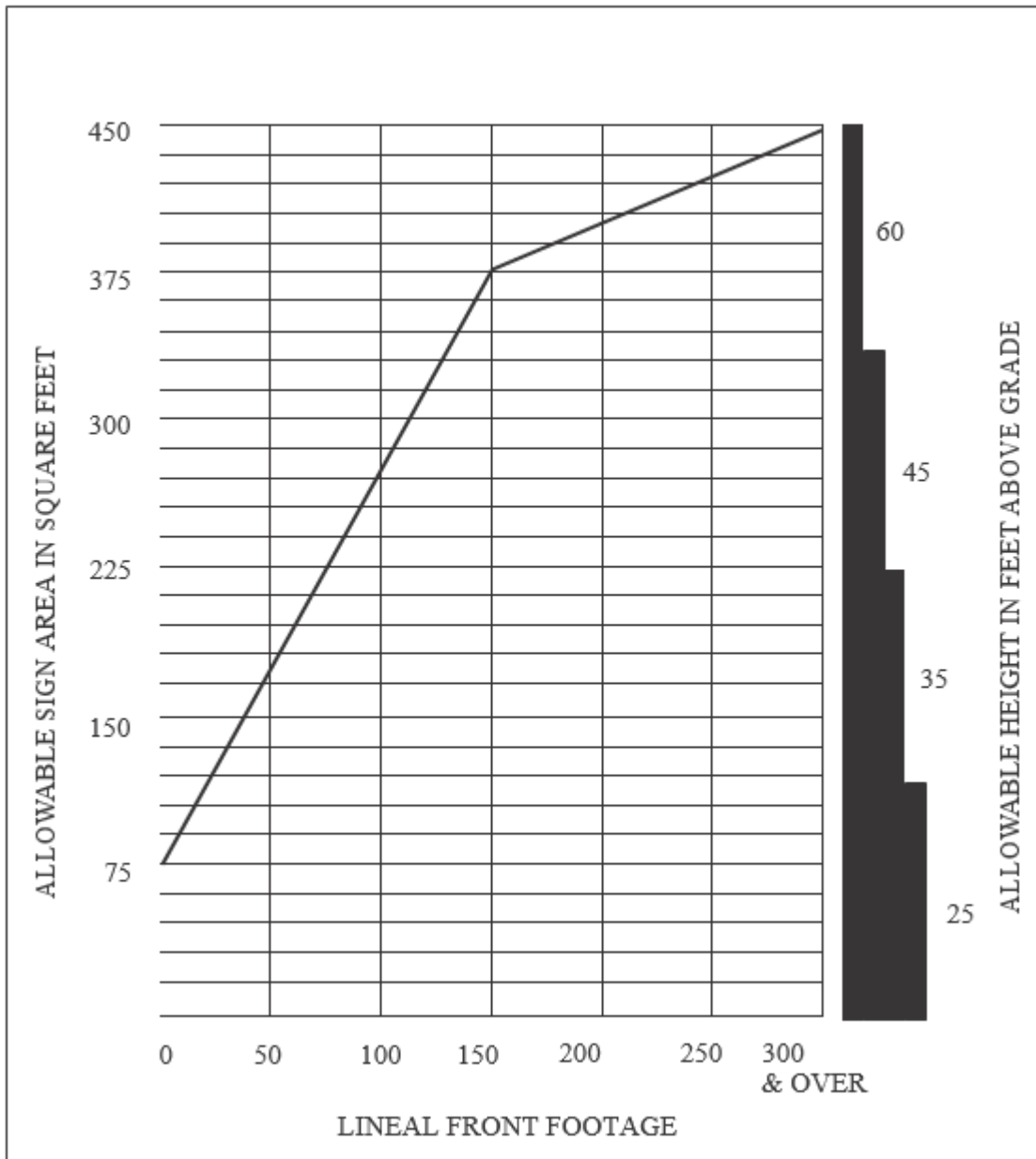
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/h.

FIGURE 9.600.648(1)
ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL
AND INDUSTRIAL ZONES VEHICULAR SPEED SUBJECT
TO POSTED LIMITS UNDER 35 MILES PER HOUR



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/h.

FIGURE 9.600.648(2)
ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND
INDUSTRIAL ZONES VEHICULAR SPEED SUBJECT TO POSTED LIMITS
BETWEEN 35 AND 55 MILES PER HOUR (INCLUSIVE)



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 mile per hour = 1.609 km/h.

FIGURE 9.600.648(3)
ON-PREMISE FREE-STANDING
SIGNS/COMMERCIAL AND INDUSTRIAL ZONES
VEHICULAR SPEED SUBJECT TO POSTED
LIMITS ABOVE 55 MILES PER HOUR

B(4) Special event signs in public ways. Signs advertising a special community event shall not be prohibited in or over public rights-of-way, subject to approval by the code official as to the size, location, and method of erection. The code official may not approve any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.

B(5) Portable signs. Portable signs shall be permitted only in the C, CR and FI districts, as designated in this code, subject to the following limitations:

1. Not more than one such sign may be displayed on any property, and shall not exceed a height of [JURISDICTION TO INSERT NUMBER] feet nor an area of [JURISDICTION TO INSERT NUMBER] square feet.
2. Such signs shall be displayed not more than 20 days in any calendar year.
3. Any electrical portable signs shall comply with NFPA 70, as adopted in this jurisdiction.
4. No portable sign shall be displayed prior to obtaining a sign permit.

B(6) Political signs. Political signs shall be permitted in all zoning districts, subject to the following limitations:

1. Such signs shall not exceed a height of [JURISDICTION TO INSERT NUMBER] feet nor an area of [JURISDICTION TO INSERT NUMBER] square feet.
2. Such signs for election candidates or ballot propositions shall be displayed only for a period of 60 days preceding the election and shall be removed within 10 days after the election, provided that signs promoting successful candidates or ballot propositions in a primary election may remain displayed until not more than 10 days after the general election.
3. Such signs shall not be placed in any public right-of-way or obstruct traffic visibility.

C. Requirements for specific sign types. Signs of specific type shall be in accordance with Sections 9.600.648(C1) through 9.600.648(C7).

C(1) Canopy and marquee signs.

1. The permanently-affixed copy area of canopy or marquee signs shall not exceed an area equal to 25 percent of the face area of the canopy, marquee, or architectural projection upon which such sign is affixed or applied.
2. Graphic striping, patterns, or color bands on the face of a building, canopy, marquee, or architectural projection shall not be included in the computation of sign copy area.

C(2) Awning signs.

1. The copy area of awning signs shall not exceed an area equal to 25 percent of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.
2. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

C(3) Projecting signs.

1. Projecting signs shall be permitted in lieu of free-standing signage on any street frontage limited to one sign per occupancy along any street frontage with public entrance to such an occupancy, and shall be limited in height and area to [JURISDICTION TO INSERT NUMBER] square feet per each [JURISDICTION TO INSERT NUMBER] lineal feet of building frontage, except that no such sign shall exceed an area of [JURISDICTION TO INSERT NUMBER] square feet.
2. No such sign shall extend vertically above the highest point of the building facade upon which it is mounted by more than [JURISDICTION TO INSERT NUMBER] percent of the height of the building facade.
3. Such signs shall not extend over a public sidewalk more than [JURISDICTION TO INSERT NUMBER] percent of the width of the sidewalk.
4. Such signs shall maintain a clear vertical distance above any public sidewalk of not less than [JURISDICTION TO INSERT NUMBER] feet.

C(4) Under canopy signs.

1. Under canopy signs shall be limited to not more than one such sign per public entrance to any occupancy, and shall be limited to an area not to exceed [JURISDICTION TO INSERT NUMBER] square feet.
2. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way of not less than [JURISDICTION TO INSERT NUMBER] feet.

C(5) Roof signs.

1. Roof signs shall be permitted in commercial and industrial districts only.
2. Such signs shall be limited to a height above the roofline of the elevation parallel to the sign face of not more than [JURISDICTION TO INSERT NUMBER] percent of the height of the roofline in commercial districts, and [JURISDICTION TO INSERT NUMBER] percent of the height of the roofline in industrial districts.
3. The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.

C(6) Window signs. Window signs shall be permitted for any nonresidential use in a residential district, and for all commercial and industrial districts, subject to the following limitations:

1. The aggregate area of all such signs shall not exceed 25 percent of the window area on which such signs are displayed. Window panels separated by muntins or mullions shall be considered as one continuous window area.
2. Window signs shall not be assessed against the sign area permitted for other sign types.

C(7) Menu boards. Menu board signs shall not be permitted to exceed 50 square feet (4.6 m²).

9.600.649 SIGNS FOR DEVELOPMENT COMPLEXES

A. Master sign plan required. Landlord or single-owner controlled multiple-occupancy development complexes on parcels exceeding 8 acres (32 376 m²) in size, such as shopping centers or planned industrial parks, shall submit to the code official a master sign plan prior to issuance of new sign permits. The master sign plan shall establish standards and criteria for all signs in the complex that require permits, and shall address, at a minimum, the following:

1. Proposed sign locations.
2. Materials.
3. Type of illumination.
4. Design of free-standing sign structures.
5. Size.
6. Quantity.
7. Uniform standards for nonbusiness signage, including directional and informational signs.

B. Development complex sign. In addition to the free-standing business identification signs otherwise allowed by this ordinance, every multiple-occupancy development complex shall be entitled to one free-standing sign per street front, at the maximum size permitted for business identification free-standing signs, to identify the development complex. No business identification shall be permitted on a development complex sign. Any free-standing sign otherwise permitted under this ordinance may identify the name of the development complex.

C. Compliance with master sign plan. Applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

D. Amendments. Any amendments to a master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will become effective.

12.2100.2120 MOBILE HOME SET UP STANDARDS

All mobile homes within a mobile home park shall be ~~set up on two (2) side by side concrete blocks with a minimum size of 4" x 8" x 20", with cinder block set on top with a minimum size of 8" x 8" x 20". These blocks shall be situated under the support beam not more than six feet apart~~ supported on masonry or concrete foundations or piles, or other approved foundation systems that shall be of sufficient capacity to support all loads.