ENOCH CITY PLANNING COMMISSION
NOTICE AND AGENDA
July 23, 2024, at 5:30 pm
City Council Chambers
City Offices, 900 E. Midvalley Road
Join Zoom Meeting:
https://us02web.zoom.us/j/86244319979
Meeting ID: 862 4431 9979

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 July 23, 2024**
   e. **Approval of minutes for July 9, 2024**
   f. **Conflict of Interest Declaration**

2. **PUBLIC COMMENTS**

3. **PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT DEVELOPMENT (PUD)**

4. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT DEVELOPMENT (PUD) AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

5. **PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY SIGN ORDINANCES**

6. **CONSIDER AMENDMENTS TO ENOCH CITY SIGN ORDINANCES AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

7. **PUBLIC HEARING FOR AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY**

8. **CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY AND MAKE A RECOMMENDATION TO THE CITY COUNCIL**

9. **COMMISSION/STAFF REPORTS**

10. **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 July 19, 2024.

Lindsay Hildebrand 7/19/2024

Lindsay Hildebrand, City Recorder Date

MINUTES
ENOCH CITY PLANNING COMMISSION
July 9, 2024 at 5:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:
Chairman Leonard Correa-Zoom
Commissioner Andy Losee
Commissioner Elliot Lake -Excused
Commissioner Delaine Finlay - Excused
Commissioner Bryce Poulson

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

Public Present: None

1. CALL TO ORDER OF REGULAR MEETING-By Commissioner Losee

- **a. Pledge of Allegiance -** Commissioner Poulson
- **b. Invocation (2 min.) –Audience invited to participate. -** Council Member Ross
- **c. Inspirational thought -** Commissioner Poulson
- **d. Approval of agenda for July 9, 2024 - Commissioner Poulson made a motion to approve the agenda. Chairman Correa seconded and all voted in favor.**
- **e. Approval of minutes for June 11, 2024 - Chairman Correa made a motion to approve the minutes. Commissioner Poulson seconded and all voted in favor.**
- **f. Conflict of Interest Declaration -** None stated

2. PUBLIC COMMENTS

There were no public comments.

3. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12-1200 PLANNED UNIT DEVELOPMENT (PUD) AND SET A PUBLIC HEARING FOR JULY 23, 2024

City Manager Dotson stated that there were several proposed changes. Detached for single-family housing PUD housing. One of the things Mr. Nelson wanted to change was to remove detached on 12.1200.1204. The minimum lot size would be removed. Also, twin and townhome units would be permitted as single-family dwelling family units. Each one is owned by a separate person. These aren't apartments. They want to change the definitions so detached is not part of it.

He talked about development agreements. Developers can't deviate from ordinances but this change would allow them to make changes in accordance with the Development Agreement.

In regards to maximum density, City Manager Dotson noted that instead of being governed by lot size, it would be governed by setbacks. If it has a 10-foot side yard setback, then their lot can be any size as long as they adhere to those setbacks, for example.

Front setbacks - … right now our right of way includes one foot behind the sidewalk and then you have a setback from the foot behind the sidewalk. This would allow someone to put the front of the house ten feet from the back of the curb, allowing that sidewalk to be part of it or four feet from the right-of-way line of a dedicated street. It allows for flexibility.

He talked about private streets and public utilities.

He went over the design details, which are subject to an administrative review by the city. He asked who administratively would approve that. Chairman Correa asked if it would be approved

by the HOA. City Manager Dotson said it could be. They have to follow our standards at a minimum.

Chairman Correa made a motion to set a public hearing for July 23, 2024 to consider amendments to the Enoch City Ordinance 12-200 Planned Unit Development (PUD). Commissioner Poulson seconded and all voted in favor.

4. CONSIDER AMENDMENTS TO ENOCH CITY SIGN ORDINANCES AND SET A PUBLIC HEARING FOR JULY 23, 2024

City Manager Dotson said Commissioner Finlay has been working on this. He went over the proposed amendments. If there was a reference to a sign anywhere in the ordinances, he put it all together. When it comes to land use sign ordinances, they are scattered throughout. Staff wants to remove them in each separate section and put them all under one section. 9.600 is a bunch of different ordinances that are not land-use related. The ordinance draft is taking ordinances from other cities and placing them here. Commissioner Finlay was worried about the permitting section. It was referenced on page 17. There were some signs that were prohibited, such as signs attached to vehicles, and we moved them to exempt. Then on pg. 18 she amended permitting the signs. Commissioner Poulson noted that by not making people get a permit, the city would lose "teeth". City Manager Dotson said the "teeth" are in the rest of the ordinance. Regarding political signs, the city attorney said we can't regulate what's on them, just size and location. Any sign has a free speech element to it. Commissioner Poulson thought the permit option didn't seem agreeable. City Manager Dotson said if you aren't going to charge a fee, why would anyone get one? Are we going to enforce it? We could have something in place to show requirements.

Commissioner Poulson made a motion to set a public hearing for July 23, 2024 regarding amendments to the sign ordinance. Chairman Correa seconded and all voted in favor.

5. CONSIDER AMENDMENTS TO ENOCH CITY ORDINANCE 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS – TEMPORARY AND SET A PUBLIC HEARING FOR JULY 23, 2024

City Manager Dotson said there are two separate versions to consider. One issue is now, it says they can get a temporary permit and reapply after one year for an additional year. Does that mean they can apply for a third year? Our building inspector says no it's just for one year. The other issue is are they renting an RV or the space? We have been giving permits to people who want to rent their RV but not giving permits to someone who wants to rent their space for an RV. Is it for space and an RV or just for RV. Chairman Correa said some people use this as a get-around for an ADU. This came up years ago because people complained about people living in them. Chairman Correa asked how we follow the spirit of what we are trying to accomplish. City Manager Dotson said the question is "What is the intent?" Now we are having trouble with that. What about your kids who need a place to live? Commissioner Poulson asked about building a home and living in an RV. Chairman Correa said he wants to help those that need help. There was a discussion about people taking advantage. He's ok with 3 years, but it's not an RV park Zone so cleaning that up is something he is focused on.

Commissioner Poulson made a motion to set a public hearing for amendments to Ordinance 12.1100.1107 for July 23, 2024. Chairman Correa seconded and all voted in favor.

DRAFT

6. COMMISSION/STAFF REPORTS

Hayden White

- We are now officially chlorinating our water. There will be new smells. If you smell chlorine, it means that there isn't enough chlorine. It's moving fast through the system.
- They poured the floor in Little Eden well house.

Council Member Ross

- She thanked the Planning Commission for all of their efforts in regard to the 4th of July.

Commissioner Losee

- He noted that baseball was over and it was a huge success. People liked having a machine pitch and being able to register online.

7. ADJOURN

Chairman Correa made a motion to adjourn. Commissioner Poulson seconded and all voted in favor.

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Lindsay Hildebrand, City Recorder Date

DRAFT

CHAPTER 12-1200. PLANNED UNIT DEVELOPMENT
(PUD)

Section 12.1200.1201 PURPOSE
Section 12.1200.1201 PERMITTED USES
Section 12.1200.1203 PROCEDURE
Section 12.1200.1204 DEVELOPMENT STANDARDS AND REQUIREMENTS
Section 12.1200.1205 MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS

12.1200.1201. **PURPOSE**. The purpose of the Planned Unit Development (PUD) is to encourage better planning of cohesive communities, to allow for more flexible and balanced development of mixed uses and densities, with more attention to placement of open spaces and commercial or industrial amenities among and around the clustered residential units. The purpose of the Planned Unit Development (PUD) is to create more attractive, desirable, and convenient neighborhoods.

12.1200.1202. **PERMITTED USES**.

A. A PUD is allowed in residential and commercial and industrial zones, upon the showing of a more thorough Master Plan of a larger area and in harmony with this Ordinance.

B. A PUD may include, cluster subdivisions, planned residential, commercial and industrial developments, and combinations of housing types and densities including detached, single-family housing and multi-family housing units, such as apartments, townhomes, condominiums, and other multi-unit dwelling.

C. A PUD is an overlay on an existing residential or commercial zone, approved by the City Council, supplementing and imposing the provisions of this Section upon the underlying zone. In the event the provisions of this Ordinance conflict with the provisions of the underlying zone, the provisions of this Ordinance shall govern.

12.1200.1203. PROCEDURE. The following is the procedure for PUD approval:

Master Plan Approval

Step 1. Deliver a detailed conceptually designed, Proposed Master Community Plan to City Staff, addressing general development requirements, including zoning, subdivision, streets, parks, drainage, and other such elements.

Step 2. Present the Master Community Plan to the Planning Commission for review and Approval.

Step 3. Present the Master Community Plan to the City Council for Review and Approval. Upon City Council approval, the Developer shall have vested rights in the proposed Master Community Plan to proceed and present portions or phases as Preliminary Plats and then Final Plats. The Master Plan, or any portion thereof, may be amended by City Council, in connection with any Preliminary or Final Plat, upon a simple showing that the Amendments meet or exceed all requirements of this Ordinance.

Preliminary Plat Approval

Step 1. Review of General Development Standards. A Developer wishing to develop a PUD within Enoch City shall secure and review such information pertaining to the City's ordinances regarding streets, parks, drainage, zoning, subdivision of land, and other Master Plan requirements affecting the land.

Step 2. File ~~Planning Commission~~ Application and Fees. The filing fee as required by the adopted fee schedule shall be submitted with the ~~Planning Commission~~ Subdivision Application.

Step 3. **File Preliminary Plat**. The Developer shall prepare a Preliminary Plat of the PUD and present the same to the City Staff. The Preliminary Plat shall be drawn to a scale not smaller than 60 feet to the inch. The Developer shall submit seven (7) hard copies on 11"x7" paper and one by email in .pdf format. Each sheet of the Plat shall contain the scale of the drawing, the sheet number and an arrow indicating north. The Preliminary Plat shall also contain the following information:

1. The Master Plan, previously approved by City Council in connection with a Development Agreement, Annexation, or solely as a Master Community Plan

2. The proposed name of the development;

3. Where the submitted plan covers only a part of the development's tract, or Master Community Plan, or is part of a larger vacant area, a plan showing the location of the development as it forms part of a larger tract and a sketch of the prospective street system of the remaining area shall be submitted;

4. A vicinity map containing sufficient information to accurately locate the property shown on the plat map;

5. The names and addresses of the owner(s), the Developer, and the Developer's engineer or surveyor;

6. The boundary lines of the tract to be developed;

7. The lot dimensions and square footage of each lot;

8. Existing Improvements, including curbs, gutters, sidewalks, streets, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts, and fire hydrants, parks, playgrounds, and other open spaces and facilities within the tract or within 200 feet of the proposed PUD and the location, width, and dimensions of all such existing improvements;

9. Proposed Public Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, easements, sanitary sewers and manholes, storm drains and manholes, water supply main valves, culverts and fire hydrants, parks, playgrounds, and other open spaces and facilities, all as applicable, and the location, width, and dimensions of all such improvements proposed to be dedicated to the City;

10. Proposed Private Improvements, including curbs, gutters, drainage swells, ditches, sidewalks, streets, alleys, and easements, water courses, ditches, parks, playgrounds, and other open spaces, facilities, and other important features, and existing structures within the development, all as applicable, and the location, width, and dimensions of all such proposed, private improvements;

11. Boundary lines of adjacent tracts of land, showing ownership and property monuments;

12. A tabulation of each proposed use by acreage and its percentage of the total acreage;

13. Location of all dwellings, buildings, and other structures within the development, the common areas, and other areas of private ownership;

Step 4: **File Project Analysis**. a PUD Project Analysis shall include the following:

1. Any request for proposed zone change, if necessary; The PUD itself, does not require a zone change.

2. An Overall Project Analysis describing the concepts the Developer proposes to implement with the project development, including but not limited to:

    a. Project description indicating the general configuration for the project (i.e., single family, townhouses, apartments, condominiums, etc.) with the proposed plan for landscaping, mailboxes, street lighting, and walkways.

    b. Conceptual, rough project construction phasing and time schedule, for infrastructure; landscaping, buildings, amenities, etc.

    c. Transportation and access management plan if such is otherwise required in the Enoch City Ordinances.

~~**Step 5**. **Public Notification and Meeting**. Any application for a PUD must comply with notice requirements prior to the Planning Commission Meeting for the Preliminary Plan. The posting of sign(s) by the City shall be posted in a conspicuous place at all points where City Streets intersect, within 10 feet of the street right-of-way line. The sign(s) shall be at least 24 inches square and be labeled with 2-inch high letters reading, "PROPOSED PLANNED UNIT DEVELOPMENT" with the PUD notice stapled below prior to the Planning Commission Meeting.~~

Step 6. **Preliminary Plat Approval**. The Developer shall present the proposed PUD Preliminary Plat for review to the ~~Planning Commission and then the City Council~~ Land Use Authority, which shall ~~each~~ approve the Preliminary Plat, or detail the changes required of this Ordinance before it will be approved. The Preliminary Plat shall be reviewed and approved according to Enoch City Ordinances in force at the time of submission.

Final Plat Approval

Step 1. File Engineering Drawings and Final Plat. Upon approval of the Preliminary Plat, the Developer shall then prepare Engineering Drawings and a Final Plat of the proposed PUD and shall submit the same to the City staff.

1. Engineering Drawings shall include the following data:

    a. A contour map drawn at two-foot intervals;

    b. Proposed water facilities, sanitary sewer, storm drainage facilities, and fire hydrants located either within or without the development;

    c. A plan by which the developer will handle storm water drainage within the development according to the City's requirements for a 100-year storm;

    d. If common area is to be improved, Developer shall note as much generally;

2. The Final Plat must be signed by a licensed surveyor and must conform to City Engineer standards. The Final Plat shall be drawn on a sheet of approved Mylar having outside or trimline dimensions of 24" x 36". The Final Plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than 60 feet to the inch. The finished drawing shall be in compliance with the format approved by the Iron County Recorder and shall contain the following information:

    a. The name of the development;

    b. A north arrow, the scale of the drawing and the date of preparation of the plat;

c. All lot sizes, which shall be indicated by square feet;

d. Accurately drawn boundaries showing the proper bearings and dimensions of all boundary lines of the PUD, (properly tied by reference to a public survey monument-these lines shall be heavier than street and lot lines);

e. The names, widths, lengths, bearings and curve data of said streets, public utilities, private easements, and irrigation easements, and the boundaries, bearings and dimensions of all portions within the subdivisions intended to be dedicated to the use of the public, and the lines, dimensions, bearings and numbers of all lots, blocks and parts reserved within the PUD (all lot, blocks and streets shall be numbered in accordance with the street numbering system adopted by the City);

f. A licensed land surveyor's "Certificate of Survey";

g. The description of the boundaries of the development together with a certification by the Developer's engineer or land surveyor stating that the lots described fully comply with the requirements of this ordinance;

h. The owner's Certificate of Public and Private Dedications;

i. The signature of every person who owns property within the development, or specific phase of the development, and a notary public's acknowledgment of all signatures;

j. A signature line of the ~~Planning Commission Chair~~ Land Use Authority, if separate from the City Engineer;

k. ~~A signature line for the Mayor;~~

l. ~~A s~~Signature lines for the City Engineer and City Attorney;

m. A signature line for all applicable utility companies that have easements on the plat, and for the postal service;

n. A notice of all covenants, conditions and other restrictions which may be relevant and applicable to the property contained in the plat;

o. Designation of common areas and private ownership areas;

p. Identification of common landscaped areas, parking areas, driveways and other features required by this Section; and

q. Footprint drawings of all buildings commercial and multi-family properties.

3. The following documents shall additionally be submitted with the Final Plat:

a. A current title report showing ownership of the subject property; and

b. Copies of any required agreement, if any, relative to the proposed PUD.

Step 2. Completion Assurance and Inspection Fees. The subdivider and/or developer shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the City Council or such personnel as the City Council shall designate. The amount of the completion assurance shall be 125%

of the Engineer's estimated costs of the improvements. The completion assurance shall be in the form of cash, an irrevocable letter of credit or an escrow bond.

Completion assurance shall be executed by financial institutions acceptable to the City and must be in the form approved by the City. The Completion Assurance as required by this section must be posted prior to recording. As improvements are completed, inspected, approved, and accepted the Completion Assurance may be reduced as stated:

Improvement Completed	Reduction of Assurance
Underground infrastructure	25%
Road base to final grade	25%
Final inspection for release	40%

Upon completion, inspection, approval, and acceptance of all the required improvements, the completion assurance, less ten percent (10%), shall be released to the subdivider/developer. Ten percent (10%) of the Engineer's costs of improvement shall be held from the completion assurance for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.
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Inspection Fee. The Developer shall also deposit an Inspection Fee of one percent (1%) of the total estimated improvement costs, which amounts shall be refunded by the City if not expended.

Step 3. **City Engineer/Land Use Authority Approval**. All Engineering Drawings of the PUD shall be reviewed and approved by the City Engineer/Land Use Authority to ensure compliance with this Ordinance, with detailed notations of any deviations from the Ordinance and the Approved Preliminary Plat.

Step 4. City Attorney Approval. A Preliminary Title Report or copy of a Title Insurance Policy indicating ownership of the property and Final Plat shall be presented to the City Attorney together with a copy of the approved bond or other performance guarantee by the Developer for review regarding ownership of the property and zoning requirements.

~~**Step 5**. **Planning Commission and City Council Review**. After approval of the City Engineer and the City Attorney, the Planning Commission and City Council shall review the Final Plat and confirm that all requirements previously noted for the Preliminary Plat have been incorporated into the Final Plat.~~

Step 6. Recordation of Final Plat. Upon approval of the Final Plat by the ~~City Council~~ Land Use Authority, the Developer shall obtain all required signatures before submitting one copy of the Final Plat tracing to the County Recorder. All Final Plats must be recorded in the office of the Iron County Recorder.

12.1200.1204. STANDARDS FOR, SINGLE FAMILY PUD HOUSING.

A. **General Intent**. The general intent of these Standards for Detached, Single Family PUD Housing is to improve the overall quality of single-family development in Enoch City and to ensure the compatibility of single-family developments with the surrounding land uses.

B. **Site Planning**. These PUD Standards for Detached, Single-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as

community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the single-family development.

C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Detached, Single-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council.Variations to the development standards set forth herein may be approved as part of the Master Plan, PUD, or the supporting documents approved by City Council.

D. **Permitted Uses.** The following uses shall be permitted in the Single-Family Housing Development:
   1. Any use permitted in Residential Zones with Single-Family dwelling units.
   2. Churches, municipal buildings, Public and Private Schools.
   3. Twin and Townhouse units
   4. Planned Unit Developments approved per this ordinance.

E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures.

F. **Maximum Densities.** The maximum density of the, Single-Family Residential PUD shall only be limited, established, and governed by the underlying zone density for the entire project, and other applicable standards.

G. **Minimum Lot Size**. ., Single-Family Housing shall not be restricted by minimum size nor width but shall comply with set backs and International Fire Code.

H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street which shall be directly connected to Old Highway 91, SR130, or the proposed Iron County Belt Route.

I. **Front Setbacks.**
   1. **Residential on Public Street** - No structures shall be set back less than ten (10)feet from back of curb or 4 feet from the right-of-way line of a dedicated street, whichever is less. On corner lots, this same set back shall apply to both sides aligning a street.
   2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet from back of curb. On corner lots, this same set back shall apply to both sides aligning a street.
   3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

J. **Side & Rear Setbacks.** All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. **Building Heights.** All residential building heights shall be limited to thirty-five feet (35') measured from final landscaping grade against the building foundation to top plate of the top story. All Commercial and Industrial buildings shall be limited to fifty feet (50').

L. **Open Space.** There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.
2. Area dedicated for public use.
3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.
4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. **Public Utilities.** All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each lot shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code. Utilities and utility easements shall be located as directed by the Developer on the approved Plats, and shall be designed to facilitate and tie into the municipal systems.

N. **Private Amenities.** All private amenities, other than streets, including, drainage, and other such improvements shall be designed and installed and inspected according to applicable codes and standards.

O. **Fences.** The Detached Single Family Housing PUD shall have no fencing requirements.

P. **Landscaping.** Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for sidewalks, driveways and parking areas.
2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.
3. In commercial or industrial PUDs, and residential PUDs in commercial or Industrial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking**. Single Family residential shall have no parking requirements. Non-residential parking requirements in Commercial and Industrial zones shall be the same as the underlying zone.

R. Private and Public Street Widt

1. All vehicular streets within a PUD shall have a minimum paved width of twelve (12) feet and provide proper circulation.
2. Private streets shall intersect with public streets such that they are indistinguishable from public streets and without any cul-de-sac, turnaround, or driveway entrance.
3. Private streets are not maintained by the City.

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S. **Waste Receptacles.** All storage and solid waste receptacles shall have no requirements and may be further governed by CC&Rs.

T. Design Details. In order to allow thoroughfares and open spaces to be designed in a manner that prioritizes safety and comfort for pedestrians and cyclists, promotes community, and contributes to a sense of identity for the neighborhood, the PUD may propose designs for thoroughfares, street signs, street lights, and mail boxes, as well as landscaping, signs, lighting, and fences on private lots, that vary from City standards. These alternate designs shall be subject to review and administrative approval by the City if the public interest is met.

12.1200.1205. MULTI-FAMILY DEVELOPMENT STANDARDS AND REQUIREMENTS.

A. **General Intent.** The general intent of these PUD Standards for Multi-Family Housing is to improve the overall quality of multi-family development in Enoch City and to ensure the compatibility of multi-family developments with the surrounding land uses. These multi-family standards shall apply to all new multi-family housing within Enoch City

B. **Site Planning.** These PUD Standards for Multi-Family Housing are intended to improve site planning, enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments and open space; to use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.

C. **Variations.** The general requirements and development standards of the underlying zone are modified by this Ordinance and these specific PUD Standards for Multi-Family Housing as the proposed Master Plan, PUD, or the supporting documents are approved by City Council. The development standards set forth herein are not subject to variation.

D. **Permitted Uses.** The following uses shall be permitted in the Multi-Family Development:

1. Any use permitted in the Residential Zones with single dwelling units.
2. Apartments, townhomes, condominiums, and other multi-unit dwellings.
3. Student Housing**.**
4. Private and Public Schools.
5. Non-profit Community Service Clubs, except those whose activity of which customarily carried on as a business.
5. Planned Unit Developments approved per this ordinance.
6. Congregate Living Facilities as defined in Section 12.1100.1106 of this ordinance.

E. **Master Plan Acreage.** The PUD shall be part of a master-planned development, which master-planned development shall have a minimum of 150 contiguous and adjacent acres. The Master Plan acreage shall be raw, previously undeveloped land, or if previously developed, then Developer must own substantial interest in substantial portions of that land which remain unimproved vertically and without commercial or residential structures

F. **Maximum Densities.** The maximum density of the Multi-Family PUD Housing shall only be limited, established, and governed by the available open space and other applicable PUD standards.

G. **Minimum Lot Size and Width Requirements.** The Multi-Family lot shall not be restricted by minimum size nor width.

H. **Major Arterial Street.** The Master Plan Acreage, of which this PUD is a part, shall be accessed by a major arterial street, which shall be directly connected to Highway 91 or SR130, or the Iron County Belt Route.

I. **Front Setbacks**.

1. **Residential on Public Street** - No structures shall be set back less than twenty (20) feet from the right-of-way line of a dedicated street. On corner lots, this same set back shall apply to both sides aligning a street.
2. **Residential on Private Street** - Building setbacks along private streets shall be ten (10) feet. On corner lots, this same set back shall apply to both sides aligning a street.
3. **Commercial/Industrial** - All setbacks shall be as required in the underlying zone.

J. **Side & Rear Setbacks**. All Residential and Commercial side and rear setbacks shall be in accordance with the minimum standards of the International Fire Code, as adopted.

K. **Building Heights**. All residential building heights shall be limited to fifty feet (50') measured from final lot or landscaping grade against the foundation to top plate of the top story.

L. **Open Space**. There shall be no less than fifteen percent (15%) open space in the Master Plan, of which the proposed PUD is a part. A PUD within a Commercial or Industrial zone shall have no open space requirement beyond the landscape requirement of the underlying zone. Open space may, but shall not be required to include:

1. Private or common area.

2. Area dedicated for public use.

3. Open space is described as planned open area suitable for relaxation, recreation, or landscaping which is held in common, public, or private ownership, and such open spaces may include buildings which are recreational in nature, or otherwise institutional, municipal, or religious buildings and properties, and all walkways, patios, parking areas, recreational areas, raw ground, natural landscaping, picnic pavilions, gazebos, and water features.

4. Common Area is described as areas within a PUD that are held by all or a portion of the residents in common ownership through a homeowner's association and that are available for use by all such residents. Common area may include streets, parking areas, commonly-owned facilities, open space, and landscape area.

M. **Public Utilities**. All PUD developments shall be served by the public sewer system and public culinary water supply. All utilities shall be placed underground. Each building shall be served by a separate sewer lateral, sized according to applicable code. Backflow prevention valves shall be required in accordance with the applicable code, utilities, and utility easements shall be located as designed by the Developer on the approved Plats, which shall be designed to facilitate and tie into the municipal systems.

N. **Private Amenities**. All private amenities, other than streets, including drainage, and other such improvements shall be designed, installed and inspected according to applicable codes and standards.

O. **Fences**. A minimum ~~five-foot (5')~~ six-foot (6') high sight-obscuring fence shall be erected on the perimeter of all multi-family Residential PUD projects. Fences shall be set back a minimum of 10 feet from the right-of-way line of a dedicated street. The fenced setback area shall be landscaped. Where the front of a unit faces a dedicated public street, a fence is not required if the property is landscaped parallel with the face of the structures or the required setback.

P. **Landscaping**. Landscaping is required as follows:

1. Required front setback and side setback adjacent to a dedicated street shall be landscaped, except for driveways and parking areas.

2. Open space areas may be landscaped with trees, shrubs, lawn, xeriscaping, or ground cover, and maintained in accordance with good landscaping practices, or may otherwise left or maintained in a natural state. The landscaping requirement does not prohibit landscaping on private property within the PUD.

3. In commercial areas, and residential PUDs in commercial zones, landscaping requirements shall be satisfied by the landscaping requirements of the underlying zone.

Q. **Parking**. The number of off-street parking spaces shall be one (1) parking space per bedroom, which may include limited, common, private or public driveways, carports, garages, and parking lots. One (1) additional off-street parking space shall be provided for every three (3) residential units. Private

driveway parking must be nine feet (9') by ~~twenty-two feet (22')~~ eighteen (18') to count as one parking space.

R. **Private and Public Street Widths**.

1. All streets within a PUD shall have a minimum paved width of twenty-six (26) feet and provide proper circulation.
2. Private streets are entered from the public streets by a driveway- type entrance and are posted as private streets.
3. Private streets are not maintained by the City.
4. When a PUD entrance occurs at the end of a City street, the developer shall provide for a dedicated, City standard cul-de-sac or equivalent turn-around.
5. Public street widths shall be as per City Ordinance as applicable to the underlying Zone.

S. **Waste Receptacles**. All storage and solid waste receptacles which are not located within a building shall be enclosed within a sight-obscuring fence or fence compatible with the design of the development.

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 closed 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 than70-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-premises 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 with 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 of 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.

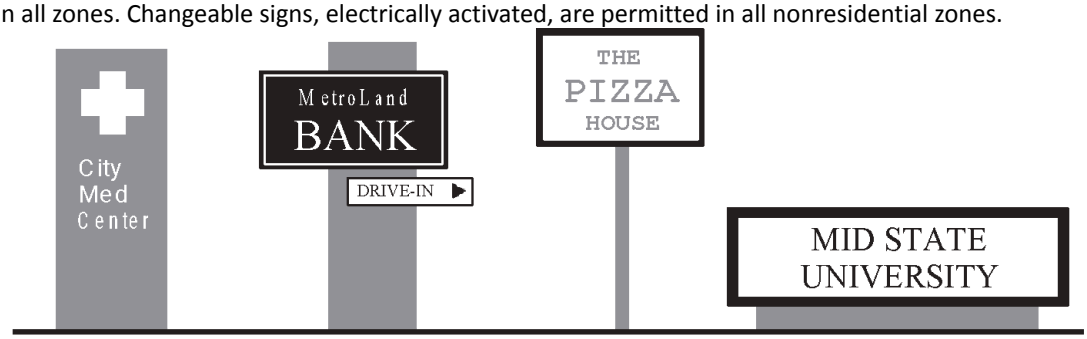
SIGN STRUCTURE. Any structure supporting a sign.
TEMPORARY SIGN. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that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

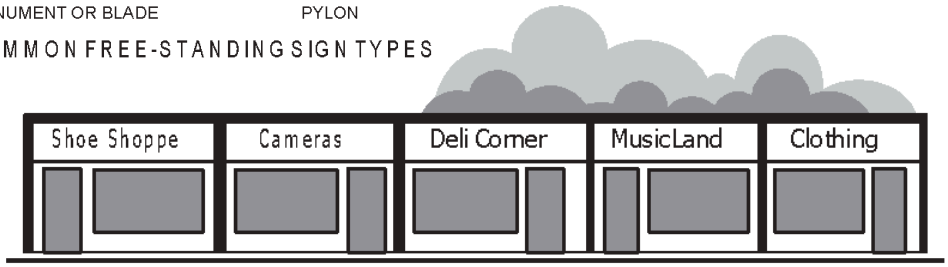
frontage. The sign area(s) thus calculated shall be permitted to then be applied to permitted signs placed on each separate wall or property line frontage.

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.

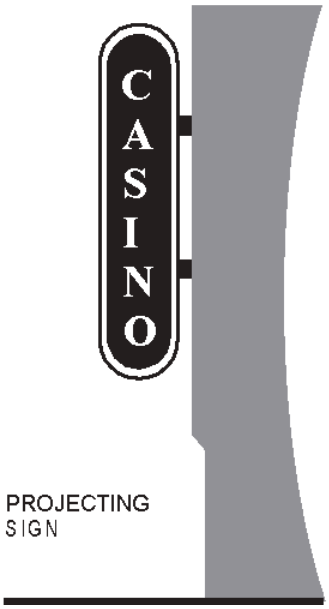


MONUMENT OR BLADE PYLON

COMMON FREE-STANDING SIGN TYPES



WALL OR FASCIA SIGNS ON STOREFRONTS



PROJECTING SIGN

FIGURE 9.600.644(1)

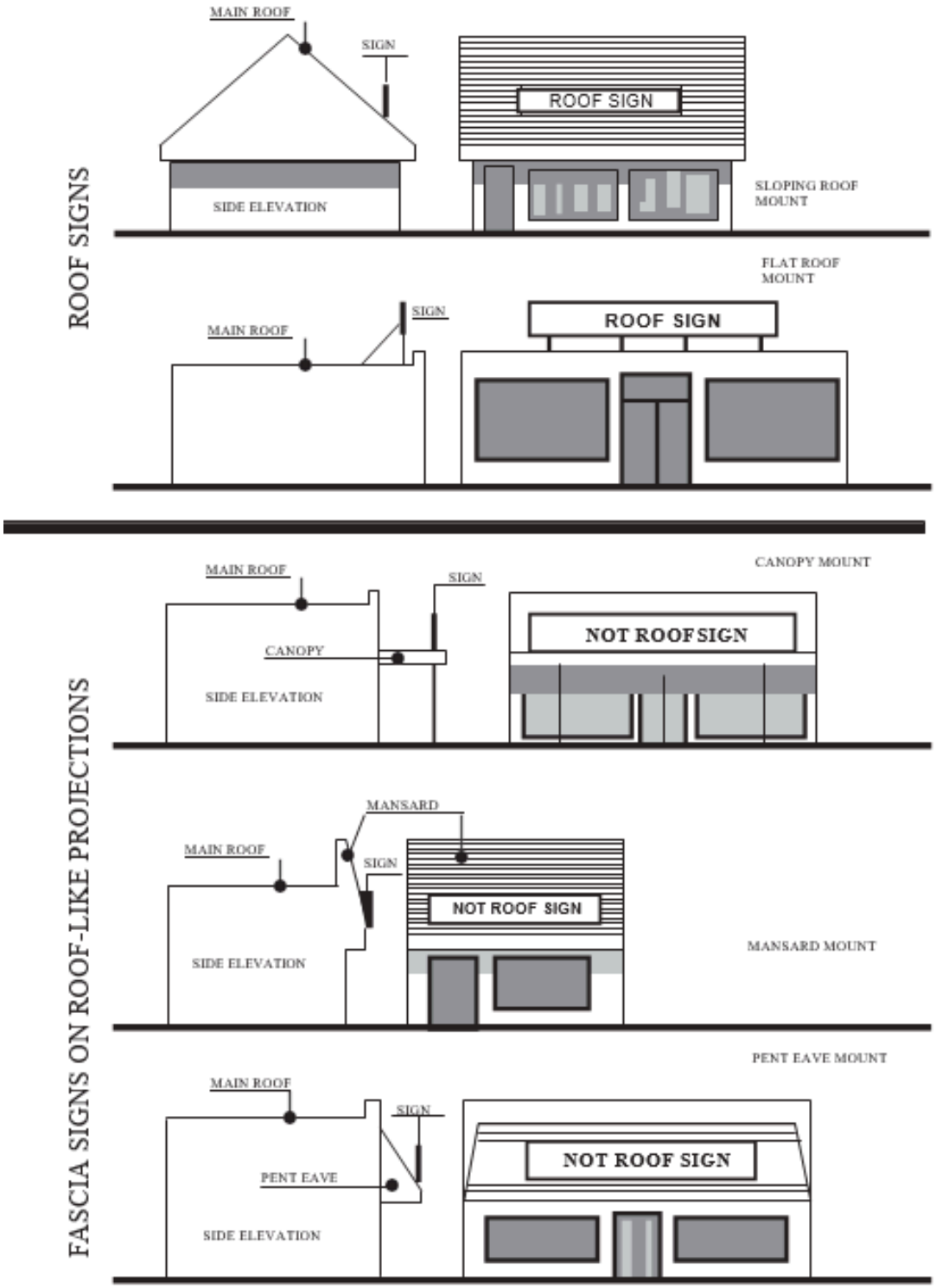
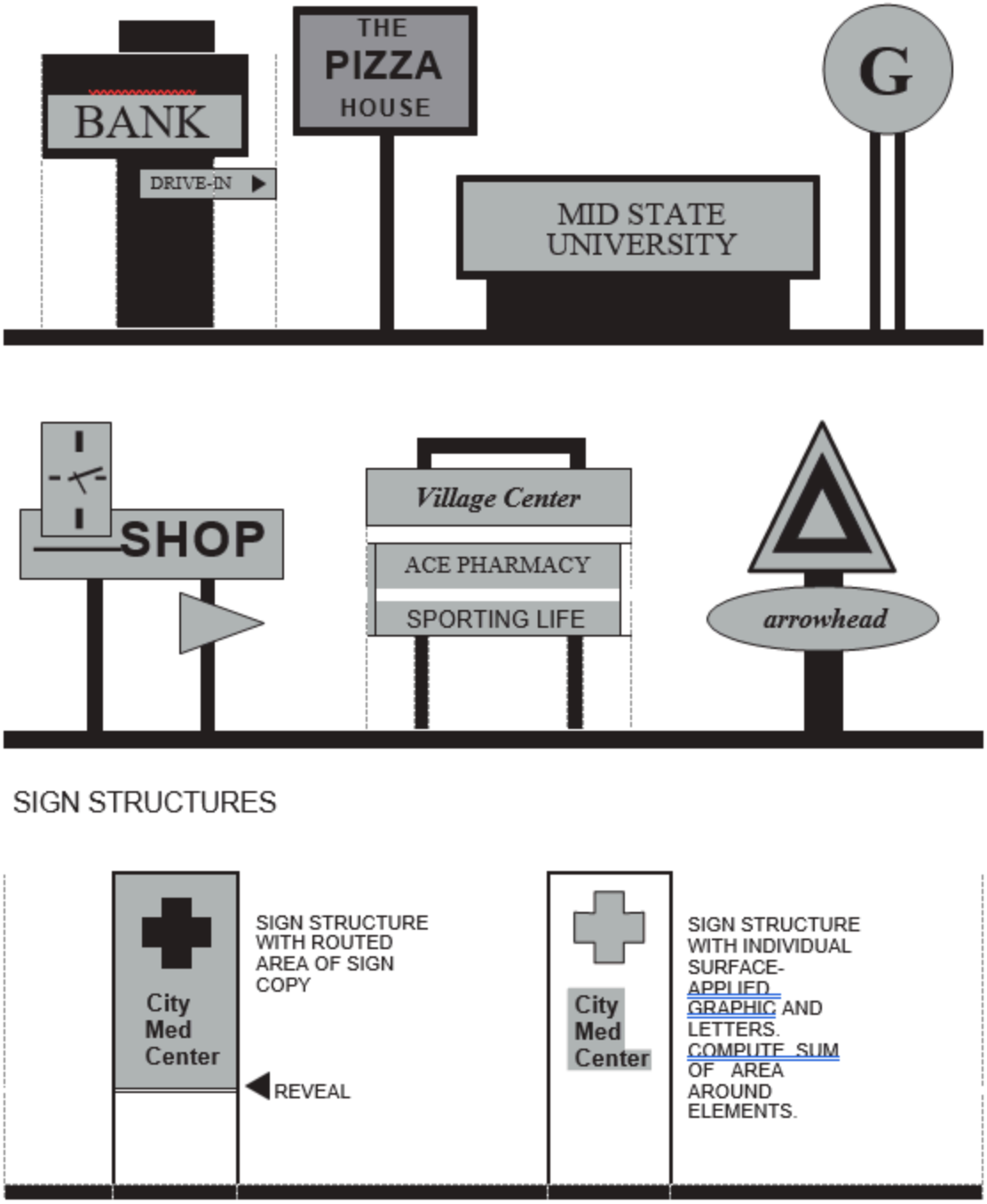


FIGURE 9.600.644(2) COMPARISON—ROOF AND WALL OR FASCIA SIGNS



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

FIGURE 9.600.644(3) SIGN AREA—COMPUTATION METHODOLOGY

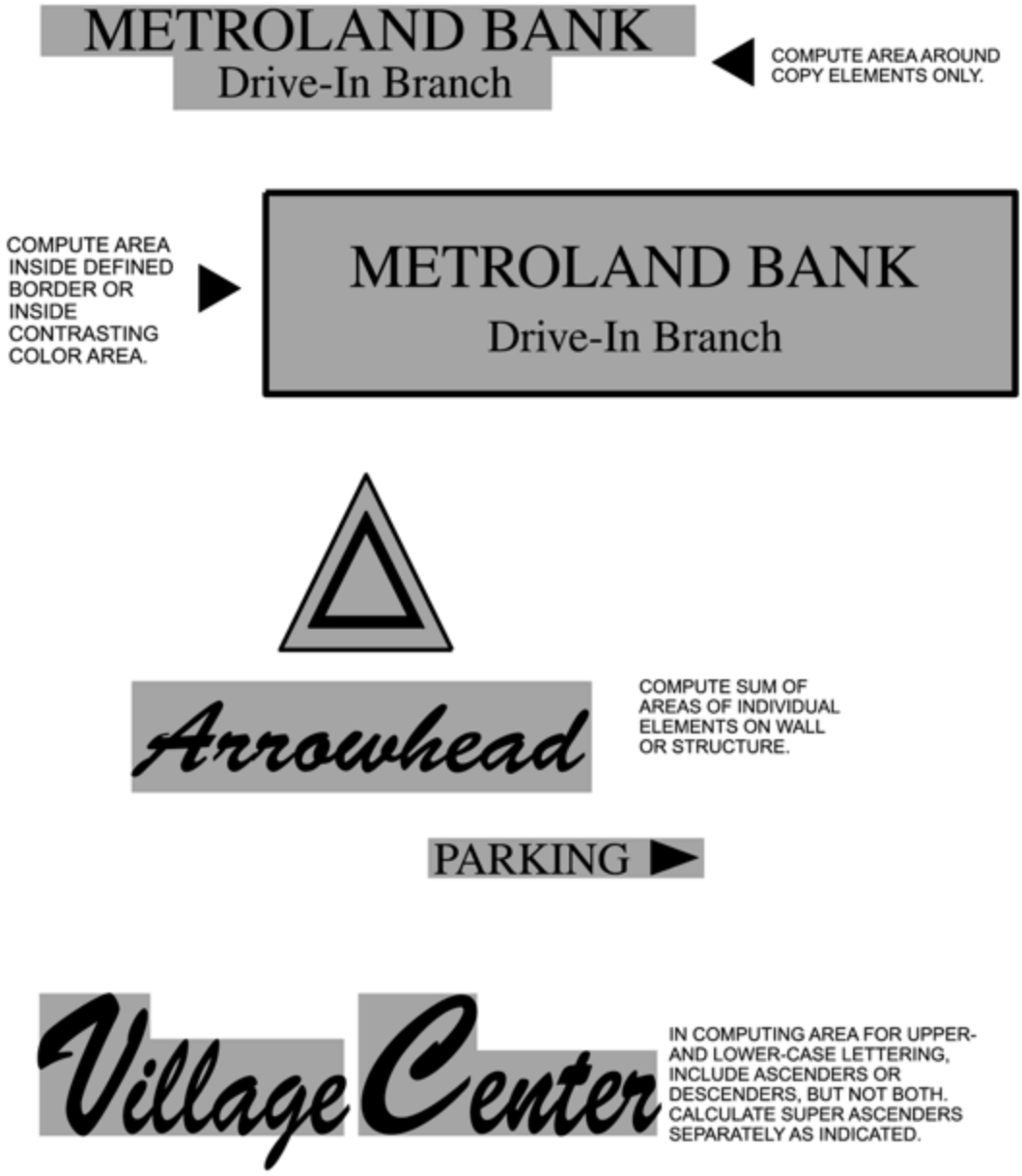


FIGURE 9.600.644(4) SIGN AREA—COMPUTATION METHODOLOGY

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 m^2) in area.
8. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property~~, except for signs~~ meeting the following conditions:
   - The primary purpose of such a vehicle or trailer is not the display of signs.
   - 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.
   - 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.
9. Vehicles and trailers that are used primarily as static displays, advertising a product or service, ~~n~~or utilized as storage, shelter or distribution points for commercial products or services for the public.

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. 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~~. No sign permits are required, but authorization for construction may be required by the building official at building permit application. 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 building 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~~ **wall area** 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 6 square feet.

TABLE 9.600.648(1) IDENTIFICATION SIGN STANDARDS—WALL SIGNS

LAND USE	AGGREGATE AREA (square feet)
Single-family residential	**4'**
Multiple-family residential	**20% front wall, 15% side or rear wall**
Nonresidential in a residential zone	**20% front wall, 15% side or rear wall**
Commercial and industrial	See Table 9.600.648(2)

For SI: 1 square foot = 0.0929 m^2.

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	**20% front wall, 15% side or rear wall**
101 to 300 feet	**20% front wall, 15% side or rear wall**
Over 301 feet	**20% front wall, 15% side or rear wall**

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 6 square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be 6 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 **6** feet in height from the ground to the top of the sign and **6** 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 **32** square feet in area nor **8** feet in height from the ground to the top of the sign. 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 **12** square feet in area nor **4** 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 **8** feet in height from the ground to the top of the sign, and **32** square feet in area for property of 10 acres (40 470 m^2) or less, or 100 square feet (9.3 m^2) for property exceeding 10 acres (40 470 m^2).
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 **6** feet in height from the ground to the top of the sign and **24** 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 **6** feet in height from the ground to the top of the sign and **12** square feet in area.
c. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed **8** feet in height from the ground to the top of the sign and **32** square feet for projects on parcels 5 acres (20 235 m^2) or less in size, and not to exceed **12** feet in height from the ground to the top of the sign and **100** square feet in area for projects on parcels larger than 5 acres (20 235 m^2).
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 **6** square feet in any single-family residential district, **6** square feet in any multiple-family residential district and **12** 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	**1 per street front**	**4***	**12**	1 per subdivision entrance[a]
Multiple-family residential	**1 per street front**	**4***	**12**	1 per driveway[a]
Nonresidential in a residential zone	**1 per street front**	**4***	**12**	300[a]
Commercial and industrial	**1 per street front**	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 m^2, 1 acre = 4047 m^2.

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.

*Height is from the ground to the top of the sign

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~~ all zones, as designated in this code, subject to the following limitations:

a. ~~Not more than one such~~ signs may be displayed on any property, and shall not exceed a height of **4** feet from the ground to the top of the sign nor an area of **12** square feet.
b. Such signs shall be displayed not more than 20 days in any calendar year.
c. Any electrical portable signs shall comply with NFPA 70, as adopted in this jurisdiction.
~~d. 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:

a. Such signs shall not exceed a height of **4** feet from the ground to the top of the sign ~~nor an area of 12 square feet.~~
b. 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.
c. 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.

a. 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.
b. 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.

a. 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.
b. 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.

~~a.~~ 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 **10** 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.~~ ,**not more than 4 feet from wall and not lower than 10 feet above the sidewalk.**
b. 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.~~
c. Such signs shall not extend over a public sidewalk more than **4 feet from wall** ~~percent of the width of the sidewalk.~~

d. Such signs shall maintain a clear vertical distance above any public sidewalk of not less than **10** feet.

C(4) Under canopy signs.

a. 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 **50% of each face** ~~square feet~~.

b. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way of not less than **10** feet.

C(5) Roof signs.

a. Roof signs shall be permitted in commercial and industrial districts only.

b. Such signs shall be parallel to ~~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.~~

c. 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:

a. 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.

b. 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~~ ~~permit~~s a certificate of occupancy. The master sign plan shall establish standards and criteria for all signs in the complex that require building 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~~ building 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.

Version 1

12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY

A. This ordinance is for the rental of one recreational vehicle/travel trailer and for the rental of recreational vehicle/travel trailer space.

B. The use of recreational vehicles/travel trailers for living quarters* is allowed by an official conditional use permit in all zones under the following conditions:

   1. Only one recreational vehicle/travel trailer and space can be used as temporary living quarters on a single lot/parcel, and

   2. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and

   3. ~~Is permitted for one (1) year. After the year, applicant must reapply for an one additional year. If a violation to 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY has been committed within the previous year, the application will be denied~~.

C. Application Procedures.

   1. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.

   2. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12.600.625 Appeals found in this code.

   3. A Recreational Vehicles/Travel Trailer Permit may be applied with written consent of the property owner and every application must be signed by the property owner.

D. Enforcement. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.

*See 12.2300 Recreational Vehicle Park (RVP) Zone for RV rental space requirements.

Version 2

12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS -TEMPORARY

A. This ordinance is for the rental of one recreational vehicle/travel trailer and not for the rental of recreational vehicle/travel trailer space. Rental space is only allowed in a Recreational Vehicle Park (RVP) Zone*.

B. The use of recreational vehicles/travel trailers for living quarters* is allowed by an official conditional use permit in all zones under the following conditions:

   1. Only one recreational vehicle/travel trailer can be used as temporary living quarters on a single lot/parcel, and

   2. Recreational vehicle/travel trailers must comply with corresponding zoning district set-back requirements, and

   3. Is permitted for one (1) year. After the year, applicant must reapply for ~~an~~ one additional year. If a violation to 12.1100.1107 RECREATIONAL VEHICLES/TRAVEL TRAILERS-TEMPORARY has been committed within the previous year, the application will be denied.

C. Application Procedures.

   1. The use of recreational vehicles/travel trailers for living quarters shall be submitted to the Enoch City Manager or designee for review and approval.

   2. An application recommended for disapproval by the Enoch City Manager or designee may be appealed to the Enoch City Planning Commission in accordance with part 12.600.625 Appeals found in this code.

   3. A Recreational Vehicles/Travel Trailer Permit may be applied with written consent of the property owner and every application must be signed by the property owner.

D. Enforcement. Any person whether owner, lessee, principal agent, employee or otherwise, who violates any of the provisions of this ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who stores, maintains, or otherwise keeps a recreational vehicles/travel trailers in violation of any detailed statement of plan submitted by owner and approved under the provisions of this ordinance shall be guilty of an infraction and, upon conviction thereof, shall be subject to punishment as provided by Utah State law.

*See 12.2300 Recreational Vehicle Park (RVP) Zone for RV rental space requirements.