

ORDINANCE NO: 2025-03

SIGN REGULATIONS FOR ALL LAKE POINT ZONES

WHEREAS Lake Point is authorized pursuant to the Utah Code 10-8-26, the City is allowed to regulate signs on public property and Utah Code 10-9a-102 gives the City power to regulate signage through the boundaries of the City; and

WHEREAS the Lake Point City Council desires to pass an ordinance governing the usage of signage and do so in a fair and uniform manner within the zones established under the City Code; and

WHEREAS the Lake Point City Council finds that this ordinance and regulation will be a benefit to the City.

NOW, THEREFORE, BE IT ORDAINED by the Lake Point City Council as follows:

Section 1. Title and Authority

1. This sign ordinance is adopted under the zoning authority of the City and to further the more general purposes set forth in this Ordinance.

Section 2. Purpose

1. The purposes of these sign regulations are:
 - a. To encourage the effective use of signs as a means of communication in the City of Lake Point;
 - b. Maintain consistency with the look and aesthetics of the base zone and abide by all rules thereunder;
 - c. to maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth;
 - d. to benefit the business community by providing a means to enhance business visibility;
 - e. to improve pedestrian and traffic safety;
 - f. to minimize the possible adverse effect of signs on nearby public and private property; and
 - g. to enable the fair and consistent enforcement of these sign regulations.

Section 3. Definitions

Words and phrases used in this Chapter shall have the meanings set forth in this Section. Words and phrases not defined in this section but defined elsewhere in the Zoning Ordinance of the City shall be given the meanings set forth in such Ordinance. Principles for computing sign area and sign height are contained in Section 6. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this Chapter.

1. **A-Frame.** a temporary sign not anchored to the ground with no more than two faces, each joined at their top along one straight line edge and constructed in a manner, and of such materials, which permit it to be repositioned by an individual without mechanical aid.
2. **Animated Sign.** A sign which involves motion or rotation of any part created by artificial means, or which displays flashing, revolving or intermittent lights, or any other means not providing constant illumination or intensity of illumination, including changeable signs. This shall not include signal lights and other public safety signs maintained by government authority.
3. **Banner.** Any sign of lightweight fabric or similar material that is mounted to a pole, building, or other structure by a frame at one or more edges.
4. **Beacon.** Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot(s) as the light source; also, any light with one or more beams that rotate or move.
5. **Bench.** A sign located on the seat or back of a bench, or seat placed, typically on or adjacent to a public right-of-way. A bench sign is often considered a type of street furniture.
6. **Billboard.** A form of an off-premise sign. Freestanding ground sign exceeding 199 square feet in area and which is designed or intended to direct attention to a business, product, service, event, or attraction that is not sold, offered or existing on the property where the sign is located.
7. **Billboard, Digital.** Any billboard which uses software, electronically projected text, images or graphics. Digital Billboards include but are not limited to, billboards that use light-emitting diodes (LEDs), plasma displays, fiber optics, or other technology that results in high-resolution text, images, and graphics.
8. **Building Marker.** Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.
9. **Building Sign.** Any sign attached to any part of a building, as contrasted to a freestanding or monument sign.
10. **Canopy Sign.** Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
11. **Changeable Copy Sign.** An on-premise sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face of the surface of the sign. A sign, other than a digital billboard, on which the message changes more than eight (8) times per day shall be considered an animated sign and not a changeable copy sign for purposes of this Ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered the "time and temperature" portion of a sign and not a changeable copy sign for purposes of this Ordinance.
12. **Commercial Message.** Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

13. **Dilapidated.** A sign where: a) the lettering or background material or any part of the sign has flaked, broken off or changed color; b) structural supports or frame members are visibly corroded, stained, bent, broken or dented; or c) sign supports are twisted, leaning or at angles other than those at which the sign was originally erected.
14. **Directional Sign.** A sign for directing pedestrian or motorized traffic, such as are commonly found on roads including menu boards.
15. **Driveway Reflector Markers/Snow Stakes.** Thin plastic, fiberglass, or similar materials that are used to help identify the edges of driveways and roadways
16. **Externally Illuminated.** A sign that is illuminated by a light source on the sign's exterior.
17. **Facade.** The face of a building including all sides.
18. **Flag.** Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.
19. **Feather Sign.** A temporary sign that is constructed of cloth, canvas, plastic fabric or similar lightweight, non-rigid material and that is supported by a single vertical pole mounted into the ground or on a portable structure. This sign may also be referred to as a temporary blade sign, teardrop sign, or flag sign.
20. **Freestanding Sign.** Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
21. **Incidental Sign.** A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.
22. **Internally Illuminated.** A sign illuminated by a light source contained inside the sign.
23. **Legal Nonconforming Sign.** A sign or signs that were legally installed and permitted prior to the adoption of this Ordinance, but which do not meet the requirements of the current Ordinance.
24. **Lot.** Any piece or parcel of land or a portion of a subdivision that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and the boundaries of which have been approved by the City and established by some legal instrument of record.
25. **Marquee.** A roof-like or overhang structure, often bearing a signboard, projecting over an entrance to a theater or other building.
26. **Marquee Sign.** Any sign attached to, in any manner, or made a part of a marquee.
27. **Monument Sign.** A sign supported by its own foundation and internal support system independent of any other structure. A monument sign typically does not have visible support structure (i.e. posts), rather it consists of a monolithic structure from the foundation to the sign similar in appearance to a "monument."
28. **Off-Premise Sign.** Any sign directing attention to a use, product, service, message or commodity not related to the premises upon which the sign is located. A billboard is an off-premises sign.
29. **On-Premise Sign.** A sign which directs attention to a business, product, service, event, or attraction that is sold, offered, or existing on the property where the sign is located.
30. **Parapet.** A short wall or barrier projecting beyond the roofline of a building intended to screen rooftop equipment or used as an architectural treatment.

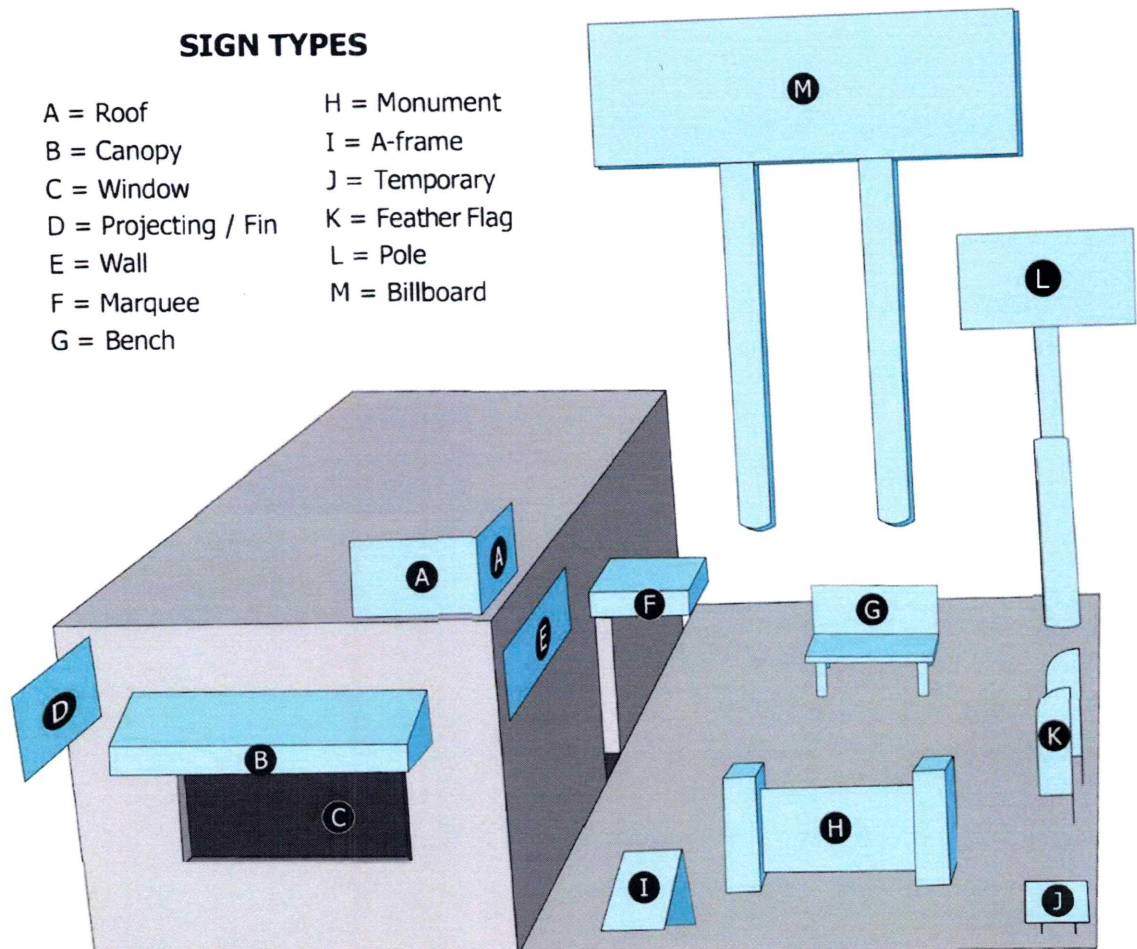
31. **Pennant.** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
32. **Person.** Any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.
33. **Portable Sign.** A movable sign which may have a power cord for electrical connection that is not permanently attached to the ground or building and is readily removable using ordinary hand tools. This may include A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising;
34. **Regulatory Sign.** A sign with the primary purpose of conveying information concerning rules, ordinances, or laws.
35. **Vehicle/Trailer Sign.** Any sign placed, painted, attached, or displayed on a vehicle/trailer. This does not include vehicles/trailers used in the normal day-to-day operations of the business and may contain branding, logos associated with the business.
36. **Pole Sign.** A freestanding sign with a visible support structure that is usually double-faced, mounted on a round pole(s), square tube, or other fabricated member without any type of secondary support. Pole signs may be internally or externally illuminated.
37. **Political Sign.** A sign that contains a message promoting a candidate or measure placed on a ballot containing no commercial message.
38. **Principal Building.** The building in which is conducted the principal use of the lot on which it is located. Lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.
39. **Projecting Sign.** Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches (6") beyond the surface of such building wall or parapet.
40. **Pylon Sign.** A freestanding sign with a visible support structure enclosed with a pole cover. Pylons may be internally or externally illuminated and offer excellent visibility from a distance.
41. **Quasi-Public Uses.** A use operated by a private nonprofit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public, and including uses such as churches, private schools and universities, community, youth, and senior citizen recreational facilities, private hospitals, and the like.
42. **Residential Sign.** Any sign located in a district zoned for residential uses that contain no commercial message, except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of the Zoning Ordinance.
43. **Roof Sign.** Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof. (Roof signs are strictly prohibited.)
44. **Roof Sign, Integral.** Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above

the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches (6").

45. **Setback.** The distance from the back of the curb of the nearest street fronting the property to the nearest part of the applicable building's main exterior wall, structure, or sign, is measured perpendicularly to the property line.
46. **Sign.** Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, or announce the purpose of a person or entity, or to communicate information of any kind to the public.
47. **Street.** A strip of land, public or private, subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails, or other thoroughfares.
48. **Street Frontage.** All the property fronting one (1) side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage of the side of the street which it intercepts.
49. **Suspended Sign.** A sign that is suspended from the underside of a horizontal surface and is supported by such a surface.
50. **Temporary Sign.** Any sign used for a period of time less than six (6) months and that is not permanently mounted on a lot.
51. **Wall Sign.** Any sign attached parallel to a building wall or parapet, painted on the wall surface or erected and confined within the limits of an outside wall of any building or structure.
52. **Window Sign.** Any sign viewable through and/or affixed in any manner to a window or exterior glass door such that it is intended to be viewable from the exterior.

Section 4. Types of Signs Image

Image A.
Types of Signs



Section 5. Provisions

1. A sign may be erected, placed, established, painted, created, or maintained in the City only in conformance with the standards, procedures, exemptions, and other requirements of this

Zoning Ordinance. Provisions of this Zoning Ordinance, as more specifically set forth herein, are:

- a. To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedure of this Ordinance;
- b. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this ordinance, but without a requirement for permits;
- c. To provide for temporary signs without commercial messages in limited circumstances in the public right-of-way;
- d. To provide for temporary signs containing commercial messages on private property within the commercial zoning district;
- e. To generally prohibit all signs not expressly permitted by this ordinance;
- f. To provide for the enforcement of the provisions of this Chapter.

Section 6. Computations

1. The following principles shall control the computation of sign area and sign height:
 - a. Computation of Area of Individual Signs: The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by measurement of the smallest square, circle, rectangle, triangle, or combination thereof that encompasses the extreme limits of the writing, representation, emblem, artwork or other display, together with any material or color forming an integral part of the background of the display. In the case of monument signs, the entire structure of the sign shall be included in the sign area. For other sign types, the sign area does not include any supporting framework, bracing, poles, or decorative fence or wall
 - b. when such fence or wall otherwise meets Zoning Ordinance regulations and is clearly incidental to the display itself. Of the total sign area allowed, only a certain portion of the total may be used for freestanding or monument signs placed on the frontage of a lot. Any remaining sign area may be used on building signs.
 - c. Computation of Area of Multi-faced Signs: The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two (2) identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two inches (42") apart, the sign area shall be computed by the measurement of one of the faces.
 - d. Computation of Height: The height of a sign shall be computed as the distance from the nearest point of the top back of the curb of the nearest public street fronting the lot on which the sign will be placed to the top of the highest attached component of the sign. In cases in which the top back of curb cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the top back of curb is equal to the elevation of the nearest point of the crown of the public street fronting the lot on which the sign will be placed.

Section 7. General Regulations

1. A Home-Based Business may have one sign, not larger than six (6) square feet, attached to or within the main dwelling unit, advertising or displaying the existence of the home occupation or one sign, not larger than two square feet, identifying the residential business

that is not attached to the main dwelling unit within the property outside of the right of way. There shall be no other visible advertising of the home occupation. Signs shall be made of durable materials and maintained in good repair and shall not be flashing, excessively bright, distracting to motorists, or located within a prohibited sight triangle.

2. Residential private properties are allowed to have temporary signs.
3. Residential private properties are allowed to have incidental signs that relate to a residential dwelling and is not placed in city easement or right-of-way.
4. Residential private properties are not allowed to have illuminated signs.
5. In the Commercial Neighborhood Zone, an animated sign is allowed only during business hours not to exceed 10 pm to 6 am.
6. Driveway Reflector Markers/Snow Stakes are permitted.
7. Pennants shall be temporary in residential and commercial neighborhood zones.
8. In Residential Zone and Quasi-Public Uses there are no commercial messages allowed on signs, except for a message drawing attention to an approved activity offered on the premises.
9. Flags provided that such flags shall not exceed sixty (60) square feet in area and shall not hang from a pole taller than forty feet (40') in height. Flags must be flown according to Federal and State protocol. Any flag not meeting any one of these conditions shall be considered a banner sign and shall be subject to regulations for such.
10. If a suspending or projecting sign is suspended or projects above a public right-of-way, the issuance and continuation of a sign permit shall be conditioned on the sign owner obtaining and maintaining in force liability insurance for such a sign, in such form as is acceptable to the City.
11. Externally Illuminated -Neither the direct nor the reflected light from any light source(s) shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares. Such light shall not blink, flash, scintillate, flicker, vary in intensity or color, or use electrical pulsations. External lighting needs to be directed at the sign and minimize light pollution and over-spillage or light trespass.
12. Changeable Copy and Animated signs may be no greater than one hundred (100) square feet, in face size and may occupy any type of sign that is below the roof line of the commercial building (see image A). Flashing, scintillation, or similar effects are not allowed.

Section 8. Signs Allowed on Private Property With and Without Permits

1. Signs shall be allowed on private property in the City only in accordance with Table A (below). If the letter "A" appears for a sign type in a column, such a sign is allowed without prior permit approval in the zone represented by that column. If the letter "P" appears for a sign type in a column, such a sign is allowed only with prior permit approval in the zoning districts represented by that column. Special conditions may apply in some cases, such as those specified in Table A. If the letter "N" appears for a sign type in a column, such a sign is not allowed in the zoning districts represented by that column under any circumstances.

TABLE A
PERMITTED SIGNS BY TYPE AND ZONING
DISTRICT

A- Permitted w/o sign permit
P- Allowed with Permit
N- Not allowed

Sign Type	Quasi-Public Uses in Residential	Commercial Neighborhood	All Commercial and Industrial Zones Except Commercial Neighborhood
FREESTANDING ON-PREMISE			
Monument Signs	P	P	P
Incidental	A	A	A
Pylon	N	N	P
Pole	N	N	P
BUILDING SIGNS			
Banner	P	P	P
Building Marker	A	A	A
Canopy	N	P	P
Incidental	A	A	A
Marquee	N	P	P
Projecting	N	P	P
Roof	N	N	N
Roof Integral	N	P	P
Suspended	P	P	P
Temporary	P	P	P
Wall	N	P	P
Window	A	A	A
MISCELLANEOUS ON-PREMISE			
Animated	N	P	P
Banner	P	P	P
Changeable Copy	P	P	P
Directional	P	P	P
Flag	A	A	A
Illuminated, Internal	P	P	P
Illuminated, External	P	N	P
Illuminated, Exposed Bulbs or Neon (10)	N	N	N
Portable	A	A	A
Temporary	A	A	A
OFF-PREMISE SIGNS			
Existing Billboard Modification	N	N	P
Bench	P	P	P

Section 9. Sign- Size, Height, and Placement Regulations

1. Signs shall not be placed within any public right-of-way, within the clear view zone on corners, or in any place that would impede traffic visibility or safety.
2. Shall not extend over a pedestrian or vehicular access area unless specifically approved by the city engineer.
3. On Premise Signs
 - a. An animated sign shall be no larger than one hundred (100) square feet, in face size.
 - b. Signs in the commercial general and commercial industrial zones may be constructed up to 80 ft in height if they are located within 500 ft of the centerline between both north and south corridors of I -80, but no further south of Sunset Rd. if Sunset Rd. were extended on the west end in a straight path that intersects perpendicularly to I-80, and such signs must face the freeway. All other freestanding signs shall not exceed 40 feet in height.
 - c. The maximum height for monument signs shall not exceed 16 feet from the surface of the ground where the sign is planted.
 - d. All freestanding and monument signs shall have a minimum setback of five (5) feet from the front property line and shall not interfere with any municipal easements.
 - e. No sign more than three feet in height above the top back of curb shall be erected at any intersection for vehicular traffic within a triangular area forward by the intersection of straight lines extended from the back of curb or future curb and a line connecting them at points 40 feet from the intersection of lines. Monument signs may be erected in the above-mentioned area if they are less than 3 feet above the curb grade to the top of the sign.
 - f. Signage Square Footage Calculations
 - i. The following calculations are for all on premise signs except; incidental, window, temporary, flag, and banner signs.
 - ii. Total wall and/or canopy sign square footage shall be equal to or less than 25% of the total square footage of any road facing wall of the building where a business is being operated.
 - iii. Any pole or pylon sign shall not exceed 400 ft.² if the sign is taller than 40 ft.
 - iv. Any pole or pylon sign shall not exceed 200 ft.² for pole or pylon signs 40 ft or less.
 - v. Total on premise square footage shall be equal to or less than 25% of the total square footage of the main building where a business is being operated.
 - vi. No more than one pole/pylon signs are allowed that are higher than the height of the main business building.

Section 10. Billboards

1. No new billboards will be erected in the City of Lake Point, exceptF as required in this section.
2. Existing billboards will not be allowed to be structurally altered without necessary permits as governed by Utah Code Ann. 10-9a-513(2)(a).
3. Billboard Relocations/Rebuilds:
 - a. An existing Billboard may be relocated or rebuilt within the city limits if the new structure:
 - i. Is on a property zoned as Commercial General or Industrial
 - ii. Is at least 500ft away from another Billboard structure
 - iii. Abides by a 5ft set back from all property lines
 - iv. Is at least 500ft away from a residential dwelling
 - v. Is no taller than 50ft, or 25ft above grade, whichever is greater
 - vi. Has an advertising face of at least 300 sq ft, but no greater than 675 sq ft; and
 - vii. Is kept in a state of good repair:
4. Digital Billboard Requirements:
 - a. Video animation shall be prohibited, including text, image, or graphic scrolling and animated advertisement transitions on Digital Billboards.
 - b. Digital Billboard advertisements shall have a dwell time of a minimum of eight seconds.
 - c. Digital Billboard advertisements shall not blink, flash, pulse, twinkle, or similar effect, or be lit by any outside light source.
 - d. The brightness of light emitted from a Digital Billboard should not exceed 0.3 foot candles over ambient light levels measured at a distance of one hundred fifty feet (150') feet for those sign faces less than or equal to three hundred square feet (300 sq. ft.), measured at a distance of two hundred feet (200 ft.), for those sign faces greater than three hundred square feet (300 sq. ft.) but less than or equal to three hundred eighty-five square feet (385 sq. ft.), measured at a distance of two hundred fifty feet (250 ft.), for those sign faces greater than three hundred eighty-five square feet (385 sq. ft.) and less than or equal to six hundred eighty square feet (680 sq. ft.).
 - e. All Digital Billboards shall have ambient light monitors installed, which automatically adjust the brightness level based on ambient light conditions.
 - f. Upon installation of a Digital Billboard, the applicant shall certify that the digital sign has been tested and complies with the motion, dwell time, brightness, rotation time and all other requirements herein.
 - g. Digital Billboard's shall have a total visible viewing angle of 74%. 37% from the center, 37% to the left and 37% to the right.

Section 11. Signs In Public Property Right of Ways

Signs in Public Property are regulated by the City Council, and are not subject to the zoning amendment process, and all such signs shall be regulated as follows in this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Lake Point City Council as follows:

1. Definitions.

- a. Private Sign: A sign owned by a private person or entity.
- b. Public Property: All property owned by Lake Point or another government entity, including all public roads, dedicated rights of way, swales, park strips, and sidewalks.
- c. Public Sign: A sign installed, owned, and/or maintained by a governmental entity, including Lake Point.
- d. Sight Triangle: No sign more than three feet (3') in height above the top back of the curb or edge of asphalt shall be erected at any intersection for vehicular traffic or driveway access within a triangular area formed by the intersection of straight lines extended from the back of the curb, edge of asphalt, or edge of driveway access, and a line connecting them at points thirty feet (30') from the intersection of the lines.
- e. Sign: Any device, notice, or medium, including its structure and other components, that is visible from any street or from any site other than the one on which it is located and that is used or is capable of being used to attract attention for advertising, identification, expression, or information purposes.

2. Use of Public Property Limited.

- a. Restriction. No signs may be installed or maintained on public property except for the following signs:
 - i. Private signs located within a park strip, swale, or other similar public property located between a public roadway and private property, which public property serves as the frontage of the private property, with and subject to the permission of the owner or resident of the adjacent private property; and
 - ii. For other public property, private and public signs authorized by the owner of the public property.
 - b. Location. Signs located on public property shall comply with the following:
 - i. No signs that constitute electioneering, as defined by the Utah Election Code, shall be located within 150 feet of any polling place or ballot drop box.
 - ii. No signs over three feet (3') in height shall be located within the sight triangle except for pole signs or similar signs where the primary obstructing material is at least ten feet (10') from the ground.
 - iii. Signs may be relocated by the public owner of the property to avoid interference with vision, irrigation, access, safety, or authorized use of the public property.
 - c. Size. Private signs located on public property shall not exceed fifteen (15) square feet in size.
 - d. Timing. Private signs located on public property shall not be installed prior to forty-five (45) days prior to the election or other event addressed by the sign, and all private signs located on public property shall be removed within seven (7) days after the election or other event addressed by the sign is complete.
 - e. Construction and Maintenance. Private signs located on public property shall be static and non-illuminated and shall not be connected to power sources or require electricity to function. The owner of the private sign shall ensure the sign is constructed of quality materials and will be maintained in good condition so as to not become litter or a nuisance. The owner of the private sign shall remove or repair any sign that is damaged.
3. Private Signs on Private Property. Private signs located on private property with the property owner's or resident's permission are permitted, provided no sign over three feet (3') in height is located within the sight triangle.

4. Enforcement.
 - a. The public entity that owns public property may, without notice to the sign owner, remove or authorize the removal of any sign that violates this ordinance.
 - b. The owner or resident of private property adjacent to a park strip, swale, or other similar public property may remove any unauthorized private sign within the park strip, swale, or other similar public property adjacent to the private property.
 - c. A person or entity that violates this ordinance after receiving notice and having a reasonable opportunity to correct any violations shall be guilty of an infraction or equivalent civil penalty.
5. This Ordinance shall be effective immediately upon its adoption and publication according to law.

Section 12. Sign Permits and Inspections

1. If a sign requiring a permit under the provision of this ordinance is to be placed, constructed, erected, or modified on a lot, the owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of this ordinance.
2. Applying for a Sign Permit for a New Sign or Sign Modification:
 - a. An application for the construction, creation, or installation of a new sign or modification of an existing sign shall be accompanied by detailed drawings to show the dimensions, design, structure, and location of each particular sign, to the extent that such details are not contained on a Signage Plan then in effect for the lot. One application and permit may include multiple signs on the same lot.
3. No sign permit of any kind shall be issued for an existing or proposed sign unless such a sign is consistent with the requirements of this Ordinance (including those ordinances protecting existing signs) in every respect and with the Signage Plan in effect for the property.
4. Inspections
 - a. In addition to permits, inspections shall also be required at various stages of sign construction or installation. A final inspection approval must be granted by the City Building Official prior to the City's final acceptance of any sign. Penalties consistent with this ordinance may be imposed for any sign not in compliance with inspections or approvals. Furthermore, the property owner shall maintain in force, at all times, a sign permit for such sign in accordance with this ordinance.
5. General Permit Procedures The following procedures shall govern the application for, and issuance of, all sign permits under this Ordinance, and the submission and review of Signage Plans.
6. Applications
 - a. All applications for sign permits of any kind and for approval of a Signage Plan shall be submitted to the Development Review Team (DRT) in accordance with application specifications published by Lake Point.
7. Fees

- a. Each application for a sign permit or for approval of a Signage Plan shall be accompanied by the applicable fees, which shall be established by the governing body of the City from time to time by resolution.
8. Completeness
 - a. Within fourteen (14) days of receiving an application for a sign permit or for a Signage Plan, the City shall review it for completeness. If the City finds that it is complete, the application shall then be processed for department reviews. If the City finds that it is incomplete, the City shall, within such fourteen (14) day period, send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this Ordinance.
9. Action
 - a. Within fourteen (14) days of the submission of a complete application for a sign permit, the DRT shall either:
 - i. Issue the sign permit if the sign(s) that is the subject of the application conforms in every respect with the requirements of this Ordinance and of the applicable Signage Plan; or
 - ii. Remand and require corrections; or
 - iii. Reject the sign permit if the sign(s) that is the subject of the application fails in any way to conform to the requirements of this Ordinance and of the applicable Signage Plan. In case of a rejection, the DRT shall specify in the rejection the Section(s) of the Ordinance or applicable plan with which the sign(s) is inconsistent.

Section 13. Special Event Sign Permit

1. The City may issue special event permits for periods of time not to exceed a total of fifteen (15) days per event. Such a permit shall allow the applicant to erect, in a safe manner, a sign normally prohibited by this Ordinance. Such signs shall only be allowed for the duration of time on the permit.

Section 14. Design, Construction, and Maintenance

1. All signs shall be designed, constructed, and maintained in accordance with the following standards;
 - a. Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this Ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to rigid wall, frame, or structure.
 - b. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Ordinance, at all times so that it does not constitute any danger or hazard to public safety, or a visual blight, and is free of peeling paint, non-operating lighting, major cracks, and loose and dangling materials.
 - c. Individual sign plans shall be submitted for the lot upon which the sign is to be located and shall contain all the information required under the Signage Plan.

Section 15. Signage Plan

1. The intent of the Signage Plan is to provide sign planning for multiple tenants on any parcel. If the city determines a parcel has no potential for multiple tenants, the Signage Plan requirement may be waived.
2. Signage Plan Specifications:
3. For any lot on which the owner proposes to erect one or more signs requiring a permit, unless such lot is already included in a Signage Plan, the owner shall submit a Signage Plan application containing the following:
 - a. An accurate plot plan of the lot in a reasonable scale.
 - b. The location of buildings, parking lots, driveways, and landscaped areas on such lot.
 - c. The address of the lot upon which the sign(s) is to be located, along with identification of individual businesses within the area affected by the Signage Plan.
 - d. Computation of the following:
 - i. The maximum total sign area permitted,
 - ii. The total area of proposed individual signs,
 - iii. The number, height, and type of all proposed signs,
 - iv. An accurate indication on the plot plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.
 - v. The consenting signatures of all owners or their authorized agents in such form as the city shall require.
 - vi. Any additional sign-related restrictions beyond those established in this Ordinance that the owners of the lot(s) affected by the Signage Plan determine desirable.
4. Window Signs on Signage Plan:
 - a. Window signs are not required to be indicated on a signage plan.
5. Limit on Number of Freestanding/Monument Signs Under Signage Plan:
 - a. The Signage Plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one (1) for each street on which the lots included in the plan have frontage and shall provide for shared or common usage of such signs. Multiple-user signs shall be designed in such a manner to create harmony between the different elements of the sign. They may be modified pertaining to the number of businesses identified in the Signage Plan.
 - b. A business that can show the need for establishing a directional sign on a permanent location off of a major road adjacent to the access to their property may, provided that the sign is acceptable to the land owner, may be approved for such a sign. This sign shall not count towards the amount of signage allotted to the landowner. This sign shall be a directional sign only and shall be no larger than a maximum of twenty (20) square feet in size.
6. Procedure
 - a. An overall Signage Plan shall be included in any development plan, site plan, planned unit development plan, or other official plan required by the City for the proposed development and shall be processed simultaneously with such other plan.

7. Amendments

- a. Any change in signage under a previously approved Signage Plan shall be amended by joint application by the owners of the lot(s) affected by said plan by filing a new Signage Plan that conforms with all requirements of the Ordinances then in effect.

8. Existing Signs Not Conforming to Signage Plan:

- a. If any new or amended Signage Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing existing signs into conformity. An existing sign may be made to conform to this Ordinance at such time as there is a building permit issued to expand or modify a structure, or a material modification is made to the sign.

9. Binding Effect

- a. After approval of a Signage Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this Zoning Ordinance. In case of any conflict between the provisions of such a plan and any other provision of this Zoning Ordinance, the Ordinance shall prevail.

Section 16. Signs Prohibited Under this Ordinance

1. All signs not expressly permitted under this Ordinance or exempt from regulation hereunder in accordance with the previous section are prohibited in the City. (except as permitted under Section 13 “Special Event Permits”). Such signs include, but are not limited to:
 - a. Beacons
 - b. Additional billboards, except where permitted under rebuilds section 10.3.

Section 17. Non-Conforming Signs and Signs Without Permits

1. Except as otherwise provided herein, the owner of any lot or other premises with a sign that does not conform with the requirements of this Ordinance or for which there is no current and valid sign permit shall be obligated to remove such sign or, in the case of a nonconforming sign, to bring it into conformity with the requirements of this Chapter.
2. Legal Nonconforming Signs:
 - a. A sign would be permitted under this Ordinance, which was in existence on March 26, 2025, which by reason of its size, height, location, design, or construction is not in conformance with the requirements of this Ordinance, shall be considered a legal nonconforming sign. Such a sign or signs must have been constructed according to the Ordinance and other applicable laws in effect at the time of its construction prior to March 26, 2025. The City shall allow such sign(s) which were made legal nonconforming by the adoption of this Ordinance, to remain in place and be maintained until such time building permits are required to expand or modify the existing sign in a way that increases the extent of the nonconformity.

Section 18. Sign Removal

1. A sign that was constructed, painted, installed, or maintained in conformance with a permit under this Ordinance and then the intended use was abandoned shall be forthwith removed after written notice has been provided. Any sign that is found to be in a condition of disrepair, not serving a useful purpose, unsafe, or a hazard, may be removed or caused to be removed by the City after written notice has been provided.

Section 19. Violations

1. Any of the following shall be a violation of this Ordinance and shall be subject to the enforcement remedies and penalties provided by the Zoning Ordinance and by State law. Each sign installed, created, erected, or maintained in violation of this Ordinance shall be considered a separate violation when applying the penalty portions of this Ordinance.
 - a. To install, create, erect, change, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot on which the sign is located;
 - b. To install, create, change, erect, or maintain any sign requiring a permit without such a permit; or
 - c. To fail to remove any sign that is installed without a permit, created, changed, erected, or maintained in violation of this Ordinance, or for which the sign permit has lapsed.
2. Continued Violations
 - a. Each day of a continued violation shall be considered a separate violation when applying the penalty portions of this Ordinance.

Section 20. Enforcement and Penalties

1. Any violation or attempted violation of this Ordinance or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to State law. A violation of this Chapter shall be considered a violation of the Zoning Ordinance of the City. The remedies of the City shall include one or more of the following and shall not exclude any other remedy as provided under law:
 - a. Issuing a stop-work order for any and all work on any signs on the same lot.
 - b. Issuing a citation for violation of this Ordinance.
 - c. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
 - d. Imposing any penalties that can be imposed directly by the City under the Zoning Ordinance;
 - e. Seeking in court the imposition of any penalties that can be imposed by such court under the Zoning Ordinance;
 - f. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the City under the applicable provisions of the Zoning Ordinance and building code for such circumstances.
 - g. The City shall have such other remedies as are and as may from time to time be provided for or allowed by State law for the violation of the Zoning Ordinance.

2. All such remedies provided herein shall be cumulative. To the extent that State law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

Section 21. Fee Schedule

1. Fees may be imposed by the City in connection with the administration of the provisions in this Chapter. Such fees shall be established and amended from time to time by resolution of the City Council.

Section 22. Conflicting Ordinances

1. All ordinances directly in conflict with any term of this ordinance are hereby repealed as to such conflict. Any repealer shall not be interpreted to reinstate a previously repealed ordinance.

Section 23. This Ordinance shall be effective immediately upon its adoption and publication according to law.

PASSED, APPROVED, AND ADOPTED on the 26 day of March, 2025

Lake Point

By Alexis Wheeler
Chair

ATTEST:

[Signature]
City Recorder



SEAL

Voting:

Alexis Wheeler	Yea ☒	Nay ☐	Absent ☐
Jonathan Garrard	Yea ☒	Nay ☐	Absent ☐
Kirk Pearson	Yea ☒	Nay ☐	Absent ☐
Kathleen VonHatten	Yea ☐	Nay ☒	Absent ☐
Ryan Zumwalt	Yea ☐	Nay ☒	Absent ☐