

Ordinance No. 2025-03 An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.21. Signs.

Dated May 21, 2025

Document Control Changes: Draft changes made March 4, 2025

WHEREAS, Utah Code 10-9a-102 grants Fairfield Town authority to enact ordinances that the Fairfield Town considers necessary or appropriate for the use and development of land within the Town; and

WHEREAS, the subject text amendment enacts provisions related to the regulation of signs; and

WHEREAS, the Planning Commission has held a public hearing on May 7, 2025, and reviewed the subject text amendment; and

WHEREAS, the Town Council finds that the subject text amendment will enhance public safety and the rural aesthetics of the community, while minimizing visual clutter.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRFIELD, UTAH:

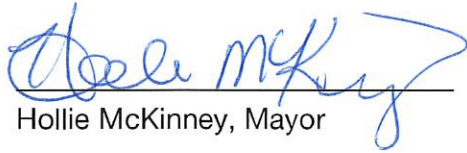
SECTION 1. Text Amendment. Fairfield Town Code Chapter 10.21, as shown in Exhibit A, is hereby amended.

SECTION 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, provisions, and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

Passed and Adopted this 21 day of May, 2025

FAIRFIELD TOWN


Hollie McKinney, Mayor

RL Panek	yes <u>127</u>	no _____	abstain _____	absent _____
Tyler Thomas	yes <u>11</u>	no _____	abstain _____	absent _____
Michael Weber	yes <u>100</u>	no _____	abstain _____	absent _____
Richard Cameron	yes _____	no _____	abstain _____	absent <u>✓</u>


Stephanie Shelley, Recorder

(SEAL)



EXHIBIT A

Section 10.21.10. Purpose.

The purpose of this ordinance is to establish sign regulations that enhance the rural character of Fairfield, maintain aesthetic consistency, ensure public safety, and minimize visual clutter while allowing appropriate signage for businesses and developments.

Section 10.21.20. Applicability.

Monument signs and wall signs are prohibited in all zones except for the Light Industrial West Zone, Light Industrial East Zone, and the Commercial Overlay Zone. All signs must comply with the regulations in this Chapter.

Section 10.21.30. General Sign Requirements.

A. Monument Signs:

1. Each development is permitted one (1) monument base sign per five hundred (500) feet of frontage, which must comply with Fairfield Town's aesthetic and design standards in the General Plan;
2. The maximum height shall not exceed eight (8) feet, and the maximum width shall not exceed ten (10) feet;
3. Materials shall be natural or complementary to the surrounding architecture, including stone, wood, or metal accents;
4. Monument signs shall be externally illuminated with downward-facing lighting. Internally lit or backlit signs are prohibited;.
5. Placement must not obstruct visibility for traffic or pedestrians;
6. Residential Zones: No advertising signs of any kind shall be allowed in any residential zone, except signs pertaining to the sale or lease of residential property and except for name plates or signs indicating the existence of an office, a professional person, or a home occupation; and
7. Exception: Temporary signs (not posted longer than 72 hours).

B. Wall Signs:

1. All wall signs must be included in the master development plan and reviewed as part of the site plan approval process;

2. Signs shall be proportional to the building's façade and may not exceed ten (10) percent of the wall area on which they are placed;
3. Lighting shall be non-intrusive, such as gooseneck or downward-facing fixtures; and
4. Signs shall be made of high-quality, durable materials and must maintain a consistent aesthetic with the development.

C. Directional & Informational Signs:

1. Small directional signs, such as parking and entrance signs, shall be limited to four (4) feet in height. Maximum of sixteen (16) square feet;
2. Signs must be consistent in color, material, and style with the primary monument sign; and
3. Internal illumination is prohibited; externally lit fixtures must be shielded to prevent light pollution.

Section 10.21.40. Prohibited Signs.

A. The following sign types are prohibited within Fairfield Town limits:

1. Digital, LED, or flashing signs, including scrolling or animated messages;
2. Billboards or off-site advertising signs not associated with the property;
3. Roof-mounted signs extending above the highest part of the building;
4. Portable or mobile signs, including trailer-mounted advertising;
5. Neon signs, except for small window-mounted "Open" signs under four (4) square feet; and
6. Signs obstructing road visibility or creating safety hazards.

Section 10.21.50. Temporary & Event Signs.

A. Community event signs (e.g., town fairs, seasonal markets) may be allowed but must be removed within seven (7) days after the event.

B. Banners and sandwich boards are permitted only for special events or grand openings and must be removed within fourteen (14) days.

C. Temporary signs shall not exceed thirty-two (32) square feet in size and must be securely fastened to prevent wind damage.

Section 10.21.60. Lighting Standards.

A. All sign lighting must use warm, non-intrusive illumination that aligns with Fairfield's rural character.

B. No neon, backlit, or excessively bright lighting is allowed.

C. Dark-sky compliant fixtures are required to reduce light pollution.

Section 10.21.70. Compliance & Enforcement.

A. All new signs must be reviewed and approved as part of the site plan or master development plan process.

B. Non-conforming signs must be removed or brought into compliance within thirty (30) days of notice.

C. Violations of this ordinance may result in fines, penalties, or removal of the non-compliant sign at the owner's expense.

FAIRFIELD TOWN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Fairfield Town, Utah, on the **21st day of May 2025**.

Ordinance #2025-03 An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.21. Signs.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Fairfield Town, Utah, this **21st day of May 2025**.



Stephanie Shelley
Fairfield Town Recorder/Clerk

(SEAL)



AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

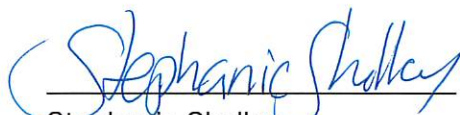
I, Stephanie Shelley, Town Recorder of Fairfield Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Fairfield Town Council on the **21st day of May 2025**, and herein referred to as:

SUMMARY.

Ordinance #2025-03 An Ordinance of the Fairfield Town Council of the Town of Fairfield, Utah, Amending Chapter 10.21. Signs.

The three places are as follows:

1. Fairfield Town Hall
2. Fairfield Town Website
3. Utah State Public Notice Website


Stephanie Shelley
Fairfield Town Recorder/Clerk

Date of Posting 22nd day of May, 2025