

## **PUBLIC HEARING**

The Garden City Planning Commission will hold a Public Hearing on Wednesday, April 1, 2015 at 4:45 p.m. at the Garden City Lakeview Center located at 69 N. Paradise Parkway, Building C.

### **AGENDA**

1. Roll Call
2. Discussion of Ordinances:
  - a. #15-06, an Ordinance updating Commercial Zones
  - b. #15-15, an Ordinance updating Signs
  - c. #15-16, an Ordinance stating that windmills/turbines that generate electricity are prohibited in town.
  - d. #15-17, an Ordinance updating the sign definitions
3. Adjournment

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Garden City Office at (435) 946-2901 on Monday through Friday, at least 3 working days before the meeting. The office hours are 9:00 a.m. to 5:00 p.m.

Posted this 19<sup>th</sup> day of March, 2015.

ORDINANCE # 15-06

AN ORDINANCE UPDATING COMMERCIAL ZONES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Town of Garden City must have ordinances that are fair and equitable to every property owner and developer who wishes to develop in the Garden City Town limits; and

WHEREAS, the Garden City Planning Commission and Town Council realize the importance of having homes in all commercial areas; and

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-1500 Commercial Zone be amended as follows:

CHAPTER 11C-1500 Commercial Zone

*Draft*

Area		Minimum Setbacks (in feet)		
District	Area in Square Feet	Front (Side facing road)	Side	Rear
C1	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C2	Minimum of 6000 ft.	20 Feet	Ten (10) Feet	Ten (10) Feet
C3	Minimum of 6000 ft.	20 Feet (unless being used for residential purpose; if being used for a residential purpose, it must meet appropriate setbacks for a single family residential zone-R1)	Ten (10) Feet	Ten (10) Feet

11C-1501 Purpose. To provide areas for community retail and service activities in locations convenient to serve the residents and is compatible to the tourism industry and to protect surrounding residential property.

11C-1502 C1 Zone.

- A. Permitted Uses.

1. Stores, shops, and offices supplying commodities or performing services such as banks, business offices, and other financial institutions, hair salons, barbers, medical and dental offices, art galleries and similar enterprises provided that all uses can be conducted within the buildings.
2. Accessory buildings and uses customarily incidental to the above that are not required to be in another zone.
3. Bowling alley, dance hall, roller-skating rink, theatres, arcades, and pool halls.
4. Hotels and Motels
5. Restaurants and Fast Food Establishments
6. Department Stores
7. **Owners of commercial properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.**
  - a. **When commercial property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.**
  - b. **When commercial property is used for the establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.**

B. Conditional Uses.

1. Automobile Dealers
2. Gas Stations with Convenience Stores
3. Department Stores
4. **RV Park**

11C-1503 C2 Zone.

A. Permitted Uses.

1. Commercial parking lots
2. Carpenter shops, electrical, plumbing, heating and air conditioning shops, printing and publishing or lithographic shops, provided all uses shall be within an enclosed building
3. Commercial landscaping buildings
4. Storage sheds
5. Construction/labor/service showrooms, provided all uses shall be within an enclosed building
6. Lumber yard, provided all uses shall be within an enclosed building
7. Small scale manufacturing, provided all uses shall be within an enclosed building.
8. **Owners of commercial properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.**

- a. **When commercial property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.**
- b. **When commercial property is used for the establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.**

B. Conditional Uses.

1. Automobile service stations for garages for repair of vehicles
2. Sexually Oriented Business
3. Farmer's & Artisan's Market
4. **RV Park**

11C-1504 C3 Zone.

A. Permitted Uses.

1. All uses for C1 Commercial Zone may be applied to C3 Commercial Zone.
2. None of the uses for the C2 Commercial Zone may be applied to C3 Commercial Zone.
3. Owners of C3 Zone properties may choose to use them as either single-family residence or multiple family residences as long as construction complies with the setbacks and guidelines of the respective type of residency.
  - a. When C3 Zone property is used for the establishment of a business next to a residence, the business owner will be required to provide a fence between the two properties for privacy.
  - b. When C3 Zone property is used for establishment of a residence next to an established business, the homeowner will be required to provide a fence between the two properties for privacy.

B. Conditional Uses.

1. Farmer's & Artisan's Market
2. **RV Park**

11C-1505 Height Regulations. No building shall be erected to a height greater than thirty-five (35) feet, unless otherwise negotiated with the Planning Commission subject to approval of the Town Council.

11C-1506 Area, Width, and Setback Regulations. See above table.

11C-1507 Landscaping and Front Elevations. For the beautification of Garden City, it is required that a landscaping plan, for the entire 10-foot front setback in C2 and 20-foot setback in C1 and C3 zone, be submitted and approved by the Planning Commission along with the front elevations of all buildings.

11C-1508 Architectural Standards. To ensure that Garden City continues to be aesthetically pleasing, all business buildings will be required to meet certain architectural standards. All business buildings shall have an outer appearance that is consistent with surrounding structures. All business buildings shall have 3 exterior walls (one of which must face the street) that are made of wood, glass, stone, brick, or stucco. Other materials may be approved through a Conditional Use, through a presentation with the Planning & Zoning Commission and approval by the Town Council. All materials are to have an earth tone color in nature and appearance. Architecture elevations must be reviewed and approved by the Planning Commission.

Approved: \_\_\_\_\_, 2015

APPROVED:

ATTEST:

\_\_\_\_\_  
John Spuhler, Mayor

\_\_\_\_\_  
Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	___	___
Pugmire	___	___
Stocking	___	___
Warner	___	___
Spuhler, Mayor	___	___

**ORDINANCE #15-15**

**AN ORDINANCE UPDATING SIGNS**

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City, which includes the maintenance of the sidewalks within the Town of Garden City.

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11C-600 Sign Regulations be established as follows:

**Chapter 11C-600 Sign Regulations**

**11C-601 General Provisions**

- Draft*
- A. Purpose and intent: The purpose of the sign regulations set forth in this Title shall be to eliminate potential hazards to motorists and pedestrians; to encourage signs, which, by their good design, are aesthetically pleasing and to preserve and improve the appearance of the Town of Garden City as a place in which to live, work and visit and to encourage businesses, through good signage to promote their businesses.

No signs shall be allowed unless exempt under this Title or unless said signs comply with the regulations established in Section 11C-602-A of this Title relating to legal nonconforming uses.

- B. Definitions: (see 11A-200)

**11C-602 – General Sign Regulations**

- A. Nonconforming signs: A nonconforming sign shall not be, raised, moved, extended, or enlarged unless said sign is changed so as to conform to all provisions of this Title. Nonconforming signs which are destroyed by natural causes, i.e., earthquakes, floods, winds, etc., exceeding sixty percent (60%) of the signs true value must be brought into conformance. Nonconforming signs shall be allowed to have routine maintenance including the repair or replacement of the sign face by an existing or new business but shall not be allowed to increase the height, size, or the location thereof.
- B. Moving, relocating, or altering of signs: No existing sign may be moved or relocated to any other parcel, building, structure, or portion thereof, unless said sign complies with all other provisions of this Title, or is altered so as to comply therewith.
- C. Maintenance and repair: Each sign shall be maintained in safe, presentable, and good condition, including the replacement of defective parts, painting, cleaning, and other acts required for the maintenance of said sign. The City shall require compliance or removal of any sign determined to be in violation of this Title in accordance with the provisions of Section 11C-610.

- D. Building access free of obstruction: No sign or its supporting members shall be erected or relocated so as to restrict access to a window or other opening in a building in such a manner as to obstruct or interfere with the free use of a fire escape, exit, door, window, or similar opening.
- E. Traffic hazards, Clear View Area. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or be confused with any authorized traffic sign, signal, or device.
- F. Parking of advertising vehicles prohibited. Parked vehicles or trailers with a sign painted or placed on them and parked for the expressed intent of directing attention to a business are prohibited. This provision does not include vehicles used regularly in the course of conducting daily business activities.
- G. Public areas. No sign, handbill or poster, advertisement, or notice of any kind or sort may be placed within a public right-of-way except when the sign is owned and erected by a public agency or erected by permission of an authorized public agency or required by law.
- H. Intensely lighted signs. No sign shall be permitted which because of its intensity of light or blinking constitutes a nuisance or hazard to vehicular traffic, pedestrians, or adjacent properties. Light bulbs or lighting tubes should be shielded so as to not be physically visible from adjacent public right-of-ways or residential properties. All lighting shall conform to the Dark Sky Ordinance (see 11A-600).
- I. Sign material. Exposed surfaces of signs shall be of materials which do not pose a hazard as determined by the City,
- J. Electronic variable message signs (EVMS). No EVMS shall change more than one (1) time per seven (7) seconds.
- K. Obscene signs. No sign shall be permitted which contains vulgarity or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- L. Enforcement. In the case of contradicting requirements or provisions, the more restrictive shall apply.

#### 11C-603 – Sign Size, Height, Setbacks.

##### A. Size requirements:

1. Each developed parcel shall not exceed two (2) square feet of sign area for each lineal foot of street frontage. On a double sided sign with identical sign faces, only one side of the sign surface is used to calculate sign size. The total square footage on a lot with two tenants must be divided between the tenants with proportions decided by the tenants and/or landlord(s).
2. Shopping centers and office building complexes which lease to three or more business on one lot record will allow individual businesses to have an addition one (1) square foot of sign area for each front footage of building occupancy for an attached sign.

3. Parcel without street frontage. Where a parcel does not have frontage on a public street, the allowable square footage of the sign shall be determined by the width of the parcel at the front setback line of the building applying for the sign.
- B. Setbacks. Signs and support members of all signs shall be setback two (2) feet and be entirely within the property. No sign shall project over a public right-of-way.
  - C. Height. The height for buildings in each zone shall apply to signs.

#### 11C-604 - Types of Signs

- A. Signs requiring a permit. Signs which meet any of the following criteria:
  1. Larger than thirty two (32) square feet in size,
  2. Not directly affixed to a building and the highest point of which is more than 6 feet from the grade,
  3. Signs in a non-commercial zone (except exempt signs per 11C-609),
  4. Off-premise signs. See section 11C-608.
- B. Signs not requiring a Permit. All signs which do not meet the criteria of 11C-604 A.

#### 11C-605 – Permits

- A. Application. Application for a sign permit shall be made with the Town of Garden City upon a form provided by the City and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City.
- B. Issuance: The Town of Garden City shall issue a permit for the construction of a sign when an application therefore has been properly made and the sign complies with all appropriate laws and regulations of the City. Every permit issued by the City under the provisions of this Title shall expire and become null and void if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of issuance of such permit. Completion of the work shall not exceed one (1) year or a new permit shall first be obtained and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work. The City may at any time, in writing, suspend or revoke a permit issued under the provisions of this Title whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of any ordinance or any of the provisions of this Title.
- C. Effect of issuance. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance or for damages resulting from a nuisance.
- D. Indemnification of City. Sign owners are liable for their signs. As a condition to the issuance of a sign permit, all persons engaged in the alteration, relocation, or maintenance of signs shall agree to hold harmless and indemnify the City, its officers, agents, and employees, from any and all claims of negligence resulting from said erection, alteration, relocation, maintenance, or other sign work.
- E. Construction standards. The following Construction standards shall apply to signs requiring a permit.

1. Building code compliance. Signs shall comply with the appropriate provisions of the International Building Code, electrical code, and all other codes of the City.
2. Engineering requirements. Signs hereunder may require engineering provided by an engineer licensed in the State of Utah if deemed necessary by the City Building Inspector upon review of the sign application.

#### 11C-608 – Off-Premise signs

- A. Approval Requirements. All off-premise signs require a sign permit and are subject to conditional use review, public hearing, and approval by the Planning Commission. The requested off-premise sign should not negatively affect the economy of Garden City and its impact should be considered during the conditional use review.
- B. Location and Size Requirements.
  1. Only one off-premise sign per business location being advertised. If multiple businesses are operating out of one location, only one off premise sign must be utilized to advertise for all the businesses within that location.
  2. Signs are limited to thirty-two (32) square feet and count towards total sign area allowed for the lot the sign is upon.
  3. Signs must be a minimum of five hundred (500) lineal feet from any other off-premise signs on the same side of the street and one hundred (100) lineal feet from any detached on-premise sign
  4. Only one off-premise sign shall be allowed to be placed on any one development parcel.

#### 11C-609 – Exempt Signs

- A. Exempt signs. The area of such signs shall not be included in the area of signs permitted for any parcel use. No permits required.
  1. Directional or instructional signs.
  2. Temporary municipal or community event signs.
  3. Memorial signs or tablets.
  4. Public notices.
  5. Public necessity signs.
  6. Campaign signs. Signs shall not exceed eight (8) square feet.
  7. Real estate signs. One real estate sign shall be allowed on any lot or parcel provided such sign is located entirely within the property to which the sign applies, is not directly illuminated, does not exceed eight (8) square feet in area for residential properties and thirty two (32) square feet in area for commercial properties, and is removed within seven (7) days after the sale, rental, or lease has been accomplished or when real estate agency no long represents the property owner in the sale of property in which the sign pertains.
  8. Flags, emblems, or insignias of any nation or political subdivision.
  9. Interior parcel signs. Not visible from the roadway.
  10. House numbers and name plates. Signs shall not exceed six (6) square feet in area for each residential and commercial building.
  11. Trespassing signs. Signs shall not exceed six (6) square feet.

12. Neighborhood and subdivision identification signs. In any zone, a sign may be erected to identify a neighborhood or subdivision. These shall not exceed thirty-two (32) square feet.
13. Subdivision development sales signs. Signs shall not exceed sixty-four (64) square feet and shall be a minimum of five hundred (500) lineal yards apart. Subdivision development signs shall be located only on property for which the sign is advertising.
14. Construction signs. One (1) unlighted sign per development not to exceed sixty-four (64) square feet in area, may be placed on the lot or attached to the outside of a building during its construction period.
15. Temporary signs/displays in residential and agricultural zones: Signs for special events such as yard/garage sales, estate sale, etc. Signs shall not exceed twenty-four (24) square feet and can only be displayed five (5) days prior to the event and must be removed immediately after.
16. Home occupation signs: Within any zone home occupation signs are allowed. Home occupation signs are not to exceed four (4) square feet in area and must be attached to the home.

11C-610 - Violation and penalty; other remedies;

- A. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating, causing, or permitting the violation of the provisions of this Title shall be punishable as provided by Municipal Code/Resolution. Such person, firm, or corporation who violates this Title shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this Title is committed, continued, or permitted.
- B. In addition to the fines and penalties set forth in paragraph (A), the City is hereby authorized to exercise the following additional remedies, jointly or severally:
  1. Notice of correction. A City Enforcement Officer may prepare and serve notice of a violation of this Title, requiring compliance within thirty (30) days of the date of the notice. The notice shall describe the sign, specify the violation(s), and inform the recipient that if the violation(s) is/are not remedied, the sign may be removed at the responsible party's cost. The notice shall also inform the recipient that if the recipient disagrees with the enforcement officer regarding the violation, the recipient may appeal the enforcement officer's determination to the Appeal Authority. Said appeal must be in writing and received by the Town of Garden City within a fifteen (15) day period after the notice of violation. Notices of violations are deemed to have been given when notice is mailed or given to the property owner of record or occupant of the property upon which the sign is located. Notice to the property owner shall be mailed to the owner of the property on which the sign is located, as shown on the last county assessment roll. If known, the notice may also be mailed or delivered to the owner of the sign.
  2. Removal. A sign in violation of this Title may be removed by the City:
    - a. Pursuant to an administrative order issued by Garden City Administrative Court in conjunction with a civil enforcement action.
    - b. At the conclusion of the thirty (30) day period set forth hereinabove, provided no appeal has been filed;

- c. Immediately in situations where the sign is in such a condition or location so as to constitute an imminent threat to the health, safety, welfare, or property of the citizenry; and/or
    - d. Immediately where the sign is located upon public property and is not permitted to be so located.
  - 3. Enforcement. The City may initiate an action in the Administrative Court seeking compliance and other available remedies.
- C. Costs. The City is hereby authorized to recover its expenditures for the enforcement of this Title, pursuant to any available method, including but not limited to, restitution pursuant to civil penalties, statutory nuisance abatement processes, etc. Any challenges to those costs shall be made pursuant to the applicable process.
- D. Disposal of signs. Within two (2) business days after a sign comes into the possession of the City, the enforcement officer shall use reasonable means to provide notice to the owner of the sign or agent thereof. Said notice will state that the sign must be retrieved from the City within five (5) business days of the date of the notice.
  - 1. If the sign is not retrieved within that time period, the sign becomes the property of the City and may be disposed of at the City's discretion.
  - 2. If the sign is retrieved within that time period, the person retrieving said sign shall demonstrate ownership and shall pay costs of removal and storage before receiving the sign. If said person disagrees with the assessed costs, said person may, after paying the costs and retrieving the sign, file an appeal. Said appeal must be in writing and submitted to the Administrative court judge within five (5) business days of retrieving the sign and paying the costs. The judge will hear the matter or elect to have the Appeal Authority hear the matter. The sole issue on appeal is the reasonableness of the assessed costs.
- E. Removal of Temporary Signs: All temporary, nonconforming signs are to be removed immediately upon verbal or written notification from City Code Enforcement Officer. If said sign is not removed immediately, then the City can remove sign pursuant to Section 11C-610.B(2).

11C-611 - Relief from regulatory hardship

- A. Relief from regulatory hardship: Any owner or occupant of property experiencing a hardship, as defined herein, as a result of the regulations of this Title, may seek relief therefrom pursuant to this Section.
  - 1. "Hardship" as used in this Section means an existing physical condition, such as topography or lot configuration, that so restricts the placement of a sign on the property under this Title, that the property cannot host a sign in a similar manner to other properties within the same zoning district. A hardship is not a condition that is or was created by the owner or occupant, nor is a hardship an economic loss or lost economic opportunity.
  - 2. Any person having a hardship as defined herein may request relief from the restricting regulation under title 11B-300.

APPROVED, by the Garden City Town Council, Garden City, Rich County, State of Utah, this 9<sup>th</sup> day of April, 2015.

APPROVED:

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John Spuhler, Mayor

ATTEST:

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Kathy Hislop, Town Clerk

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	—	—
Pugmire	—	—
Stocking	—	—
Warner	—	—
Spuhler, Mayor	—	—

ORDINANCE #15-16

AN ORDINANCE STATING THAT WINDMILLS/TURBINES THAT GENERATE ELECTRICITY ARE PROHIBITED IN THE TOWN LIMITS

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the Governing Body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City, which includes the maintenance of the sidewalks within the Town of Garden City.

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that **Ordinance #11C-917** be established as follows:

Title 11 – Land Use  
Title 11C – Land Use – Zoning

*Draft*

11C-917 Windmills/Turbines. Windmills/Turbines that generate electricity are prohibited in town limits.

This Ordinance approved on \_\_\_\_\_, 2015

APPROVED:

ATTEST:

\_\_\_\_\_  
John Spuhler, Mayor

\_\_\_\_\_  
Kathy Hislop, Town Clerk

Voting:

	Aye	Nay
Huefner	___	___
Pugmire	___	___
Stocking	___	___
Warner	___	___
Spuhler, Mayor	___	___

ORDINANCE #15-17

**AN ORDINANCE UPDATING THE SIGN DEFINITION ORDINANCE**

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the Governing Body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, the Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City, which includes the maintenance of the sidewalks within the Town of Garden City.

NOW THEREFORE, be it ordained by the Town Council, of the Town of Garden City, Rich County, State of Utah, that Ordinance #11A-200-132 be established as follows:

**Chapter 11A-200 Definitions**

**Section 132 - Signs**

132. Sign means and includes every advertising message, announcement, declaration, merchandise display, illustration, insignia, or forced air, or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service, and shall include the sign structure, supports, lighting system, indirect illumination, and any attachments, ornaments, or other features used to draw the attention of observers. Sign does not include any flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

- a. Alter. Any change to a sign other than general maintenance or altering of changeable copy.
- b. Clear View Area. An area near a driveway or street corner.
- c. Community Use. The uses which have the primary purpose of serving the educational, recreational, religious, or governmental needs of the community in general. Such uses may include churches, public and private educational institutions, private non-profit recreation grounds, public parks, public buildings, public facilities, cemeteries, and other similar uses.
- d. Flag, Banners. A flag or banner made of flexible materials.
- e. Front Footage of Building Occupancy. A single lineal dimension measured horizontally along the front major entrance of a building which defines the limits of a particular occupancy at the location.
- f. Frontage. The distance between the two (2) side lot lines of a parcel measured along the street or streets of a corner lot which the parcel is allowed access.
- g. Height of Sign. The vertical distance measured from the average grade to the highest point of said sign.
- h. Occupancy. A separate use of property carried on at all or a portion of a building or parcel.
- i. Product. Any item that is actually for sale by the business.
- j. Setback. The shortest horizontal distance between the boundary line of a lot and the building or structure or part thereof. For the purposes of this Title "setback" for signs shall be from the leading edge of the sign.

- k. Sign, area of. The entire area within a single continuous perimeter composed of squares or rectangles which enclose the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space of a similar nature, together with any frame or other material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed: excluding the necessary supports or uprights on which such sign is placed. Further, where a sign consists only of individual letters, numbers, symbols, or other similar components and is painted on or attached flat against the wall of a building, and where such individual components are without integrated background definition and are not within a circumscribed frame area, the total area of the sign shall be the sum of the areas of the square or rectangles surrounding each individual sign component.
- l. Sign, Campaign. A sign urging the election or defeat of any candidate seeking any political office, or urging the passage or defeat of any ballot measure, but does not mean or include any billboard owned or maintained by a commercial firm or advertising company.
- m. Sign, Construction. A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer, or developer of the project.
- n. Sign, Directional. Means any sign which serves wholly to designate the location or direction of any place or area on the premises to which it pertains.
- o. Sign, electronic variable message. A sign that has an electronic message display that can be changed.
- p. Sign, home occupation. A sign associated with a legally approved home business.
- q. Sign, identification. A sign which serves to tell only the name, address, and lawful use of the premises upon which it is located. A bulletin board of a public charitable, or religious institution used to display announcements relative to meetings held on the premises shall be deemed an identification sign.
- r. Sign, intensely lighted. A sign which is obtrusive to the surrounding area because of its intensity or blinking.
- s. Sign, memorial. A sign or tablet that states the names of buildings or the date of the buildings erection and cut into the surface or façade of a building.
- t. Sign, neighborhood identification. A permanent sign that only designates the neighborhood or tract name.
- u. Sign, nonconforming. A sign legally existing at the time of its erection or prior to the effective date of this Title which does not conform with use regulations of the district in which it is located.
- v. Sign, off-premise. Any sign not located on the premises of the business or entity indicated or advertised by said sign. This definition shall include billboards, poster panels, painted bulletins, and other similar advertising displays. Products and brands sold at a business are not considered off-premise.
- w. Sign, permanent. A sign which is permanently affixed to the ground with a footing designed to meet the requirements of the sign ordinance as well as the International Building Code.
- x. Sign, projecting. Any sign which is located, in whole or in part, in or over the right-of-way of any street, sidewalk, alley, or other public thoroughfare.
- y. Sign, public necessity. A sign informing the public of any danger or hazard existing on or adjacent to the premises.
- z. Sign, real estate. A sign related to the property upon which it is located and offering such property for sale or lease.

- aa. Sign, subdivision development. A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer, or developer of a project.
- bb. Sign, trespassing. Any sign which warns against the trespassing onto a parcel of property or structure.
- cc. True value. The cost of materials and labor to replace the sign structure

APPROVED, by the Garden City Town Council, Garden City, Rich County, State of Utah, this 9<sup>th</sup> day of April, 2015.

APPROVED:

ATTEST:

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John Spuhler, Mayor

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Kathy Hislop, Town Recorder

Voting:

	<u>Aye</u>	<u>Nay</u>
Huefner	—	—
Pugmire	—	—
Stocking	—	—
Warner	—	—
Spuhler, Mayor	—	—