

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: June 1, 2016

AGENDA ITEM: Public Hearing. Ordinance #16-07 concerning a Zoning Text Amendment to Sections 13.26.030; and 13.26.090 of the Land Development Code – Rooftop Flags

PRESENTER: Mark McGrath, AICP

SUMMARY: The City of Taylorsville has received an application to construct a full-service restaurant within the Community Commercial (CC) zoning district (File #11C16). The proposed project includes two (2) rooftop flags which is an element of the franchise's branding and architectural design. Rooftop flags are currently a prohibited sign device in the Taylorsville Land Development Code. The applicant, Paula Hubert (Greenburg Farrow), is requesting the Planning Commission consider an amendment to the City's sign ordinance to allow the rooftop flags as proposed.

The purpose and scope of the Signage and Outdoor Advertising Chapter of the Land Development Code includes the following statements:

"It is the intent and purpose of this chapter to outline regulations which are fair, comprehensive, and enforceable while allowing the city to create and maintain safe and aesthetically pleasing building elevations and streetscapes. These regulations serve to balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication, and advertising for land uses. By adherence to these regulations the following objectives should be achieved:

- A. Signs that are compatible with their surroundings and provide easily understood guidance and direction to establishments while preserving the aesthetics and sense of order within the community.
- B. Signs that do not negatively impact traffic safety and add to the convenience of public travel and are not a visual distraction or physical impediment for motorists and cyclists or pedestrians.

- C. Signs that adhere to adopted fire, traffic, and safety standards in order to ensure the safety of residents and visitors to the city.

The regulations of this chapter are intended to apply to both on premises and off premises signs but do not apply to interior signs nor handheld placards and other similar devices used for public protest and the noncommercial exercise of free speech. Any noncommercial message may be substituted for any commercial message permitted under this chapter. (Ord. 15-13, 11-18-2015)”

City staff finds the proposed amendments to the Land Development Code satisfy the objectives related to Signage and Outdoor Advertising.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission made a unanimous recommendation for approval of the proposed amendments on May 10, 2016.

STAFF RECOMMENDATION: City staff recommends approval of the zoning text amendment as provided in exhibit “A”.

TAYLORSVILLE, UTAH
ORDINANCE NO. 16-07

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND SECTIONS 13.26.030; AND
13.26.090 OF THE TAYLORSVILLE LAND DEVELOPMENT CODE.

The City Council of Taylorsville ordains as follows:

WHEREAS, on May 10, 2016 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the City of Taylorsville Land Development Code; and

WHEREAS, on April 26, 2016 a notice of public hearing regarding the proposed amendment was posted on the state public notice website; and

WHEREAS, on April 26, 2016 a notice of public hearing regarding the proposed zoning text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on June 1, 2016 to consider, among other things, the proposed City of Taylorsville Zoning Text amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to amend the City of Taylorsville Zoning Text.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the amendments made in the attached exhibit "A" are hereby adopted and are designated by interlineating the words to be deleted and underlining the words to be added.

This Ordinance, assigned Ordinance No. 16-07, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2016.

TAYLORSVILLE CITY COUNCIL

By: _____
Ernest Burgess, Chair

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2016.

APPROVED this _____ day of _____, 2016.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2016.

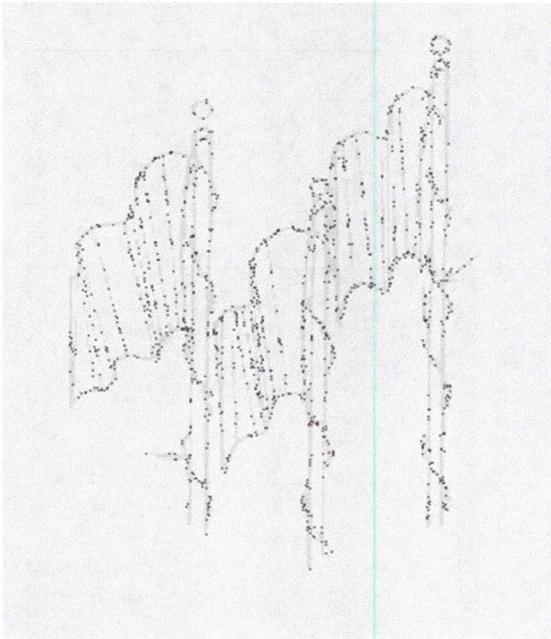
POSTED this _____ day of _____, 2016.

EXHIBIT "A"

13.26.030: PROHIBITED SIGN DEVICES:

- A. Prohibited: Any sign not specifically allowed by this chapter is prohibited. The following devices used to attract pedestrian or vehicular attention are prohibited in the city:
1. Signs on bus benches. Bus benches which do not contain advertising are encouraged in order to provide shelter and a more enjoyable experience for those utilizing mass transit.
 2. Flashing or animated signs. This shall also include architectural lighting features or elements. Signs or lighting which have subtle changes of light intensity are allowed. This does not include time/temperature or electronic message center signs complying with the standards herein.
 3. Graffiti.
 4. Off premises signs. All off premises signs shall be prohibited, including billboards, except as provided in subsections 13.26.090A4 and A8 of this chapter.
 5. Roof signs, excluding roof flags as provided in subsection 13.26.090.A13 of this chapter including flags of any type.
 6. Sexually oriented signs. Any display, decoration, sign, or show window that provides the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas.
 7. Statuary. Statuary bearing the likeness or suggestion of any product or logo.
 8. Snipe signs.
 9. Flagpole accents. This shall not include poles in nonresidential areas which have lighting attached to or directed toward a pole for purposes of illuminating a flag as defined herein and not serving to illuminate solely the pole itself. (See figure 1 of this section.)

FIGURE 1
PROHIBITED FLAGPOLE ACCENTS



B. Handbills, Signs; Public Places And Objects:

1. Except as otherwise stipulated, no person shall paint, mark or write on, post or otherwise affix any handbill or sign to or upon any sidewalk, crosswalk, curb, curbstone, park strip, street lamppost, hydrant, tree, shrub, tree stake or guard, railroad trestle, public utility pole (e.g., light or power, telephone, or light rail wire pole), or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, lifesaving equipment, street sign, traffic sign, or vehicles.
2. Any handbill or sign found posted upon any public property contrary to the provisions of this section may be removed without notice by any designated city employee. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof, and the city is authorized to effect the collection of said cost.
3. Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating a historical, cultural, or artistic event, location, or personality for which the city has granted a written permit.
4. Nothing in this section shall apply to the painting of house numbers upon curbs.
(Ord. 15-13, 11-18-2015)

13.26.090: STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT:

A. Permanent Signs That Require A Permit:

1. Applications For Permanent Signs: All applications for permanent signs shall include the following information:
 - a. Proof of current city business license.
 - b. Business owner, address and phone number.
 - c. Property owner, address and phone number.
 - d. General or sign contractor, address, phone number, and contractor number.
 - e. Value of the sign (including the cost of manufacturing and installation).
2. Awning, Canopy And Marquee Signs:
 - a. General Provisions:
 - (1) Awning and canopy coverings shall be made of metal, high quality exterior grade fabric, or other similar material as approved by city staff.
 - (2) Illumination of awning or canopy signs with signage shall be external.
 - (3) The color, style, size, scale, and proportion of the sign shall enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the building's exterior.
 - (4) No signage is permitted on any portion of an awning, canopy, or marquee that is sloping or nonflat.
 - b. Area:
 - (1) Signs On Awnings: Signage on an awning shall be limited to no more than forty percent (40%) of the vertical awning area.
 - (2) Translucent Channel Letters Or Accents: Translucent channel letters or accents constructed as part of a canopy or marquee are permitted up to seventy five percent (75%) of a canopy face.

- (3) Subtracted From Area For Wall Signs: The area of the awning, canopy, and/or marquee sign shall be subtracted from the maximum permitted aggregate area for wall signs per subsection A12b(1) of this section.
 - c. Height:
 - (1) All awning, canopy, or marquee signs shall maintain a minimum nine foot (9') clearance above grade.
 - d. Location: Awning, canopy, and marquee signs shall be limited to street level locations only.
 - e. Additional Application Information: Additional application information required for awning, canopy, and marquee signs:
 - (1) Two (2) scaled elevation drawings showing square foot dimensions of both the building and the sign, sign composition, type of illumination and the relationship between the sign and building.
 - (2) Details of sign construction, electrical plan, and attachment details with appropriate engineer's stamp(s)
3. Directional Signs (Freestanding, On Premises): Signs which provide direction or instruction and are located entirely on the premises are permitted as provided below.
 - a. General Provisions:
 - (1) On premises directional signs shall be made from high quality, durable materials, and may contain a business name or corporate logo and directional information wording such as "Entrance", "Exit", "One-Way", or directional arrows. No advertising text is allowed.
 - (2) No portion of the on premises directional sign may include changeable copy or an electronic message center (EMC).
 - b. Area: On premises directional signs shall not exceed five (5) square feet in area. A pedestal not to exceed one foot (1') in height may be used and which not be included in the area of the sign.
 - c. Height: The maximum height of an on premises directional sign shall be three feet (3') unless the sign is located outside of the clear vision triangle, where the sign can be a maximum of four feet (4') in height.
 - d. Location:
 - (1) The number and location allowed shall be determined by the director during site plan review and shall be the minimum required for safe circulation of traffic onto and within a development.
 - (2) On premises directional signs shall be located at least twenty five feet (25') from any other freestanding sign (monument sign, pylon sign, menu board, etc.).
 - e. Additional Application Information: Additional application information required for on premises freestanding directional signs:
 - (1) Two (2) accurately dimensioned plot plans showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site

contours (1 foot intervals), and freestanding signs on the same property.

- (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
- (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).

4. Directional Signs (Freestanding, Off Premises): Signs which provide direction or instruction to a property or use on an adjacent private property are permitted as provided below.

a. General Provisions:

- (1) Off premises directional signs shall be made from high quality, durable materials, and may contain a business name or corporate logo and directional information wording such as "Entrance", "Exit", "One-Way", or directional arrows. No advertising text is allowed.
- (2) No portion of the off premises directional sign may include changeable copy or an electronic message center (EMC).
- (3) Proof of an agreement to locate the proposed off premises directional sign must be provided to the city by the party seeking the off premises directional sign prior to obtaining the sign permit.

b. Area: The maximum area allowed for off premises directional signs is nine (9) square feet. The amount of sign area used for off premises directional signage shall be deducted from the sign area otherwise available for a monument or pylon sign located on the same property as the off premises directional sign. A pedestal not to exceed one foot (1') in height may be used which shall not be included in the area of the sign.

c. Height: Off premises directional signs shall not exceed three feet (3') in height, unless the sign is located outside of the clear vision triangle, where the sign can be a maximum of four feet (4') in height.

d. Location:

- (1) Off premises directional signs must be located on a direct access to the subject property at no more than four hundred feet (400') from the said property. Under no circumstances may any business or property have or obtain more than one off premises directional sign.
- (2) Off premises directional signs shall be located at least twenty five feet (25') from any other freestanding sign (monument sign, pylon sign, menu board, etc.).

e. Additional Application Information: Additional application information required for off premises freestanding directional signs:

- (1) Two (2) accurately dimensioned plot plans showing relationship of signs to buildings, property lines, setback from public rights

of way, intersections, easements, driveways, existing site contours (1 foot intervals), and any freestanding signs on the same property.

- (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
- (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
- (4) Distance from off premises directional sign to the property or use for which the sign is providing direction.

5. Gas Island Canopy Signs:

- a. General Provisions: Signs containing individual letters, logos, or symbols may be placed on a gas island canopy face. Signage shall not project above or below the canopy face or project out from the surface of the canopy more than ten inches (10").
- b. Area: Sign copy, corporate logos, etc., may be a maximum of fifteen percent (15%) of the vertical canopy face per elevation.
- c. Additional Information Required: Additional information required for gas island canopy signs:
 - (1) Two (2) scaled elevation drawings showing square foot dimensions of both the gas island canopy and the sign, sign composition, type of illumination and the relationship between the sign and building.
 - (2) Details of sign construction, electrical plan, and attachment details with appropriate engineer's stamp(s).

6. Menu Boards:

- a. General Provisions:
 - (1) Area: Thirty five (35) square feet maximum for primary sign. Nine (9) square feet for secondary sign.
 - (2) Height: Eight feet (8') maximum.
 - (3) Location: The menu boards shall not be located within any front landscaped setback area.
 - (4) Number: One primary menu board sign and one smaller secondary menu board sign is permitted per drive-through lane.
 - (5) Additional Application Information: Additional application information required for menu board signs:
 - (A) Two (2) scaled elevation drawings showing square foot dimensions of both the building and all proposed menu board signs, sign composition, and type of illumination.
 - (B) Two (2) accurately dimensioned plot plans showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and freestanding signs on the same property.

(C) Details of sign construction, electrical plan, and attachment details with appropriate engineer's stamp(s).

7. Monuments Signs:

a. General Provisions:

- (1) A low profile or upright monument sign is permitted for any commercial building not associated with a planned commercial center provided the parcel has a minimum of fifty feet (50') of linear street frontage. For corner locations, an additional sign is permitted for the second frontage provided that each frontage has a minimum two hundred (200) linear feet.
- (2) A low profile or upright monument sign is permitted for freestanding pad buildings associated with planned commercial centers in addition to a planned center sign provided the pad location is contiguous to an arterial street and has at least one hundred feet (100') of street frontage.
- (3) Low profile or upright monument signs are allowed for planned commercial centers that do not have pylon signs provided the parcel has a minimum of two hundred feet (200') of linear street frontage. An additional monument sign is permitted for each five hundred feet (500') of linear frontage. For corner locations, an additional sign is permitted for the second frontage provided that each frontage has a minimum four hundred (400) linear feet.

b. Area:

- (1) Commercial buildings not associated with a planned center and pad buildings associated with a planned commercial center:
 - (A) Low Profile Monument Signs:
 - (i) The maximum area for low profile monument signs shall be thirty two (32) square feet plus one square foot per three (3) linear feet of street frontage over fifty feet (50') to a maximum size of ninety (90) square feet.
 - (B) Upright Monument Signs:
 - (i) The maximum area for upright monument signs shall be forty (40) square feet plus one square foot per ten (10) linear feet of street frontage over fifty feet (50') to a maximum size of fifty four (54) square feet.
 - (ii) The maximum width of an upright monument sign shall be six feet (6').
- (2) Planned commercial shopping centers:
 - (A) Low Profile Monument Signs:
 - (i) The maximum area for low profile monument signs shall be thirty two (32) square feet plus one square foot per three

(3) linear feet of street frontage over fifty feet (50') to a maximum size of one hundred (100) square feet.

(B) Upright Monument Signs:

(i) The maximum area for upright monument signs shall be forty (40) square feet plus one square foot per ten (10) linear feet of street frontage over fifty feet (50') to a maximum size of eighty eight (88) square feet.

(ii) The maximum width of an upright monument sign shall be eight feet (8').

(3) Reader boards (changeable copy areas) and electronic message centers are permitted, however, such devices shall not exceed sixty five percent (65%) of the overall sign area.

c. Height: The height of a monument sign shall be the distance from the highest point of the sign to the height of the street curb or sidewalk.

(1) Low Profile Monument Signs:

(A) Sign Face: The cabinet or face of a low profile monument sign may not exceed five feet (5') in vertical size.

(B) Overall Height: Maximum height for a low profile monument sign is six feet (6').

(2) Upright Monument Signs:

(A) Commercial buildings not associated with a planned center and pad buildings associated with a planned commercial center:

(i) Sign Face: The cabinet face of an upright monument sign may not exceed nine feet (9') in vertical size.

(ii) Overall Height: Maximum height for an upright monument sign is ten feet (10').

(B) Planned commercial shopping centers:

(i) Sign Face: The cabinet face of an upright monument sign may not exceed eleven feet (11') in vertical size.

(ii) Overall Height: Maximum height for an upright monument sign is twelve feet (12').

(3) Signs Placed Within Bermed Areas: Signs placed within bermed areas may have an additional inch of overall height for each vertical inch of berm directly under the sign. In such cases the entire frontage must have existing or equal berming treatment, and the sign shall not exceed an overall height of eight feet (8'). Site centric architectural features or enhancements to the sign supports are excluded.

- (4) Pedestal Standards: All monument signs must have at least a one foot (1') opaque pedestal designed as part of the foundation which conceals any pole support. Height of the pedestal is measured from the highest grade below the sign. The pedestal should run at least fifty percent (50%) of the horizontal length of the sign and extend from the sign into the ground below the sign. There shall be no copy or sign element on the pedestal, except addresses. The pedestal shall utilize materials and design elements that relate the sign to the associated building(s). The director may review and approve/deny any variation to the pedestal base requirements based on site characteristics, topography, or design integrity.

d. Location:

- (1) Monument signs shall be set back at least three feet (3') from the public sidewalk or right of way (whichever is greater).
- (2) Monument signs shall be located at least their height in distance from side property lines in order to prevent damage to adjacent land in case the sign is toppled by accident or act of nature.
- (3) Signs within the visibility triangle shall only be allowed with the permission of the city engineer.
- (4) Monument signs shall be no closer than one hundred feet (100') to any other monument or pylon sign located on the same frontage.

e. Application Information: Applicants for monument signs shall submit the following information:

- (1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.
- (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
- (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
- (4) Number of acres and length of linear street frontage of property.

8. Commercial District Signs:

a. General Provisions:

- (1) An off premises identification and/or directional monument sign is allowed as a nonadministrative conditional use for commercial shopping districts comprising at least five (5) contiguous acres and one thousand feet (1,000') of street frontage.
- (2) Monument signs may have a logo/identification theme as part of the sign.
- (3) Only businesses within the commercial district may advertise on the commercial district monument sign.

- (4) A maximum of two (2) signs shall be allowed in any contiguous commercial district.
 - (5) Landscaping shall be installed with all off premises commercial district signs. Responsibility for maintenance of the sign and landscaping shall be established as a condition of approval of the nonadministrative conditional use process.
- b. Area:
- (1) The maximum area of a commercial district monument sign shall be eighty (80) square feet.
- c. Height: Commercial district monument signs shall adhere to the monument sign height standards in subsection A7 of this section.
- d. Location: Commercial district monuments signs shall adhere to the monument sign location standards in subsection A7 of this section.
- e. Application Information: Applicants for commercial district signs shall submit the following information:
- (1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.
 - (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
 - (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
 - (4) Number of acres and length of linear street frontage of property.
9. Projecting Or Suspended Signs:
- a. General Provisions:
- (1) Projecting or suspended signs will only be allowed on projects with an approved sign theme.
 - (2) Projecting or suspended signs are only permitted for street level tenants. Projecting or suspended signs above the first level are prohibited.
 - (3) Electronic message centers or changeable copy signs are not allowed as projecting or suspended signs.
 - (4) There must be a minimum horizontal distance of thirty feet (30') between suspended or projecting signs.
 - (5) Projecting and suspended signs should blend with the architectural character of the building. The color, style, size, scale, and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the building's exterior. Equal treatment and design consideration should be given to any mounting and supporting structure for the sign.
 - (6) Projecting and suspended signs shall not extend more than six feet (6') from the vertical wall.

- (7) Projecting or suspended signs may be used in conjunction with wall, window, marquee, awning or canopy signs.
- b. Area:
 - (1) No projecting or suspended sign shall be larger than sixteen (16) square feet or be more than twelve inches (12") thick. No projecting or suspended sign shall be larger than five percent (5%) of the first level facade upon which it is placed.
 - (2) The area of the projecting or suspended sign shall be subtracted from the maximum permitted aggregate area for wall signs per subsection A12b(1) of this section.
- c. Height: Projecting or suspended signs shall have a minimum clearance of nine feet (9') from the sidewalk or finished grade.
- d. Number: No business location or tenant space shall be permitted to have more than one projecting or suspended sign per facade that contains a public entrance.
- e. Additional Information Required: Additional information required for projecting and canopy signs:
 - (1) Two (2) scaled elevation drawings showing square foot dimensions of both the building and the sign, sign composition, type of illumination and the relationship between the sign and building.
 - (2) Details of sign construction, electrical plan (if applicable), and attachment details with appropriate engineer's stamp(s).

10. Pylon Signs:

- a. General Provisions:
 - (1) Pylon signs are allowed for developments, planned centers, or parcels that have at least seven (7) acres and five hundred feet (500') of frontage on an arterial street, as identified in the Taylorsville general plan.
 - (2) All pylon signs shall be part of an approved sign theme.
 - (3) Structural supports for all pylon signs shall be covered or concealed with decorative pole covers. The covers shall utilize materials and be architecturally compatible to the building or development to which it is associated.
- b. Area:
 - (1) One hundred twenty five (125) square feet plus three (3) square feet per acre of land over seven (7) acres to a maximum size of three hundred fifty (350) square feet.
 - (2) Reader boards, changeable copy areas, and electronic message centers shall not exceed sixty five percent (65%) of the total sign copy area of the sign.
- c. Height:
 - (1) Pylon signs shall not exceed twenty five feet (25') in height.
 - (2) The height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk.

- d. Location:
 - (1) All portions of pylon signs shall be located within the required landscape adjacent to the arterial street and set back at least three feet (3') from the back of sidewalk or right of way (whichever is greater).
 - (2) Pylon signs shall be set back at least three feet (3') from all driveways.
 - (3) Pylon signs shall be located at least their height in distance from side property lines in order to prevent damage to adjacent land in case the sign is toppled by accident or act of nature.
 - (4) Signs within the visibility triangle shall only be allowed with the permission of the city engineer.
- e. Number: One pylon sign shall be permitted per five hundred feet (500') of frontage on an arterial street.
- f. Application Information: Applicants for pylon signs shall submit the following information:
 - (1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.
 - (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
 - (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
 - (4) Number of acres and length of linear street frontage of property. (Ord. 15-13, 11-18-2015)

11. Pylon Signs (Freeway Oriented):

- a. General Provisions:
 - (1) The planning commission may approve as a nonadministrative conditional use one freeway oriented pylon sign for parcels that have a minimum of five hundred (500) linear feet of frontage adjacent to and/or fronting Interstate 215.
 - (2) Freeway oriented pylon signs shall be part of an approved sign theme.
 - (3) Structural supports for all pylon signs shall be covered or concealed with decorative pole covers. The covers shall utilize materials and be architecturally compatible to the building or development to which it is associated.
- b. Area:
 - (1) Three hundred fifty (350) square feet plus one-half (0.5) square foot for each linear foot of freeway frontage over three hundred fifty feet (350') to a maximum size of nine hundred fifty (950) square feet.

- (2) Reader boards, changeable copy areas, and electronic message centers shall not exceed forty percent (40%) of the total sign copy area of the sign or three hundred fifty (350) square feet; whichever is less.
 - (3) No part of the sign structure may exceed thirty feet (30') in width.
- c. Height: Freeway oriented pylon signs shall have a height not greater than thirty five feet (35') above the nearest traveled freeway lane or frontage road, whichever is greater. No portion of an electronic message center (EMC) sign shall be located higher than twenty five feet (25') above the freeway grade.
- (1) The planning commission may grant an exception for additional height for freeway oriented pylon signs that are adjacent to a freeway overpass or other view obscuring structure (excluding vegetation) provided that it can be demonstrated that the increased height is necessary to provide full visibility of the sign and that the increased height will not adversely impact nearby residential uses. Applications for additional height will be supplemented with the following submittals:
 - (A) A topographic map with one foot (1') interval contours is provided to illustrate existing conditions at the site.
 - (B) Visual simulations or scaled profile drawings which illustrate the required and requested sign heights in relation to the view obscuring structure.
 - (C) The additional height is the minimum necessary to provide reasonable visibility above the view obscuring structure. Under no circumstances, however, shall the height of the EMC portion of a freeway oriented pylon sign be increased.
- d. Location:
- (1) Freeway oriented pylon signs shall be located within thirty feet (30') of the shared property line with the interstate or frontage road.
 - (2) Freeway oriented pylon signs shall be located at least three feet (3') from any driveway.
 - (3) Freeway oriented pylons signs shall be set back at least one hundred feet (100') from any collector or arterial street.
 - (4) Freeway oriented pylon signs shall be located at least five hundred feet (500') from any residential district.
- e. Number: No development, planned center or parcel may have more than one freeway oriented pylon sign.
- f. Application Information: Applicants for freeway oriented pylon signs shall submit the following information:
- (1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.

- (2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.
- (3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).
- (4) Number of acres and length of linear street frontage of property. (Ord. 16-03, 1-20-2016)

12. Wall Signs:

a. General Provisions:

- (1) Walls signs must be located on a wall surface under complete control by the tenant applying for the signage.
- (2) Walls signs shall not cover key architectural features or elements on buildings.
- (3) Tenants who access their space through a common entrance(s) or tenants above ground level are not allowed to have individualized wall signs on the exterior of the building other than a directory sign located next to or within the common entrance of the building. Such directory signs may not exceed twelve (12) square feet and copy shall not exceed one inch (1") in height.
- (4) Signs shall not be mounted on a sloping or roof portion (including faux roofs) of any building. Signs may be mounted within a roof area if mounted upon a permanent, architecturally appropriate vertical surface such as a gable, dormer, or similar structure. A vertical sign board permanently attached to a sloping roof is prohibited.
 - (A) Such signs will only be allowed to avoid architectural conflicts on the face of the building. They shall not be approved solely for better signage visibility.
 - (B) Such vertical structure must be finished in a manner that closely matches the architectural design, materials and colors of the building and must be permanently integrated and attached to the roof.
 - (C) Signs mounted upon a vertical structure integrated into the sloping roof of a building must meet the size requirements as set forth in this chapter. Such signs may not protrude beyond the vertical face of the structure or cover any architectural ornamentation.
 - (D) If a roof structure is to be constructed for purposes of mounting a sign, the applicant must apply for, and receive the proper building and zoning clearances and permits before a sign permit will be issued.
- (5) Illuminated wall signs on businesses that back directly onto residential areas are prohibited.

- (6) Wall signs with changeable copy, reader board, or electronic message capability are not allowed.
 - (7) Wall signs shall not project more than eighteen inches (18") from the wall to which they are attached.
 - (8) Painted signs or murals applied directly to any building face must have specific approval of the director.
- b. Area: The area of signage allowed on a wall shall be based on the dimensions of the exterior wall under complete control by the tenant applying for a permit.
- (1) Area standards for single story buildings and ground floor tenants on multi-level buildings:
 - (A) The maximum aggregate area of all signs (wall, window, awning, canopy, marquee, suspended, projecting, etc.) attached to the front facade of a tenant space controlled by a single user shall not exceed twenty percent (20%) of the elevation area.
 - (B) Wall cabinet signs may not occupy more than five percent (5%) or forty (40) square feet, whichever is less, of the primary wall. No cabinet signs are permitted on a secondary wall.
 - (C) Wall signage which utilizes molded logos and individual letters may occupy up to fifteen percent (15%) or six hundred (600) square feet, whichever is less, of a primary wall, and five percent (5%) of a secondary wall.
 - (D) Wall signs composed solely of individual raised letters shall not exceed twenty percent (20%) or six hundred (600) square feet, whichever is less, of a primary wall, and five percent (5%) of a secondary wall.
 - (2) Standards for signs located on upper levels of multi-story buildings:
 - (A) Shall be limited to one sign per building.
 - (B) Cabinet wall signs shall be prohibited on upper levels of multi-story buildings.
 - (C) Upper level wall signs shall not comprise more than seventy five percent (75%) of the building frontage in width and the following in height:
 - (i) Signs located above the second or third level: Thirty six inches (36").
 - (ii) Signs located above the fourth or fifth level: Forty two inches (42").
 - (iii) Signs located above the sixth through ninth level: Forty eight inches (48").
 - (iv) Signs located on the tenth level or above: Sixty inches (60").

c. Location:

- (1) No part of the sign or the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.
 - (2) Wall signs located above the ground floor on a multi-level building shall be located on a vertical surface between the top of the windows of the highest level of the building and the top of the building.
- d. Number:
- (1) Multiple signs on the primary facade are permitted provided that there is a maximum of one cabinet wall sign.
- e. Additional Application Information: Additional application information required for all wall signs:
- (1) Two (2) scaled elevation drawings showing square foot dimensions of both the building and the sign, sign composition, type of illumination and the relationship between the sign and building.
 - (2) Details of sign construction, electrical plan, and attachment details with appropriate engineer's stamp(s). (Ord. 15-13, 11-18-2015)

13. Roof Flags

- a. General Provisions:
- (1) Flags shall be made of high quality exterior grade fabric, or other similar material as approved by city staff.
 - (2) Roof flags are limited to a maximum of two (2) per structure.
- b. Area of a Roof Flag
- (1) The shape of an individual roof flag shall be rectangular and limited to fifty (50') square feet for each flag.
 - (2) Exemption from Sign Area (See 13.26.060): The total area of a roof flag will be exempt from the maximum permitted aggregate area for signs.
- c. Height:
- (1) The maximum height for any flag and/or pole structure above the roof plane is twelve feet (12').
 - (2) Roof plane is the top most part of a structure's roof.
- d. Location: Roof flags shall be located so as to accent roof or architectural elements and shall be integrated into the design of the building.
- e. Additional Application Information Required for Roof Flags:
- (1) Two (2) copies of the scaled exterior elevation and roof plan drawings showing the exterior building design and the roof flag(s), the type of illumination, if provided, and the relationship between the roof flag and the building.