

Proposed Ordinance - Redlines

19.82.185 Off-Premises Signs; Billboards

1. Purpose. This section provides for the reasonable regulation of ~~off-premises signs billboards~~ with the intent of enhancing ~~economic development, redevelopment,~~ the aesthetics of existing and future billboards, mitigating negative impacts, promoting safety and protecting property values that further the goals and planning policies of the City.
2. ~~Cap on Number Area of Off-Premises Signs Billboards.~~ The ~~number combined square footage of off-premises signs all billboards~~ allowed in the City shall be limited to the ~~number of off-premises signs combined square footage of billboards~~ that are existing as defined herein as of December 27, 2013, within the boundaries of the city as it was incorporated on December 28, 2016. This cap shall automatically decrease as ~~off-premises signs billboards~~ are annexed into a municipal jurisdiction or removed and not relocated.
- ~~2.3. Billboards are only allowed in the C-2, C-3, and M zones as a permitted use, subject the additional restrictions established in this chapter.~~
- ~~3.4. Location. Off-premises signs Billboards shall not be allowed in the C-1 zone, nor in those locations listed in Subsection 6 of this chapter, below, notwithstanding the underlying zone. as a conditional use. Off-premises signs shall be allowed in the C-2, C-3, M-1 and M-2 zones as a permitted use.~~
5. ~~Size. Off-premises signs Billboards~~ shall not exceed ~~six hundred seventy two~~300 square feet in the C-2, C-3, ~~M-1 and M-2~~and M zones, ~~except as provided below and in Subsection 12 of this chapter.~~ ~~Off-premises signs located in a C-1 zone shall not exceed three hundred square feet in size.~~
 - a. ~~Signs that are intended to be viewed from an Interstate freeway travel lane shall not exceed 600 square feet.~~
 - b. ~~Signs oriented for viewing along State Street and located within 20 feet of the State Street right-of-way shall not exceed 600 square feet.~~
6. ~~Prohibited Locations. Billboards, notwithstanding the underlying zone, shall not be permitted anywhere along Main Street, east of the I-215 freeway, or within 500 feet of the following intersections, as measured as a radius from the nearest property line to the intersection right-of-way line:~~
 - a. ~~2000 East and 3300 South~~
 - b. ~~1100 East and 3900 South~~
 - c. ~~1300 East and 3900 South~~
 - d. ~~2300 East and 3900 South~~
 - 4-e. ~~Murray-Holladay Road and Highland Drive~~
7. ~~Height. The maximum height of an off-premises sign shall be thirty five feet in a C-1 zone. The~~ ~~Except as provided below and in Subsection 11 of this chapter, the maximum height of an off-~~

Proposed Ordinance - Redlines

~~premises sign billboard shall be forty five 32 feet above the grade level of the road in the C-2, C-3, M-1 and M-2 or M zones, except as provided below: or, when oriented for freeway viewing only and located within three hundred feet of the nearest freeway lane, twenty-five feet above freeway grade level or fifty feet overall, whichever is greater.~~

a. Signs that are oriented for viewing on an Interstate freeway travel lane may have a maximum height of 50 feet, but in no event shall be greater than 25 feet above freeway grade level.

b. In the event that a billboard cannot be viewed from any residential zone, it may exceed 32 feet in height, up to a maximum height of 40 feet. In order to achieve the additional height, the billboard owner must certify as part of a building permit that the billboard meets the following requirements:

a. The billboard is not visible from a ground-level vantage point on any property in a residential zone within 150 feet of the residential zone boundary. And

5.b. ~~greater in height on the same side of the street and billboard~~The billboard must be situated on the same side of the street and within 50 feet of an existing building or buildings and have no greater height than the immediately adjacent building(s).

6.8. Separation. The minimum distance between off-premises signs larger than three hundred square feet shall be five hundred lineal feet as measured along the same side of the street including intersections. The minimum distance between all off-premises signs billboards on the same side of the street three hundred square feet or less in size shall be three hundred shall be 500 lineal feet as measured along the same side of the street including intersections. All off-premises signs billboards must be at least one hundred fifty 250 radial feet from any other off-premises sign billboard located on the opposite side of the street from where a new sign is to be located.

9. Setbacks.

a. Setbacks from Rights-of-Way. The minimum setback shall be eighteen inches five feet to the leading edge of a billboard, including all structural and service support elements. ~~for off-premises signs. The sign billboard's front-yard setback shall be measured from the future right-of-way line as indicated on the Functional Classification Map of the General Plan (see Transportation Improvement Plan). The closest edge of an off-premises billboard sign shall not project into any required setback area.~~

b. Setbacks from property line. The minimum setback from any property line shall be five feet to the leading edge of the billboard, including all structural and service support elements.

c. Setbacks from A-1, R-1, R-2, R-4, and RM Zones. The minimum setback between a ~~an off-premises sign a billboard~~ and any residential zone boundary shall be one hundred fifty feet. The minimum setback of a billboard may be reduced to 100 feet if the billboard owner certifies as part of a building permit that no portion of the proposed

Proposed Ordinance - Redlines

billboard is visible from any ground level vantage point on a property in an A-1, R-1, R-2, R-4, or RM zone that is within 100 feet of the proposed sign, as measured from the zone boundary line.

8.10. Lighting. Lighting shall be confined to the sign face, and the lighting source shall not be directly visible from any ground-level vantage point. Illumination of billboards shall comply with the standards established in MKC Section 19.82.135 (D).

11. Design. ~~Off-premises signs~~Billboards shall utilize either the "mono-pole" or the "bi-pole" design and shall be continually maintained structurally and on the ~~copy sign~~ face. The back of any single-faced of the sign billboard and the structure behind the sign shall be painted a dark color. The billboard owner shall make a good faith effort to design the sign billboard so as to reduce and minimize the visual bulk and mass of the pole and other structural elements of the billboard. Tri-vision sign faces shall be permitted and, if illuminated, must be externally illuminated. Internally illuminated ~~off-premises signs~~billboards, electronic display, digital display, LED display, video display billboards (outdoor video advertising) and electronic message centers are only allowed immediately adjacent to the interstate freeway system I-15 freeway and shall be limited to no more than one change to the copy face in a twenty-four hour period. Two-decked ~~off-premises signs~~billboards are prohibited in all zones.

12. Relocation of Billboards to Accommodate Redevelopment. In order to accommodate the redevelopment of sites within a community reinvestment area, or any site in the city that is at least one acre in size, the City may allow the following deviations from the standards in this chapter:

a. The minimum separation distance between billboards may be reduced to 400 lineal feet as measured along the same side of the street including intersections, and may be reduced to 150 radial feet from any other billboard.

9-b. The maximum height of a billboard may be increased to 40 feet in height, subject to the standards established in Section 7(b) above.

10.13. Credits for Removal. Prior to the removal of any ~~off-premises sign~~billboard, the owner shall obtain a permit for the demolition of the ~~off-premises sign~~billboard. Permits may be provided following application to the ~~Salt Lake County Planning and Development Services Division on behalf of the City. The Salt Lake County Planning and Development Services Division on behalf of the City shall by letter inform the City.~~ After any ~~off-premises sign~~billboard is ~~demolished~~removed, the ~~Salt Lake County Planning and Development Services Division on behalf of the City~~ shall create a "billboard bank account" for the sign owner. The account shall solely reflect credits for the ~~off-premises billboard advertising space~~ sign square footage as well as the date of removal, and the street address from which the billboard was removed. Any ~~off-premises sign billboard~~ credits not used within thirty-six months of their creation shall expire and be of no further value or use. An ~~off-premises sign~~billboard owner may sell or otherwise transfer ~~off-premises signs~~billboards and/or billboard bank account credits. The transfer of any billboard bank account credits does not extend their thirty-six-month life as provided in this section. Demolition Removal of a billboard ~~n-off-premises sign~~ that has two in-use advertising faces shall receive billboard bank account credits for the square footage of each sign face.

Proposed Ordinance - Redlines

Credits may not be used to enlarge any non-conforming sign billboard, or conforming billboard sign, other than those billboards located immediately adjacent to the I-15 freeway, along State Street or within 20 feet of the State Street right-of-way.

11.14. Relocation. The owner of an existing ~~off-premises sign billboard~~ may remove an existing ~~off-premises sign billboard~~ from any site to an approved location only after a permit for relocation is obtained upon substantiation of compliance with this chapter. Prior to approval of a permit for relocation, the ~~sign billboard~~ owner (applicant) shall submit to the ~~county~~ City a ~~notarized affidavit signed by the property owner, a complete~~ copy of the ~~completed and signed~~ lease agreement ~~or other document to be signed by the property owner~~, indicating at a minimum the duration of the lease and renewal ~~and termination~~ provisions. Additionally, prior to approval of a permit for relocation, ~~Salt Lake County Planning and Development Services Division on behalf the City~~ shall by letter inform the affected community council chairman and ~~affected~~ planning commission chairman that application for a ~~billboard n-off-premises sign~~ permit has been received. ~~If a sign is to be relocated within 600 feet of a community district boundary, the city shall inform the affected community council chairs of each community district.~~ ~~Off-premises signs~~ Billboards moved to approved locations shall conform to all ~~off-premises sign billboard~~ requirements of the new location. ~~Off-premises signs~~ Billboards moved from one location to another must be installed in the new approved location within the period allotted by the International Building Code (IBC). A new ~~off-premises sign billboard~~ permit shall only be issued if the applicant has billboard bank account credits of a sufficient number of ~~advertising face~~ square feet ~~for the billboard to be constructed~~. When the permit for construction of a new ~~off-premises sign billboard~~ is issued, the ~~Salt Lake County Planning and Development Services Division on behalf City~~ shall deduct from the sign owner's billboard bank account the ~~advertising face~~ square footage ~~of used for~~ the new ~~off-premises sign billboard~~. If the new ~~off-premises sign billboard~~ uses less than the entire available square footage credits, any remaining square footage credits shall remain in the sign owner's billboard bank account.

~~12. Council Review and Monitoring.~~ ~~The council shall, on a regular six-month schedule be updated at a regular public meeting to changes in status and effectiveness of the provisions related to off-premises signs in the City.~~

15. Notice Required for Billboards Relocated Subject to State Statute. If the City receives written notice, electronic or otherwise, from a billboard owner to invoke intent, rights or benefits of any kind under Section 2(a) of UCA 10-9a-513 or under any other or future State Statute that applies in any manner to billboards or outdoor advertising, the City shall provide written notice of such request or intent to all property owners of record located within 500 feet of the property to which the sign is to be relocated or erected. Property owner notices shall be sent via first class mail within one week of receipt of notice from the billboard owner, and a copy of the notice shall be sent to the billboard owner.

16. Business Licenses Required for Billboards.

- a. Each billboard shall be considered a separate business and shall be subject to obtaining a business license and paying the required fee as established in the Millcreek fee schedule. Companies or individuals with multiple locations may license as a single unit with a fee for each location.

Proposed Ordinance - Redlines

b. The City considers billboards to operate as a separate business due to the following factors:

a. Advertising space is rented or leased on each billboard separately.

b. Each billboard is erected at a separate location requiring a separate rent or lease agreement.

c. Billboards require regular inspections to assure continued compliance.

d. Billboards create other administrative costs such as zoning approvals and other enforcement activities.

13.17. Severability and Conflict. This section and its various parts are hereby declared to be severable if a court of competent jurisdiction declares any subsection, clause, provision or portion of this section invalid or unconstitutional. No court decision will affect the validity of either this section as a whole or any parts not declared invalid or unconstitutional by that decision. If any part of this section section is found to be in conflict with any other provision of the countyCity, the most restrictive or highest standard will apply, prevail and govern.