

CLEARFIELD CITY ORDINANCE 2022-21

AN ORDINANCE AMENDING TITLE 11 OF THE CLEARFIELD CITY CODE

PREAMBLE: This Ordinance amends Title 11, Chapter 10A, Section 10 – Land Use, Public Facilities Zone (PF), Signs and Title 11, Chapter 11, Article G, Section 10, Subsection 10.9 and Table 10.9 – Land Use, Commercial and Manufacturing Zones, Form Based Code, Signs, Monument Signs.

BE IT ORDAINED BY THE CLEARFIELD CITY COUNCIL:

Section 1. Enactment:

Title 11, Chapter 10A, Section 10 – Public Facilities Zone (PF), Signs is hereby amended to read as follows:

11-10A-10: SIGNS:

1. Sign Area: No monument sign shall exceed one hundred and twenty (120) square feet in area.
2. Minimum Street Frontage: There shall be a minimum street frontage of one hundred feet (100') per monument sign. In no case shall there be more than two (2) monument signs per street frontage for any freestanding building on its own lot or for any property that is owned, maintained, and operated by the City.
3. Minimum Distance: No monument sign shall be located within one hundred feet (100') of another monument or freestanding sign on the same side of the street, whether on the same parcel or on an adjacent parcel.
4. Sign Height: Monument signs shall have at least a one-foot (1') pedestal, and the illuminated cabinet shall not exceed nine feet (9') for a total sign height of ten feet (10'). The height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and any berming/landscaping shall not exceed ten feet (10').
5. Reader Boards: Reader boards (changeable copy areas) and electronic message centers (EMC) shall not exceed fifty percent (50%) of the total monument sign area.
6. Freestanding Monument Signs: A monument sign allowed by this section may be substituted with a freestanding monument sign.
7. Applicable Sign Code Regulations: Monument signs in the P-F Zone shall comply with all other sign regulations found in chapter 15 of this title not listed above.

Title 11, Chapter 11, Article G, Section 10, Subsection 10.9 and Table 10.9 – Commercial and Manufacturing Zones, Form Based Code, Signs, Monument Signs and Table 10.9 are hereby amended to read as follows:

FORM BASED CODE - SIGNS

10.9 Monument Sign

1. Description
 - A. Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 10.9 (1), 10.9 (2), and 10.9 (3).
2. General Requirements
Monument Signs shall be developed according to the standards in

Table 10.9 (1).

(1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:

- (a) Up to two Monument Signs on one frontage.
- (b) Signs shall be at least 150 feet apart.

(2) Pole-Mounted Signs. Monument Signs may not be pole mounted.

(3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located.

(4) Monument signs shall have at least a one-foot (1') pedestal.

(5). Electronic monument signs are permitted.

3. Sign Size Computation

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Table 10.9 (1) Monument Sign Requirements

Permitted Districts	All Districts
Sign Area	Maximum 70 sq ft per Sign Face, corner lots may double size upon approval by Zoning Administrator. Monument signs in the CV Zone shall be no greater than 120 sq ft per Sign Face.
Height	Maximum height for monument signs (with at least a 1' pedestal) the illuminated cabinet shall not exceed 9' for a total sign height of 10'.
Location on the Site	Front or Corner Yards
Placement on the Site	10' Setback from driveways & side property line; 2' setback from front & corner property lines. ¹
Quantity	1 per public ROW frontage. Must provide for a clear view near any intersection of a driveway and a street.
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal & masonry. Plastic & synthetics permitted on Sign Face; Electronic Message Board permitted in All Districts.

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Section 2. Repealer: Any provision or ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. Effective Date: This Ordinance shall become effective immediately upon its posting in three public places within Clearfield City.

DATED this 9th day of August, 2022, at the regularly scheduled meeting of the Clearfield City Council.

CLEARFIELD CITY CORPORATION

Mark R. Shepherd, Mayor

ATTEST

Nancy R. Dean, City Recorder

VOTE OF THE COUNCIL

AYE: Councilmembers Bush, Peterson, Phipps, and Thompson

NAY: None.

EXCUSED: Councilmember Roper