

ORDINANCE 2010-03

AN ORDINANCE AMENDING CHAPTER 24, SIGN REGULATIONS, OF THE TOOELE COUNTY LAND USE ORDINANCE – [RESULTS OF THIS CHANGE: (1) ALL COMMERCIAL AND INDUSTRIAL SIGNAGE, EXCEPT FOR BILLBOARDS, IS A PERMITTED USE RATHER THAN A CONDITIONAL USE; (2) THE APPLICATION PROCESS FOR MOST SIGNAGE IS SIMPLIFIED BY ELIMINATING THE REQUIREMENT FOR CONDITIONAL USE PERMIT APPROVAL FROM THE GOVERNING PLANNING COMMISSION]

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - PURPOSE. This ordinance seeks to simplify the application process for approval of signage by making all commercial and industrial signage, except for billboards, a permitted use rather than a conditional use. The Erda and Tooele County Planning Commissions held public hearings on the issue and recommend passage of this ordinance.

SECTION II - CHAPTER AMENDED. Chapter 24, Sign Regulations, of the Tooele County Land Use Ordinance, is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

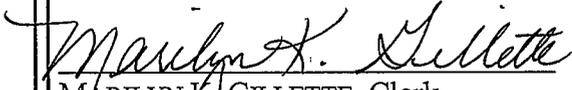
SECTION III - REPEALER. Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 2nd day of March 2010.

Ord. 2010-03

ATTEST:


Marilyn K. Gillette, Clerk



APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney

TOOELE COUNTY COMMISSION:


Colleen S. JOHNSON, Chairman

Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

CHAPTER 24

SIGN REGULATIONS

Part

- 24-1. General Provisions.
- 24-2. Enforcement.
- 24-3. Non-conforming signs.
- 24-4. General sign regulations.
- 24-5. Signs allowed without a permit.
- 24-6. Temporary signs.
- 24-7. Sign area measurement.
- 24-8. Permanent signs.
- 24-9. Sign requirements by zoning district.

Part 24-1**GENERAL PROVISIONS.****Section**

- 24-1-1. Purpose.
- 24-1-2. Scope.
- 24-1-3. Interpretation.
- 24-1-4. Sign Permit Process.
- 24-1-5. Signs Requiring a Permit.

24-1-1. Purpose.

It is the purpose of this chapter to:

(1) regulate signs and to authorize signs that are compatible with their surroundings, legible under the circumstances in which they are seen, sensitive to the environment, and are conducive to promoting traffic safety and the convenience and enjoyment of public travel by preventing visual distraction;

(2) protect pedestrians, attract tourists, preserve and enhance property values, establish first-class business and commercial districts, and eliminate fire hazards; and

(3) promote short and long-term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics.
(Ord.2002-13, 6/18/02)

24-1-2. Scope.

(1) The intent of this chapter is to regulate the design and placement of commercial and governmental identification and communication devices and structures that are built specifically to identify, inform, and direct patrons to a particular merchant, store, establishment, or service. It is not the intent to regulate the content of public speech.

(2) The regulations of this chapter apply to both on-premise and off-premise signs, but do not apply to hand-held placards and similar devices traditionally used for public protest and the exercise of free speech. Any non-commercial message may be substituted for any commercial message permitted under this chapter.
(Ord.2002-13, 6/18/02)

24-1-3. Interpretation.

(1) The regulations of this chapter are declared to be the maximum allowable. If the zoning administrator determines that an application needs further interpretation, a planning commission shall review the proposal.

(2) If a person proposes or retains a sign that exceeds the standards of this chapter, he may apply to the board of adjustment for a variance.

(3) In the case that one or more part(s) of this chapter conflicts with another part of this or any other code, title or ordinance adopted by Tooele County, the State of Utah or the United States, the part with the strictest language or interpretation shall stand. (Ord.2002-13, 6/18/02)

24-1-4. Sign permit process.

Except for those signs allowed in Part 24-5, no person shall erect, install, or paint any sign or change the face of any sign, whether it be temporary or permanent in nature, without obtaining a sign permit from the Tooele County Department of Engineering except as specified in this chapter. This includes new signs, signs to be added to existing buildings or uses, and existing signs that are to be enlarged, changed, or modified. (Ord.2002-13, 6/18/02)

Part 24-2**ENFORCEMENT.****Section**

- 24-2-1. Illegal signs.
- 24-2-2. Enforcement Authorization.
- 24-2-3. Appeal.

24-2-1. Illegal signs.

(1) Any sign not expressly allowed by this chapter is prohibited.

(2) In no case shall the failure to remove illegal signs constitute approval by Tooele County of their illegal placement.

(3) All signs expressly prohibited by this or any other part of this or any other regulation, code, title or ordinance adopted by Tooele County, the State of Utah or the United States are prohibited.

(4) Any sign not placed in accordance with this or any other applicable regulation, code, title or ordinance adopted by Tooele County, the State of Utah or the United States is considered an illegal sign and is therefore prohibited. (Ord.2002-13, 6/18/02)

24-2-2. Enforcement authorization.

(1) The zoning administrator or an authorized representative shall enforce this chapter and is empowered and directed to:

(a) issue permits to construct, alter, or repair signs. The expiration date for such permits shall be in conjunction with building permits.

(b) ascertain that all signs, constructions, and all reconstructions or modifications of existing signs are built in conformance with the zoning ordinance by conducting or causing to be conducted:

(i) an initial inspection after construction, including an inspection of temporary electrical signs.

(ii) a reinspection of any sign for which a permit was issued but which, upon initial inspection, was not built in complete compliance with the regulations of this chapter.

(c) institute an appropriate action or proceeding in any case where any sign is illegally erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any sign is used in violation of any county ordinance or code. To this end the zoning administrator or designee may:

(i) issue a written notice of violation to the person having charge or control or benefit of any sign found to be unsafe, dangerous, or in violation of this chapter, particularly when the Tooele County is contemplating removal of the sign;

(ii) abate and remove unsafe or dangerous signs not repaired or made safe within seven days after the owner has received written notice;

(iii) abate and remove illegal signs not made conforming within 30 days after written notice has been given.

(iv) abate and remove temporary signs posted upon private property without a permit or which are otherwise illegal, which, after written notice, have not been made conforming after 72 hours either through removal or by obtaining a temporary sign permit;

(v) remove any sign posted upon public property, but shall not destroy the sign for a period less than 30 days from the date of removal.

(vi) abate and remove non-maintained or abandoned signs or signs identifying a discontinued use. The zoning administrator shall require each such sign to be removed from the building or premises when such sign has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within 30 days after written notice is given to such person.

(vii) if a permanent sign is installed without a permit, or is illegal as defined by this Chapter and is not made conforming within 30 calendar days after written notice has been given, the zoning administrator may at once abate and remove said sign. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof and the County is authorized to effect the collection of said cost.

(viii) initiate action with the Tooele County Attorneys Office for:

(1) injunctive relief; or

(2) the filing of criminal charges against violators.

(ix) issue citations to violators for non-compliance

(2) The person having charge, control, or benefit of or who posted any sign removed by Tooele County shall pay to Tooele County within 30 days after written notice and invoice is mailed to such person the costs incurred in such removal. (Ord.2002-13, 6/18/02)

24-2-3. Appeal.

Any person ordered to alter or remove any sign or any person whose application for a sign permit has been denied because of conflict with regulations stated herein, may appeal to the board of adjustment by serving a written notice to the department of engineering within ten days of the order or denial. An applicant may also appeal to the board of adjustment for an alleged error by the zoning administrator or staff. (Ord.2002-13, 6/18/02)

Part 24-3

NON-CONFORMING SIGNS.

Section

24-3-1. Regulation, containment and elimination.

24-3-2. Alterations.

24-3-3. Restoration.

24-3-4. Maintenance.

24-3-5. Abandonment.

24-3-6. Signs to be made conforming.

24-3-7. Special exceptions.

24-3-1. Regulation, containment and elimination.

In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the current sign ordinance standards, the County intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment, and restoration. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered (including face changes) or enlarged unless it is brought into complete compliance with this Chapter. The following alterations are exempt from this provision:

(1) Face changes in nonconforming multi-tenant signs; and

(2) Copy changes in nonconforming permanent signs that were originally approved by the County with a changeable copy feature. (Ord.2002-13, 6/18/02)

24-3-2. Alterations.

A nonconforming sign shall not be altered, reconstructed, raised, moved, placed, extended, or enlarged, unless said sign is changed so as to conform to all provisions of this Chapter. All alterations shall require conformance to the provisions of this Ordinance

excluding any face changes in multi-tenant signs, normal maintenance/repair, and copy changes in signs previously approved by the County with a changeable copy feature. Any sign that is located within or projects into the public right-of-way shall be made conforming when a change of ownership, lessee, or use occurs. (Ord.2002-13, 6/18/02)

24-3-3. Restoration.

Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of nature, or act of a public enemy, or damaged by any other cause, to the extent of more than 50 percent of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this Chapter. (Ord.2002-13, 6/18/02)

24-3-4. Maintenance.

The cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign shall not necessitate conformance to the requirements of this Chapter. (Ord.2002-13, 6/18/02)

24-3-5. Abandonment.

Within 45 days after vacation of a tenant or change of ownership in an existing business, all on-site nonconforming signs must be removed or brought into compliance by the property owner. Non-conforming off-premise signs lacking advertising for a period of 45 days shall also be considered abandoned. If removal does not occur voluntarily, Tooele County may remove the entire non-conforming sign, both face and structure and all costs incurred shall be the responsibility of the property owner. Once determined abandoned and non-conforming, such signs shall not regain any legal non-conforming status later, even if the original business re-occupies the property. (Ord.2002-13, 6/18/02)

24-3-6. Signs to be made conforming.

To minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy pre-existing sign standards, Tooele County intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment, restoration, and by amortization. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered or enlarged unless it is brought into complete compliance with this chapter. The following alterations are exempt from this provision:

- (1) face changes in multi-tenant signs; and
- (2) copy changes in permanent signs which were originally approved with a changeable copy feature by the zoning administrator. (Ord.2002-13, 6/18/02)

24-3-7. Special exceptions.

(1) Upon appeal by a sign owner or business, the board of adjustment may grant a special exception to allow the retention, alteration, movement, or expansion of a nonconforming sign, provided the board determines that:

(a) the nonconforming sign poses an alternative equivalent means of meeting the intent of this chapter and Tooele County's comprehensive plan;

(b) the action will not impose a burden on other properties beyond that posed by a conforming sign; and

(c) approval will provide a forum for free expression or other benefits to the public. Unfair competitive disadvantage of businesses in Tooele County whose signs do comply with this chapter is to be construed as a burden to be considered by the board of adjustment.

(2) A new business generally shall not qualify for a special exception for reuse of a nonconforming sign left by a previous business. Purely economic factors such as the expense of removing or altering a nonconforming sign or of purchasing a new conforming sign are not to be considered as reasons for granting a special exception by the board.

(3) The board may attach conditions with which the petitioner must comply as a condition of approval of a special exception.

(4) The duration of the special exception shall not extend beyond that period allowed by the board of adjustment from the date the exception is granted.

(5) Any special exception shall be conditioned on the posting of a bond sufficient to cover the cost of timely removal of such sign.

(6) The board of adjustment may attach to a special exception a reasonable limit on the period of noncompliance of nonconforming signs. (Ord.2002-13, 6/18/02)

Part 24-4

GENERAL SIGN REGULATIONS.

Section

24-4-1. General sign requirements.

24-4-2. Site plan review and design.

24-4-3. Permit tags.

24-4-4. Prohibited sign devices.

24-4-5. Dangerous, defective and non-maintained signs.

24-4-6. Repealed.

24-4-1. General sign requirements.

(1) Signs shall not be placed within any public right-of-way, within the clearview zone on corners, or in any place that would impede traffic visibility or safety. Signs shall not be placed on public property except:

(a) by the owning public entity when such placement is in accordance with the other applicable regulations of this chapter; or

(b) when specifically provided for in this chapter.

(2) The zoning administrator or designee may defer to the planning commission the decision on any sign application that is deemed to be of questionable compatibility with the Tooele County Zoning Ordinance, Tooele County Code or the Tooele County General Plan.

(3) All signs erected shall comply with the provisions of the National Electrical Code, International Building Code and this chapter as in effect at the time the permit is issued.

(4) No sign, fixture or device involving electrical wiring or connections shall be erected or installed except by a licensed and bonded contractor.

(5) All signs shall be engineered to demonstrate conformance with the applicable provisions of the International Building Code. Where required by the chief building official, the permit application shall be accompanied by a drawing stamped by a structural engineer licensed by the State of Utah attesting to the adequacy of the proposed construction of the sign and its supports.

(6) No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or that bears words normally used in such signs, i.e., stop, go slow, caution, danger, warning. No sign or any advertising structure shall be erected which by reason of its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting that impairs the vision of anyone traveling upon a public street or distracts any driver so as to create a public nuisance. Specifically, no sign or group of signs may exceed one foot-candle in brightness as measured at the property line.

(7) No sign more than three feet in height above the top back of curb shall be erected at any intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb or future curb and a line connecting them at points 40 feet from the intersection of the lines. Monument signs may be erected in the above mentioned area if they are less than three feet above the curb grade to the top of the sign. See Figures 1 and 2. (Ord.2002-13, 6/18/02)

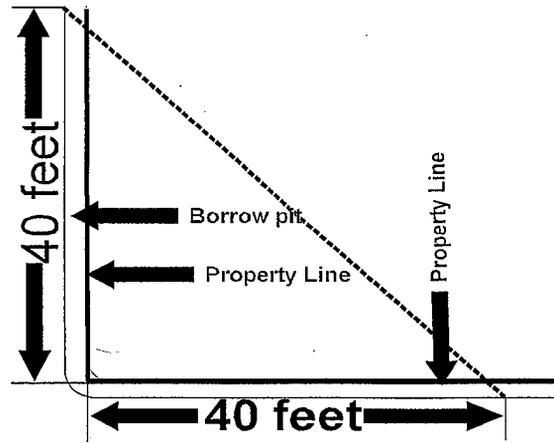


Figure 1 Clearview of intersecting roads, 40 foot clearview zone without sidewalk, curb and gutter.

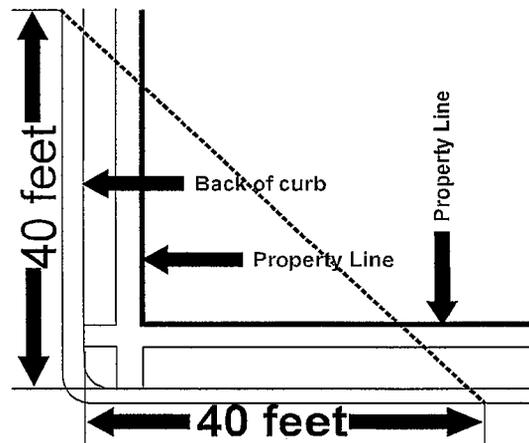


Figure 2 Clearview of intersecting roads, 40 foot clearview zone with sidewalk, curb and gutter.

24-4-2. Site plan review and design.

(1) All sign devices must have site plan and design approval by the zoning administrator or designee prior to placement and adhere to the sign requirements as located within Tables 24-8-4 thru 24-9-3, as applicable.

(2) All signs applications must be submitted with sight plans, sign elevations, sign design drawings and any other drawings the zoning administrator or designee deems necessary to evaluate the sign for compliance with this code and any other applicable law or code as well as architectural compatibility, color, style, size, scale, proportion and balance, location, landscaping and any other factor deemed important by the reviewer.

(3) When new buildings or developments are presented for site plan review, signs proposed for the development shall be reviewed concurrently by staff. All planned centers and multi-tenant buildings must submit a sign theme for approval by the planning commission. The center must have an approved sign theme before any sign permits will be issued. If a plan for a sign package is not submitted at site plan review, the developer will be notified of sign ordinance

standards and shall submit plans that adhere to the code.

(4) Applicants for sign permits shall give serious consideration to the following elements when submitting plans for signs:

- (a) architectural compatibility;
- (b) color and style;
- (c) size, scale, proportion and balance;
- (d) location; and
- (e) landscaping.

(5) The zoning administrator may refer an application for a sign permit to the planning commission if the zoning administrator feels adherence to the criteria of this section is not shown in submitted plans. (Ord.2002-13, 6/18/02)

24-4-3. Permit tags.

(1) Each new sign requiring a sign permit shall have affixed to the sign a certification tag, issued by the zoning administrator, visible from the nearest public access.

(2) Each tag shall be of a weatherproof material and will have a tag number that corresponds to the permit number retained in the department of engineering.

(3) The zoning administrator or designee shall apply tags only to the sign for which the permit has been issued. (Ord.2002-13, 6/18/02)

24-4-4. Prohibited sign devices.

(1) The following sign devices used to attract pedestrian or vehicular attention are prohibited in any zone:

(a) hot or cold air balloons or inflatable, except as specifically allowed by this chapter for temporary signs or as part of a grand opening period or special promotion;

(b) any sign which flashes, blinks, uses chaser lights, or moves in any way, animate or inanimate, except message centers associated with a permitted and approved on-premise sign. Electronic message centers shall be restricted to the display of public service information to include, but not limited to, date/time/temperature, service, direction, or courtesy information and community events intended to assist the public. No commercial message or advertisement of products or services are allowed. Community events include those that are non-profit and non-partisan in nature, and further a legitimate government or community purpose. The square footage of the electronic message center shall be included within the sign area measurement. (Ord 2009-02, 2/3/09)

(c) statuary bearing the likeness or suggestion of any product or logo;

(d) projecting signs;

(e) snipe signs;

(f) rapidly spinning wind-driven signs;

(g) temporary signs, except as allowed in Section 24-5;

(h) signs on bus benches;

(i) any truck, trailer, or other vehicle

conspicuously or regularly parked on- or off-premise with an advertising message or logo displayed to attract attention to a business, product or promotion;

(j) graffiti;

(k) spotlights directed into the night sky except as part of an approved promotional period for temporary signs;

(l) "A" frame, sandwich board, or other portable signs unless specifically allowed elsewhere in this chapter;

(m) portable trailers or flashing signs;

(o) any sign that emits an audible sound, odor, or visible substance; and

(p) off-premise signs including billboards, except as allowed herein.

(2)(a) No person shall paint, mark or write on, post or otherwise affix any hand-bill or sign to or upon any sidewalk, crosswalk, curb, curbstone, park strip, street lamp post, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light or power or telephone or telegraph or trolley wire pole, or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign or traffic sign.

(b) Any hand-bill or sign found posted upon any public property contrary to the provisions of this section may be removed by the sheriff's department, the road division, or the zoning division. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof.

(c) Nothing in this section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating an historical, cultural, or artistic event, location, or personality for which the department of engineering or an authorized public agency has granted a written permit.

(d) Nothing in this section shall apply to the painting of house numbers upon curbs.

(3) Any sign not expressly allowed by this chapter is prohibited.

(4) All signs expressly prohibited by this or any other part of this or any other regulation, code, title or ordinance adopted by Tooele County, the State of Utah or the United States are prohibited. (Ord.2002-13, 6/18/02)

24-4-5. Dangerous, defective and non-maintained signs.

(1) A property owner or occupant may not maintain or allow any sign which is dangerous or defective on any premises he owns, occupies or controls.

(2) Any sign deemed to be dangerous or defective shall be torn down within five days of receiving notice.

(3) Any sign that is not properly maintained shall be either repaired or torn down within 14 days of receiving notice.

(4) If the sign is not removed by the owner of the

sign or occupant or the owner of the premises within the time allotted after receiving notice, Tooele County may remove the entire sign, both face and structure and all costs incurred shall be the responsibility of the property owner.

(5) No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

(6) No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah or its agencies.

(7) No sign shall be located on publicly-owned land or inside street rights-of-way, except signs owned and erected by permission of an authorized public agency or as specifically authorized in this chapter.

(8) Every sign shall be maintained in complete operating condition. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. "Maintenance" includes the repair of facades where signs have been removed, the painting, cleaning, and repairing of the sign. "Maintenance" does not include structural alterations, cosmetic or style changes or enlargements of face changes. (Ord.2002-13, 6/18/02)

24-4-6. Repealed.
(Ord.2002-29, 10/15/02)

Part 24-5

SIGNS ALLOWED WITHOUT A PERMIT.

Section

24-5-1. General provisions.

24-5-2. Notice bulletin boards.

24-5-3. Political or campaign signs.

24-5-4. Development and real estate signs in residential areas.

24-5-5. Development and real estate signs in commercial and industrial areas.

24-5-6. Signs allowed in any zoning district.

24-5-1. General provisions.

(1) Any one sign on private property shall not exceed 24 square feet in aggregate area and, if freestanding, shall not exceed six feet in height unless provided for in this section. Such sign shall not be erected in a manner as to constitute a roof sign.

(2) There may be only one non-illuminated sign not to exceed twelve square feet in sign area, per lot or premises for sale of agricultural products grown or raised on site.

(3) Signs may not be placed within any public right-of-way, within the 40-foot clearview zone on corners, or in any place that would impede traffic visibility or safety. Signs may not be placed on public property unless otherwise provided for in this section (Ord.2002-13, 6/18/02)

24-5-2. Notice bulletin boards.

Notice bulletin boards not over 32 square feet in area for medical, public, charitable or religious institutions where the bulletin board is accessory to a permitted or conditional sign on the same premises of such institutions and are oriented solely to the interior of the property and are not used to direct exterior vehicular attention to any product or service of the institution. (Ord.2002-13, 6/18/02)

24-5-3. Political or campaign signs.

(1) Political or campaign signs on behalf of candidates for public office or measures on election ballots may be displayed, except:

(a) such signs may not be erected earlier than 60 days prior to a primary or general election and shall be removed no later than two weeks following the election. However when the general election falls within six weeks of the primary election, the winner of the primary election will be allowed to maintain the signs until two weeks after the general election. Signs relating to elections on special issues may be installed and must be removed on the same basis;

(b) campaign signs for candidates for public office or an issue on an upcoming election may not be placed on public property, within any public right-of-way, on public utility poles, or in any place which would impede traffic visibility or safety;

(c) campaign signs may not be placed closer than 150 feet to a building where an official voting station is located;

(d) campaign signs shall not exceed 12 square feet in residential zones and 32 square feet in all other zones; and

(e) written permission of the property owner must be obtained before such signs are erected. (Ord.2002-22, 9/10/02)

24-5-4. Development and real estate signs in residential areas.

(1) Signs in residential [R-1], rural residential [RR], and residential multifamily [R-M] zoning districts announcing the location, availability, or development of property are necessary and do not require a permit, subject to the following:

(a) On-Premise Development Identification Signs:

(i) Individual Lots: One sign announcing the name of the construction/development company is allowed. The area of the sign may not exceed 12 square feet nor five feet in height. The sign may not be erected more than five days prior to the beginning of construction for which a building permit has been issued. It must be removed before final occupancy.

(ii) Subdivisions or Planned Unit Developments: One development promotional sign may be placed on the premises of each development having five or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the

- number of lots to be developed:
- 5-24 units (lots): 24 square feet
- 25-49 units: 32 square feet
- 50 or more units: 48 square feet
- Maximum height: 10 feet

Such signs shall be removed within five years of the issuance of the first building permit in the project or if the lots are sold out before five years, immediately upon sale of the last lot.

(b) On-Premise Real Estate Signs:

(i) Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed six square feet in size and six feet in height.

(ii) One real estate sign per street frontage is allowed for any multi-use residential or professional office building or lot intended for such and may not exceed 16 square feet in area and six feet in height. If the parcel is over two acres in size, the sign may not exceed 64 square feet.

(iii) Model home signs shall not exceed 16 square feet in area nor exceed six feet in height and shall be placed entirely upon the premises of the model.

(iv) Temporary/Open House Real Estate Signs shall not exceed six square feet in area and four feet in height. Advertising real estate open for inspection may be placed on private property in the vicinity of the property open for inspection. They may be placed in the parking strip with the consent of the immediately adjacent property owner. They shall not be attached to trees, poles or street signs. Open house signs should be displayed only during those hours and days during which the house is open for actual inspection. (Ord.2002-13, 6/18/02)

24-5-5. Development and real estate signs in commercial and industrial areas.

(1) Signs in commercial and industrial zones announcing the location, availability, or development of property are necessary and require no permit subject to the following:

(a) On-Premise Development Identification Signs: Signs announcing or identifying the future development of commercial or industrial property are allowed at the rate of one per street frontage. Such signs may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project as follows:

- Less than 2 acres: 16 square feet
- 2 to 5 acres: 24 square feet
- 5 to 10 acres: 32 square feet
- 10 to 20 acres: 48 square feet
- More than 20 acres: 64 square feet
- Maximum height: 10 feet

(b) On-Premise Real Estate Signs:

(i) One on-premise real estate sign advertising the

sale of property per street frontage is allowed for any lot and may not exceed 12 square feet in area or eight feet in height. If the parcel is over two acres in size, the sign may not exceed 16 square feet.

(ii) One on-premise real estate sign advertising the sale of property per street frontage is allowed for any planned center, building or lot zoned for such and may not exceed 16 square feet in area or eight feet in height. If the parcel is over two acres in size, the sign may not exceed 24 square feet.

(iii) One on-premise sign advertising commercial or industrial space for lease or sale, for space within a multi-tenant building or for a pad within the same center is allowed. The sign must be securely attached to the vacancy in question. It may not exceed 16 square feet in area. (Ord.2002-13, 6/18/02)

24-5-6. Signs allowed in all zoning districts.

(1) The following signs are allowed without a permit in any zoning district, except on public property, unless specified otherwise:

(a) Directional or instructional signs such as for restrooms, telephones, walkways, or parking lot entrances and exits, that are located entirely on-premise and do not in any way advertise a business or commercial activity, but such signs shall not exceed four square feet in area or four feet in height;

(b) "No Trespassing" or "No Dumping" signs, but they may not exceed four square feet in area for a single sign unless the zoning administrator makes a written finding that larger signs are required to prevent violation;

(c) Plaques or name plate signs not more than two square feet which are fastened directly to the building;

(d) Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such sign shall exceed eight square feet in area and provided further that all such signs be placed flat against the building;

(e) Neighborhood identification signs of masonry, wall, landscaping and other similar materials or features, provided the legend of such sign or display shall consist of only the neighborhood name and/or address;

(f) Institutional use signs for churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., but such uses are allowed one monument sign of 24 square feet, but if the institution has more than one frontage and is located on an arterial street, then an additional sign of the same size is allowed;

(g) The flags, emblems, or insignia of any corporation, nation or political subdivision, but not to include corporation flags, may not exceed 12 square feet and may be flown in tandem with the State or National flag; provided large flags flown in high wind may cause a noise nuisance and are subject to removal upon investigation;

(h) Public necessity signs installed by a unit of the government for control of traffic and other regulatory purposes including street signs, danger and warning signs, railroad crossing signs, hospital signs, directional or warning signs for public service companies, utilities or institutions, or signs erected by or on the order of a public officer in the performance of his public duty;

(i) Memorial signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid so as to be part of the building;

(j) Holiday decorations and non-commercial signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local, or religious holiday, and such signs may be of any type, number, area, but they shall be contained entirely within the boundaries of the lot or premise on which they are erected and should be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards, and shall be removed within a reasonable period after the holiday is over;

(l) Changing copy or message on a permitted sign that has an approved marquee, reader board, electronic message center, or other replaceable copy area;

(m) Agricultural signs identifying permitted agricultural uses, but such signs shall be on-premise signs not exceeding 32 square feet in area, and they may be placed on arches that serve as a gate or entrance.

(n) Signs required or specifically authorized for a public purpose, notice or posting by any law or statute. These signs may be of any type, number, area, height above grade and location authorized by the law or statute under which the signs are erected.

(o) On-Premise Signs for Home Occupations in Residential Zones do not require a permit. They may have one non-illuminated flat wall sign two square feet in area which identifies the name of the business. This applies to uses operated out of a single family home. (Ord.2002-13, 6/18/02)

Part 24-6

TEMPORARY SIGNS.

Section

24-6-1. General regulations.

24-6-2. Permit application requirements.

24-6-3. Business related temporary signs.

24-6-4. Community event banners.

24-6-5. Temporary signs not requiring a permit.

24-6-1. General regulations.

Temporary signs shall not be placed in or over a public right-of-way, may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance. They shall not

be attached to telephone poles, fences, or trees. They must be firmly secured to the building or ground. Temporary signs may be attached to existing permanent signs only for the grand opening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed ownership or changed names. No off-premise temporary signs are allowed except those specifically for real estate purposes or otherwise noted in this chapter. (Ord.2002-13, 6/18/02)

24-6-2. Permit application requirements.

(1) Temporary signs are permitted through a sign permit. The zoning administrator or designee may approve temporary signs.

(2) Temporary signs require the following information to be issued permits:

(a) a plot plan showing relationship of the signs to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways; and

(b) the length of period for display and type of request.

(3) The following information is required on all sign permit applications:

(a) proof of current Tooele County business license;

(b) business address and phone number;

(c) address of property owner and phone number;

(d) general or electrical contractor license, phone and address; and

(e) value of the sign. (Ord.2002-13, 6/18/02)

24-6-3. Business related temporary signs.

(1)(a) Temporary signs announcing the initial opening of a business or the relocation or change of ownership of an existing business may be allowed provided the event shall not continue for more than 60 days and that the permit is issued within the first year of operation. There shall be no more than two such signs allowed per business. A combination banner and portable sign is acceptable. The signs must comply with general size and location standards in this chapter and must be removed at the end of the 60 day period. A temporary sign permit is required.

(b) Signs advertising a business's special promotions require a permit. Such promotions shall not exceed two periods during the calendar year. Each period may not exceed seven days in length. The periods may be combined to run consecutively. A temporary sign permit is required. A banner or portable sign is allowed.

(c) Signs advertising the liquidation of inventory for a failing business require a permit, which shall not exceed 90 days. Such permit will be allowed only once for any business license. A banner or portable sign is allowed during this period. (Ord.2002-13, 6/18/02)

24-6-4. Community event banners.

(1) The zoning administrator or designee may issue a 30 day temporary sign permit for community event

banners that are non-profit and non-partisan in nature, and further a legitimate government or community purpose such as those for:

- (a) the Benson Grist Mill and other similar historical structures or areas;
- (b) non-profit athletic/recreation leagues;
- (c) the Tooele County Fair;
- (d) cultural or arts events; and
- (e) the Deseret Peak Complex and other similar recreational areas.

(2) These banners are allowed subject to the following:

(a) banners may be erected on private property with the expressed written consent of the property owner and public property with the expressed written consent of the applicable government entity only. No banner shall be erected in a public right of way, within the clearview zone on corners, or in any place which would impede traffic visibility or safety.

(b) no more than 7 total signs are allowed per applicant or organization in the entire unincorporated county area and they shall be separated by no less than 1 mile.

(c) all banners must be removed within two days of the conclusion of the event.

(3) The Tooele County Engineering Department shall evaluate each application for conformance with the requirements of this section, written owner permission, and the placement of each banner subject to the regulations of this section, this chapter and any and all other applicable county, state or federal codes, ordinances or laws.

(a) A Community Event Banner application will meet the same requirements as all other temporary sign applications in terms of plot plans, display period, sign value and any other requirements deemed necessary by the zoning administrator or designee so that they are able to make a rational decision about the application.

(b) The applicant may appeal any decision by the zoning administrator or designee to the planning commission, who will make a final decision regarding conformance with this section. The zoning administrator or designee may defer to the planning commission any application that is questionable in conformance with this section. (Ord.2002-13, 6/18/02)

24-6-5. Temporary signs not requiring a permit.

(1) Temporary signs are allowed without a permit for:

- (a) The following holidays:
 - Civil Rights Day – January, 5 days
 - Independence Day – July 4th, 5 days
 - Pioneer Day - July 24th, 5 days
 - Presidents Day - February, 5 days
 - Easter - March or April, 5 days
 - Memorial Day - May, 5 days
 - July 4th and July 24th, 5 days each
 - Labor Day - September, 5 days
 - Thanksgiving - November, 7 days

Hanukkah, Christmas, and New Year's; 21 days starting December 15 and ending January 2.

One banner sign only is allowed during these periods. The sign must be mounted on the building. The sign must be removed by the end of the first working day after the holiday period ends.

(b) Directions to subdivisions and planned unit developments, subject to the following:

(i) Written permission of the property owner must be obtained and presented to the zoning administrator before such signs are erected.

(ii) Three directional signs may be allowed for a developer to guide traffic to the site. They are limited to 32 square feet in area and eight feet in height and must be placed entirely upon private property. The zoning administrator may allow two additional 16 square foot directional signs if an unusual circumstance can be demonstrated. They may not encroach upon any public right-of-way and may not be located within the 40-foot clearview zone on corners except where they are not more than three feet in height or receive approval from the zoning administrator.

(iii) Such signs shall be removed within two years of the issuance of the first building permit in the project or if the lots are sold out before two years immediately upon sale of the last lot. The zoning administrator may grant an extension if a substantial number of the lots have not been sold at the end of the two-year period. (Ord.2002-13, 6/18/02)

Part 24-7

SIGN AREA MEASUREMENT.

Section

24-7-1. Regulated sign area.

24-7-2. Wall sign.

24-7-3. Multiple face sign.

24-7-4. Monument sign.

24-7-5. Freestanding sign.

24-7-6. Spherical, free-form, sculptural, or other non-planer signs.

24-7-1. Regulated sign area.

The regulated area of all signs includes all parts of the sign or structure that contains words or symbols and information. (Ord.2002-13, 6/18/02)

24-7-2. Wall sign.

(1) Wall sign copy mounted or painted on a background panel or wall area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area con-

tained within the outside dimensions of the background panel or surface. Any illuminated bands or illuminated structures which contain sign copy or corporate logos are by definition wall signs in their entirety and as such may not exceed 30% of the wall area.

(2) Sign copy mounted as individual letters or graphics against a wall or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, the area shall be defined as the area enclosed by the smallest single rectangle that will enclose all of the lettering or graphics.

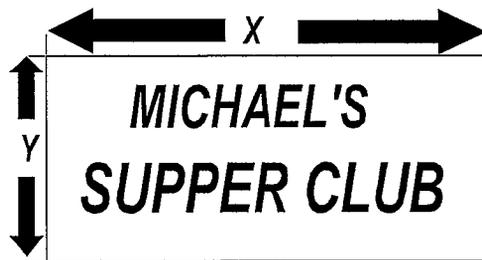


Figure 3 - Area measurement on a wall sign mounted or painted on a background panel

(3) Sign copy on an illuminated sign or illuminated architectural element of a building, the entire illuminated surface or illuminated architectural element that contains sign copy shall be counted as sign area; (Ord.2002-13, 6/18/02)

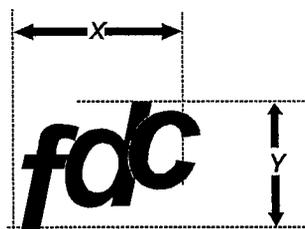


Figure 4 - Measurement of area on letters for a wall sign

24-7-3. Multiple face sign.

(1) The regulated area of a multiple face sign having a single panel of copy on each side is measured by the length times the width of the single face only.

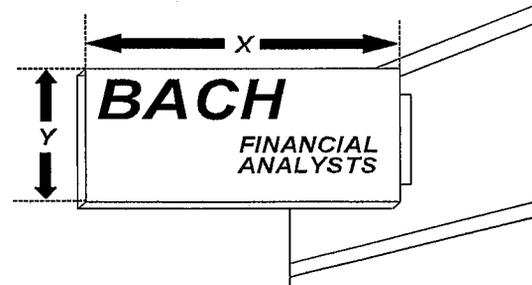


Figure 5 - Measurement of multiple face signs

(2) If the interior angle between the top two faces is 45 degrees or less, the regulated area of the sign will be the area of one face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two faces.

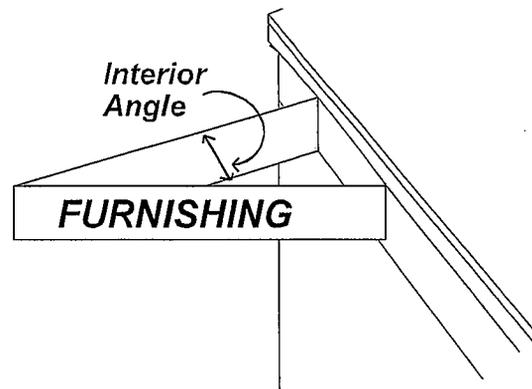


Figure 6 - Interior angle determination

(3) The sign area of a sign having three or more panels shall be the sum of the areas of the three or more faces. (Ord.2002-13, 6/18/02)

24-7-4. Monument sign.

The regulated area of a monument sign includes all parts of the sign or structure that contains words or symbols and information. 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. (Ord.2002-13, 6/18/02)

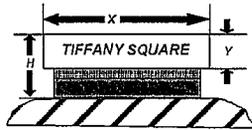


Figure 7 - Monument sign height, width and area.

24-7-5. Freestanding sign.

The regulated area of a freestanding sign includes all parts that contain words or symbols and information. The height of a freestanding sign is 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. (Ord.2002-13, 6/18/02)

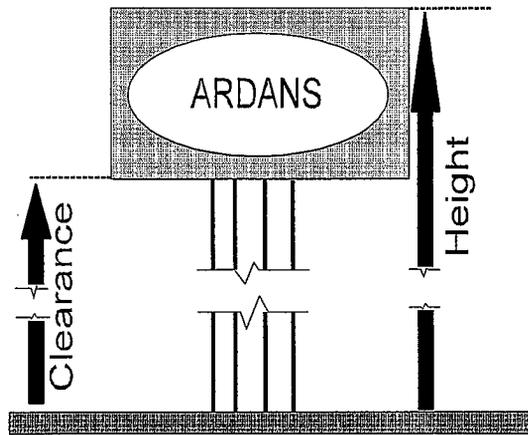


Figure 8 - Measure of height and clearance.

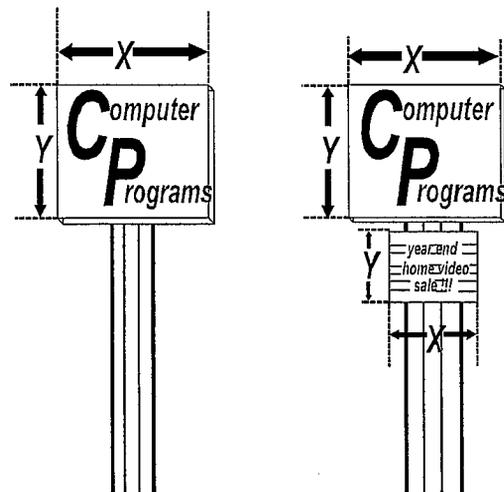


Figure 9- How the sign face(s) are measured.

24-7-6. Spherical, free-form, sculptural, or other non-planer signs.

For spherical, free-form, sculptural, or other non-planer signs the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will

encompass the sign structure. (Ord.2002-13, 6/18/02)

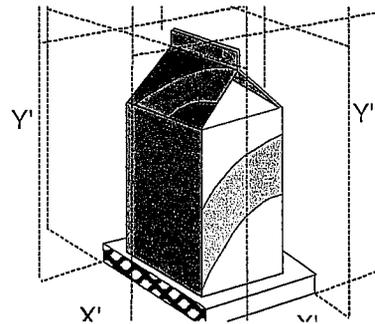


Figure 10 - Spherical, free-form, sculptural, or other non-planer signs area measurement

Part 24-8

PERMANENT SIGNS.

Section

- 24-8-1. Purpose and intent
- 24-8-2. Permit application requirements.
- 24-8-3. Safety and location standards for permanent signs.
- 24-8-4. Community signs.
- 24-8-5. On-premise freestanding signs.
- 24-8-6. Monument signs.
- 24-8-7. Wall and painted signs.
- 24-8-8. Billboard (off premise advertisement) signs
- 24-8-9. Suspended signs..
- 24-8-10. Awning signs.
- 24-8-11. Canopy signs.

24-8-1. Purpose and intent.

(1) The streetscape is the combination of vehicles, buildings, signs, landscaping, roads, utility poles, etc., that dominate the view of the driver or pedestrian. The streetscape tells residents and visitors how Tooele County as a whole feels about the environment, safety, aesthetics, and its sense of order, among other things. A useful, attractive, and safe streetscape is one that necessarily regulates the size, location, and design of business signs. Because a proliferation of poorly designed, oversized, and inappropriately located signs in commercial and industrial areas can be detrimental to the achievement of effective, safe and attractive streetscapes, it is important that the permanent signs in these areas receive permits.

(2) Commercial and industrial uses are generally more intensive than those found in residential zones. Signs for such uses are designed by size, location, and style to attract attention and provide services to the public. Business signs of any kind in residential neighborhoods can diminish the quality of life for which those zones were specifically created. However, there may be some residential uses which merit a sign, though much smaller and subdued than in commercial or industrial zones.

(3) It is the intent and purpose of this section to establish regulations and design standards for signs in commercial, industrial and residential areas that will

allow the business to identify itself while allowing Tooele County to create and maintain safe and aesthetically pleasing streetscapes regardless of the zone.

(4) All Permanent signs are subject to the requirements and restrictions of the applicable zoning district as stated in this chapter and the International Building Code (Ord.2002-13, 6/18/02)

24-8-2. Permit application requirements.

(1) Permanent signs are permitted through the building permit process. An approved permanent sign will be issued a building permit and will be followed through until all required inspections are completed and a county building official issues an occupancy permit.

(2) The following information is required on all sign permit applications:

- (a) proof of current Tooele County business license;
- (b) business address and phone number;
- (c) address of property owner and phone number;
- (d) general or electrical contractor license, phone and address;
- (e) value of the sign; and
- (f) a site plan subject to the requirements of the sign type; and
- (g) all other information as required by each sign type.

(3) All applicable zoning, building and sign type requirements must be met for a permanent sign to be approved. (Ord.2002-13, 6/18/02)

24-8-3. Safety and location standards for permanent signs.

(1) All signs must be built of durable and permanent materials.

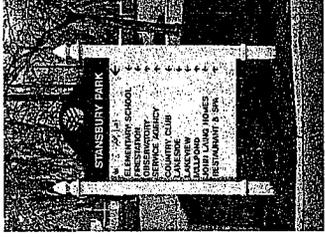
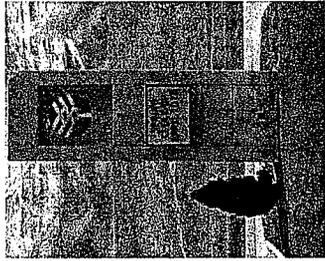
(2) Permanent power sources for signs must be concealed underground away from public view.

(3) Deviations from the requirements of this section must be reviewed and approved by the Tooele County engineer and may be approved only if found to maintain an acceptable degree of safety.

(4) All signs must be permanently mounted on foundations and footings that conform to the International Building Code.

(5) The light from the illumination of signs shall be carefully directed so that the light is not obtrusive or a nuisance to adjacent properties, especially residential areas. (Ord.2002-13, 6/18/02)

24-8-4. Community signs.



	<p>Either</p>
<p>(1) Permanent or temporary signs:</p>	<p>Community signs shall be allowed on parcels with the permission of the owner and approval of the zoning administrator.</p>
<p>(2) Community signs shall be allowed on parcels with the permission of the owner and approval of the zoning administrator.</p>	<p>No sign shall be permitted that is unsafe for vehicular or pedestrian traffic, is inappropriate with respect to location, size, time or duration of display, or is maintained in a deteriorated condition. Such a sign:</p>
<p>(3) Design and construction standards;</p>	<p>(a) must be made of durable, weather resistant, material;</p>
	<p>(b) shall not be permitted which is unsafe for vehicular or pedestrian traffic, is inappropriate with respect to location, size, time or duration of display, or is maintained in a deteriorated condition;</p>
	<p>(c) must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic;</p>
	<p>(d) may be located at various gateway areas to Tooele County, along major streets and important intersections adjacent to non-residential properties;</p>
	<p>(e) shall be uniform in size for each individual display and shall be no larger than four feet wide and ten feet tall. Signs attached to a building may be larger but must be appropriate in scale and location as approved by the zoning administrator;</p>
	<p>(f) shall not be located on any parcel where a dwelling is or will be placed; and</p>
	<p>(g) freestanding community signs may not be attached to another temporary sign or a permanent traffic or business sign.</p>

(5) The size of the sign shall be according to the following standards:

Less than 5 acres:	24 square feet	10 to 20 acres:	20 or more acres:
5 to 10 acres:	32 square feet	48 square feet	64 square feet
Maximum height:	12 feet		

(6) Community signs may be part of a "rotating permanent feature" of Tooele County or a community for such events as:

(a)	the Benson Crist Mill;
(b)	holidays;
(c)	cultural or arts events;
(d)	non-profit athletic/recreation leagues;
(e)	the Deseret Peak Recreational Convention Center; and
(f)	general community promotions, such as business with the prohibition of commercial endorsement or name on any such sign.

(5) Temporary freestanding community signs for any single purpose or event may not be displayed for more than 30 days. However, the zoning administrator may approve temporary community purpose signs for long-term purposes subject to review on a 90-day basis.

(Ord.2002-13, 6/18/02)

24-8-5. On-premise freestanding signs.

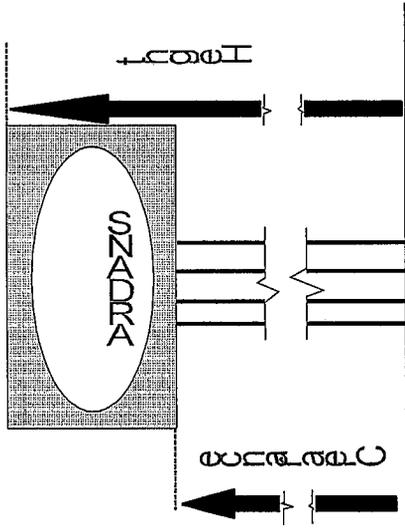


Figure 13 - Freestanding sign, measurements in 24-7-5.

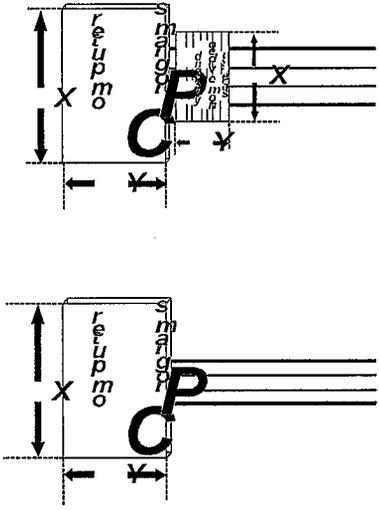


Figure 14 - Freestanding sign, measurements in 24-7-5.

(1) Permanent or temporary signs: Permanent

(2) On-premise freestanding signs are only allowed as follows:

(a)	permitted use in all commercial (C) zones except the commercial neighborhood (C-N) zoning district;
(b)	limited to only one per business or planned center/commercial complex whichever is fewer;
(a)	if located on a corner lot or double frontage lot the planning commission may approve two such signs by conditional use only if one double sided or angled sign is conclusively proven to be unfeasible;
(c)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 50% of the total sign copy area of the sign;
(d)	shall not extend over any pedestrian or vehicular access area unless specifically approved by the county engineer;
(e)	all on-premise freestanding signs must have the structural supports covered or concealed with pylon covers and the covers must be architecturally and aesthetically designed to match the building;
(f)	on parcels within 1000 ft. of an exit off of Interstate 80:
(i)	signs shall have a height not greater than 25 feet above the nearest traffic lane of Interstate 80;
(ii)	signs must be located within a 30-foot setback from property line on such parcel;

	(iii)	the allowable sign area for one of these signs is 56 square feet for sites with less than one acre of property and 72 square feet for sites with more than one acre of property; and
	(a)	locations that are adjacent to a freeway overpass or similar view-obscuring structure may request an additional height allowance from the zoning administrator which shall only minimally give enough height provide reasonable visibility above the view-obscuring structure.
	(g)	all other locations:
	(i)	sign shall have a measurable area of 40 square feet for sites with less than one acre of property and 56 square feet for sites with more than one acre of property.
	(ii)	the sign structure shall not exceed 25 feet in height as measured from the highest point of the sign to the crown of the street unless specifically authorized by the zoning administrator;
	(h)	all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance.;
	(i)	unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;
	(j)	in no case shall the permitted freestanding sign be placed closer than 100 feet to any other monument, freestanding or pole sign located on the same side of street.
	(3) On-Premise Freestanding signs require the following information to be issued permits:	
	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

(0
rd.2002-13, 6/18/02)

24-8-6. Monument signs.

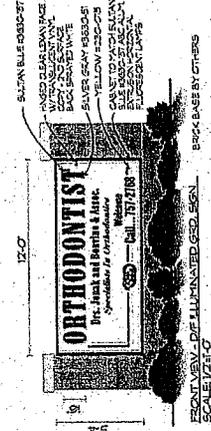
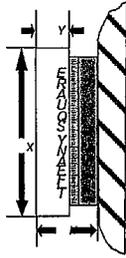


Figure 15 - Monument sign height, measurements in 24-7-4

(1) Permanent or temporary signs:	Permanent
(2) Monument signs are only allowed as follows:	
(a)	permitted use in all zoning districts except the residential, residential multi-family and rural residential districts;
(b)	the use of monument signs in place of freestanding signs is encouraged;
(c)	signs shall have a logo/identification theme as part of the sign;
(d)	signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs or only one sign will be allowed;
(e)	the sign structure shall not exceed six feet in height as measured from the ground at the highest point unless another height is specifically authorized by the zoning administrator;
(f)	if entire frontage of the property is bermed, 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 berming or landscaping may not exceed nine feet;
(g)	signs must have at least a one foot opaque pedestal designed as part of the foundation that conceals any pole support, and the illuminated cabinet may not exceed five feet for a total of six feet;
(h)	the pedestal should run at least 50% of the horizontal length of the sign, and there may not be any exposed space between the pedestal and the ground or landscaped area;
(i)	signs shall be placed not less than two feet and not more than four feet from the frontage property line and not less than 25% of the total distance from either of the side boundaries as measured along the frontage unless allowed by the planning commission;
(j)	the zoning administrator must approve any proposal that would place a sign on each street;

(k)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 50% of the total sign copy area of the sign;
(l)	shall not extend over any pedestrian or vehicular access area;
(m)	allowed for any size parcel provided the parcel has 30 feet of street frontage;
(n)	the allowable sign area for monument signs is 40 square feet for sites with less than one acre of property and 56 square feet for sites with more than one acre of property;
(o)	signs within the clearview zone are prohibited;
(p)	all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;
(q)	unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;
(r)	the zoning administrator must also approve any permanent removal of landscaping for the purpose of situating a sign;
(s)	the regulated area of a monument sign includes all parts of the sign or structure that contains words or symbols and information; and
(t)	signs for planned commercial centers:
(i)	centers with two or more street frontages are allowed one sign on each street frontage;
(ii)	signs must be separated by at least 100 feet as measured diagonally across the property from center of sign;
(iii)	in no case shall the approved monument sign be placed closer than 100 feet to any other monument or freestanding pole sign located on the same side of street;
(iv)	in the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly used parcels or buildings and not the frontage of each individual business or occupancy; and
(v)	in the event a planned commercial center has several freestanding buildings, each permitted monument sign shall be separated from each other by no less than 100 feet.
(2) Placement and design of monument signs are regulated by the following:	
(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;

(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
(d)	the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

24-8-7. Wall and painted signs.



Figure 17 - Wall sign, measurement in 24-7-2

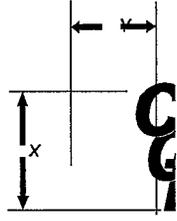


Figure 18 - Wall sign, measurement in 24-7-2

(1) Permanent or temporary signs: Permanent

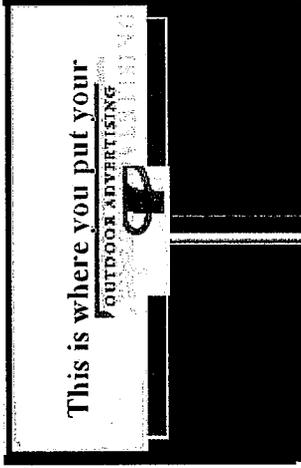
(2) Wall signs are only allowed as follows:

- (a) permitted uses in all in all commercial (C) and industrial (M) zoning districts;
- (b) signs should be the primary form of identification for business uses;
- (c) the sign may not occupy more than 15% of the flat wall area;
- (d) if a sloping facade or roof exists, the sign may not exceed 15% of that area;
- (e) a wall sign may not use a combination of both flat and sloping areas in calculating the 15%;
- (f) the 15% area may be divided into more than one sign with the approval of the zoning administrator;
- (g) wall signs with changeable copy, reader board, or electronic message capability are allowed with the approval of the zoning administrator;
- (h) buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon;
- (i) signs are allowed on the rear of the building with zoning administrator approval;
- (j) a proposal for a second wall sign may be approved by the zoning administrator if the sign does not exceed 5% of that wall;
- (k) the zoning administrator must approve a sign on a third wall with frontage on third wall to not exceed 5%;
- (l) reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 50% of the total sign copy area of the sign;

(m)	buildings that have small offices inside, accessory or secondary to the main use, are required to create a building identification / tenant sign instead of trying to obtain a sign for every tenant;
(n)	copy mounted or painted on a background panel or area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface;
(o)	any illuminated bands or illuminated structures which contain sign copy or corporate logos are by definition wall signs in their entirety and as such may not exceed 30% of the wall area;
(p)	signs on sloping roofs shall be erected so as to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. All such signs shall be installed or erected that there is no visual support structure such as guy wires or braces;
(q)	no part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted;
(r)	no wall sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached
(2) Placement and design of monument signs are regulated by the following:	
(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
(d)	the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

24-8-8. Billboard (off premise advertisement) signs.



	Permanent
(1) Permanent or temporary signs:	Permanent
(2) Off-premise billboard signs are allowed only along Interstate 80 and shall:	
(a) conditional use only in M-D or M-G industrial or C-G or C-H commercial zoning districts;	
(b) be oriented for viewing from Interstate 80;	
(c) be located within one hundred feet of the nearest freeway lane and within one and one half miles of an existing freeway exit;	
(d) reader boards, changeable copy areas and electronic message centers are allowed but discouraged, But such devices may not exceed 50% of the total sign copy area of the sign;	
(e) shall not extend over any pedestrian or vehicular access area;	
(f) have a maximum area of 675 square feet for one side of a sign, whether single or double faced;	
(g) be a maximum height of 25 feet above the grade of the edge of the traveled way or ground level, whichever is higher;	
(h) not be erected within 500 feet of another existing billboard sign;	
(i) all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;	
(j) not be erected within 1,500 feet of any residential zoning district boundary; and	
(k) be of a monopole construction.	

(3) Off-premise billboard signs require the following information to be issued permits:	
(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
(d)	the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

24-8-9. Suspended signs.

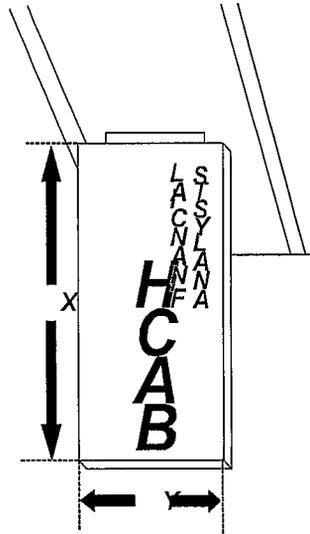


Figure 21 - Suspended sign, measurement in 24-7-3

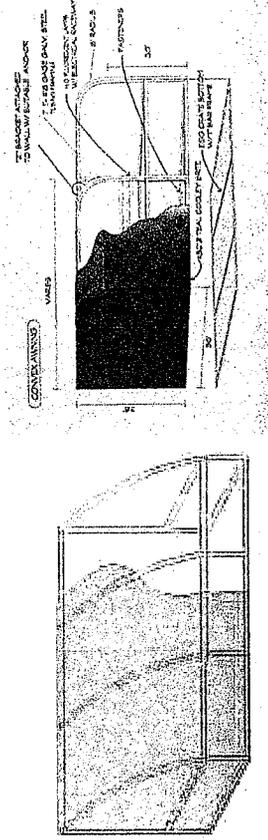


Permanent or temporary signs:	Permanent
(2) Suspended signs are only allowed as follows:	
(a) permitted in all zoning districts except the residential, multiple residential, rural residential, agriculture, multiple use and hazardous industry districts, if the architecture of the building or planned center lends itself to that design and a sign theme is submitted to and approved by the zoning administrator;	
(b) in lieu of a wall sign and should primarily be used as identification for tenants in a planned commercial development where suspended signs are part of an overall theme;	
(c) the zoning administrator may approve suspended signs for purely directional or instructional purposes that do not include commercial messages in addition to a wall sign as part of an overall theme;	
(d) reader boards, changeable copy areas and electronic message centers are allowed but discouraged and no such device may exceed 50% of the total sign copy area of the sign;	
(e) shall not extend over any pedestrian or vehicular access area;	
(f) the zoning administrator must review any proposal for a suspended sign for compatibility with this section, the development theme, and the individual building;	
(g) a suspended sign may not exceed 15% of the flat wall of the tenant space;	

(h)	buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon and in no case will a second suspended sign be allowed;
(i)	all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;
(j)	no part of any suspended sign shall project above or below the highest or lowest part of the sign structure upon which the sign is mounted;
(k)	no suspended sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached;
(l)	a suspended sign must have at least an eight-foot clearance above the sidewalk or seven feet above any landscaped area;
(m)	there must be a minimum horizontal distance of five feet on both sides between suspended signs;
(n)	no sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to which it is attached; and
(o)	be of a monopole construction.
(3)	Off-premise billboard signs require the following information to be issued permits: /
(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
(c)	details of the sign construction including the electrical plan, sign structure, and value of the sign;
(d)	a profile drawing of how the sign will appear from the street and parking area and on the building; and
(e)	the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

24-8-10. Awning signs.



(1) Permanent or temporary signs: Permanent

(2) Awning signs are only allowed as follows:

- (a) permitted in all zoning districts except the residential, multiple residential, rural residential, agriculture, multiple use and hazardous industry districts;
- (b) the zoning administrator may approve any application for an awning sign which fully complies with this chapter;
- (c) signs in planned centers must be designed to conform to an approved sign theme;
- (d) no awning signs will be allowed on multi-tenant buildings or in planned centers unless the building or center has consistent treatment;
- (e) signs shall be limited to single story buildings or to the first level only of multi-story buildings;
- (f) signs must function as true awnings by being placed over a doorway, window, or walkway to protect such from the elements;
- (g) signs are not allowed on or above sloping or mansard roof;
- (h) signs shall be maintained in a clean, safe and attractive condition and failure to do so will result in revocation of the sign permit;
- (i) all lighting and/or illumination must face downward and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;
- (j) signs shall conform to all provisions of the current building code;
- (k) signs shall not project out from the wall more than eight feet, nor less than two feet;
- (l) in the case of entrance canopies the awning may project out from the building over a walkway and must lead to a bona fide business entrance;
- (m) signs shall not project above the roofline, defined as the highest part of the vertical wall.

(n)	the area of awning signs shall be a maximum of 15% of the primary wall upon which the sign is mounted. Awning signs for secondary walls are limited to 5% of the wall area;
(o)	the area of copy and logo on awnings shall be limited to 40% of the awning;
(p)	signs shall maintain a minimum clearance of seven feet to the bottom of the valance and eight feet to the frame above the sidewalk and comply with all other clearance requirements; and
(q)	be of a monopole construction.
(3) Awning signs require the following information to be issued permits:	
(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions of both the building and the sign, sign composition, and type of illumination;
(c)	details of the sign construction including the electrical plan, sign structure, and value of the sign;
(d)	a profile drawing of how the sign will appear from the street and parking area and on the building; and
(e)	the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

24-8-11. Canopy signs.



(1) Permanent or temporary signs: Permanent

(2) Canopy signs are only allowed as follows:

- (a) permitted use in zoning districts that allow gas stations, over gas islands;
- (b) copy and corporate logos shall be a maximum of 15% of one face of the canopy;
- (c) the height to the top of the canopy may not exceed 20 feet from grade and no canopy fascia may exceed four feet in height;
- (d) individual letters, logos, or symbols may not exceed four feet in height or project out from the surface of the canopy more than 18 inches or project above or below the canopy face; and
- (e) up to a maximum of four sets of double faced gas price signs with a maximum area of four square feet are allowed on the monument sign or below the canopy over the pumps.

(3) Canopy signs require the following information to be issued permits:

- (a) a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
- (b) two accurately dimensioned, scaled drawings showing height, color, square foot dimensions of both the building and the sign, sign composition, and type of illumination;
- (c) details of the sign construction including the electrical plan, foundation scheme, and value of the sign;
- (d) a profile drawing of how the sign will appear from the street and parking area and on the building; and
- (e) the number of acres and length of lineal frontage of property.

(Ord.2002-13, 6/18/02)

Part 24-9

SIGN REQUIREMENTS BY ZONING DISTRICT

USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section.

24-9-1. Codes and symbols.

Table 24-9-1. Residential and multiple residential zones.

Table 24-9-2. Rural residential, agricultural and multiple use zones.

Table 24-9-2. Rural residential, agricultural and multiple use zones.

Table 24-9-3. Commercial and industrial zones.

24-9-1. Codes and symbols.

(1) In this Part are tables describing uses of signs that are allowed in the various districts as shown. Permitted uses are indicated by a "P" in the appropriate column. Uses that may be permitted by a conditional use permit issued by a planning commission are indicated by a "C" in the appropriate column. Uses that may be permitted by a conditional use permit issued by the zoning administrator are indicated by a "CI" in the appropriate column.

(2) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(3) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet or square feet or acres required or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-".

Table 24-9-1. Residential and multiple residential zones.

Sign type	Residential				Multiple residential districts		
	R-1-8	R-1-10	R-1-12	R-1-21	R-M-7	R-M-15	R-M-30
(1) Certain signs may be allowed by conditional use permit in residential zones. If deemed appropriate upon planning commission review, conditional uses are limited to one monument sign of 32 square feet. Such signs may not have changeable copy capability. Wall signs shall be regulated as set forth in this section. Multi-tenant buildings with monument signs must identify the center primarily.	C	C	C	C	C	C	C
(2) 24-8-4. Community signs	P	P	P	P	P	P	P
(3) 24-8-5. Freestanding signs	-	-	-	-	-	-	-
(4) 24-8-6. Monument signs	-	-	-	-	-	-	-
(5) 24-8-7. Wall and painted signs	-	-	-	-	-	-	-

Sign type	R-1-8	R-1-10	R-1-12	R-1-21	R-M-7	R-M-15	R-M-30
(6) 24-8-8. Billboard (off premise advertisement) signs	-	-	-	-	-	-	-
(7) 24-8-9. Suspended signs	-	-	-	-	-	-	-
(8) 24-8-10. Awning signs	-	-	-	-	-	-	-
(9) 24-8-11. Canopy signs	-	-	-	-	-	-	-
(10) 24-5-2. Notice bulletin boards that are accessory to a permitted or conditionally permitted sign	P	P	P	P	P	P	P
(11) 24-5-3. Political or campaign signs	P	P	P	P	P	P	P
(12) 24-5-4. Development and real estate signs in residential areas	P	P	P	P	P	P	P
(13) 24-5-6. Directional or instructional signs	P	P	P	P	P	P	P
(14) 24-5-6. "No Trespassing" or "No Dumping" signs	P	P	P	P	P	P	P
(15) 24-5-6. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies	P	P	P	P	P	P	P
(16) 24-5-6. Neighborhood identification signs of masonry, wall, landscaping and other similar materials or features	P	P	P	P	P	P	P
(17) 24-5-6. Institutional use signs for churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses	P	P	P	P	P	P	P
(18) 24-5-6. The flags, emblems, or insignia of any corporation, nation or political subdivision	P	P	P	P	P	P	P
(19) 24-5-6. Public necessity signs installed by a unit of the government	P	P	P	P	P	P	P
(20) 24-5-6. Memorial signs or tablets with the names of buildings and date of erection	P	P	P	P	P	P	P
(21) 24-5-6. Holiday decorations and non-commercial signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local, or religious holiday	P	P	P	P	P	P	P
(22) 24-5-6. Signs required or specifically authorized for a public purpose, notice or posting by any law or statute.	P	P	P	P	P	P	P
(23) 24-6-4. Community event banner sign	P	P	P	P	P	P	P

(Ord.2002-13, 6/18/02)

Table 24-9-2. Rural residential, agricultural and multiple use zones.

Sign type	Rural residential			Agricultural		Multiple use		
	RR-1	RR-5	RR-10	A-20	A-40	MU-40	MU-80	MU-160
(1) 24-8-4. Community signs	P	P	P	P	P	P	P	P
(2) 24-8-5. Freestanding signs								
(3) 24-8-6. Monument signs	-	-	-	P	P	P	P	P
(4) 24-8-7. Wall and painted signs								
(5) 24-8-8. Billboard (off premise advertisement) signs	-	-	-	-	-	-	-	-
(6) 24-8-9. Suspended signs	-	-	-	-	-	-	-	-
(7) 24-8-10. Awning signs	-	-	-	-	-	-	-	-
(8) 24-8-11. Canopy signs	-	-	-	-	-	-	-	-
(9) 24-5-2. Notice bulletin boards that are accessory to a permitted or conditionally permitted sign	P	P	P	P	P	P	P	P
(10) 24-5-3. Political or campaign signs	P	P	P	P	P	P	P	P
(11) 24-5-4. Development and real estate signs in residential areas	P	P	P	P	P	P	P	P
(12) 24-5-6. Directional or instructional signs	P	P	P	P	P	P	P	P
(13) 24-5-6. "No Trespassing" or "No Dumping" signs	P	P	P	P	P	P	P	P
(14) 24-5-6. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies	P	P	P	P	P	P	P	P
(15) 24-5-6. Neighborhood identification signs of masonry, wall, landscaping and other similar materials or features	P	P	P	P	P	P	P	P
(16) 24-5-6. Institutional use signs for churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses	P	P	P	P	P	P	P	P
(17) 24-5-6. The flags, emblems, or insignia of any corporation, nation or political subdivision	P	P	P	P	P	P	P	P

Sign type	RR-1	RR-5	RR-10	A-20	A-40	MU-40	MU-80	MU-160
(18) 24-5-6. Public necessity signs installed by a unit of the government	P	P	P	P	P	P	P	P
(19) 24-5-6. Memorial signs or tablets with the names of buildings and date of erection	P	P	P	P	P	P	P	P
(20) 24-5-6. Holiday decorations and non-commercial signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local, or religious holiday	P	P	P	P	P	P	P	P
(21) 24-5-6. Signs required or specifically authorized for a public purpose, notice or posting by any law or statute.	P	P	P	P	P	P	P	P
(22) 24-5-6. Agricultural signs identifying permitted agricultural uses	-	P	P	P	P	P	P	P
(23) 24-6-4. Community event banner sign	P	P	P	P	P	P	P	P

(Ord. 2002-13, 6/18/02)

Part 24-8

SIGN REQUIREMENTS BY ZONING DISTRICT

Table 24-9-3. Commercial and industrial zones.

Sign type	Commercial					Industrial			
	C-N	C-S	C-H	C-G	MG-EX	M-D	M-G	MG-H	
(1) 24-8-4. Community signs	P	P	P	P	P	P	P	P	
(2) 24-8-5. Freestanding signs	-	P	P	P	-	-	-	-	
(3) 24-8-6. Monument signs	P	P	P	P	P	P	P	P	
(4) 24-8-7. Wall and painted signs	P	P	P	P	P	P	P	P	
(5) 24-8-8. Billboard (off premise advertisement) signs	-	-	C	C	C	C	C	-	
(6) 24-8-9. Suspended signs	P	P	P	P	P	P	P	-	
(7) 24-8-10. Awning signs	P	P	P	P	P	P	P	-	

Sign type	CS	CS	CH	CG	MG-EX	M-D	M-G	MG-H
(8) 24-8-11. Canopy signs	C	C	C	C	C	C	C	-
(9) 24-5-2. Notice bulletin boards that are accessory to a permitted or conditionally permitted sign	P	P	P	P	P	P	P	P
(10) 24-5-3. Political or campaign signs	P	P	P	P	P	P	P	P
(11) 24-5-4. Development and real estate signs in commercial and industrial areas	P	P	P	P	P	P	P	P
(12) 24-5-6. Directional or instructional signs	P	P	P	P	P	P	P	P
(13) 24-5-6. "No Trespassing" or "No Dumping" signs	P	P	P	P	P	P	P	P
(14) 24-5-6. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies	P	P	P	P	P	P	P	P
(15) 24-5-6. Neighborhood identification signs of masonry, wall, landscaping and other similar materials or features	P	P	P	P	P	P	P	P
(16) 24-5-6. Institutional use signs for churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses	P	P	P	P	P	P	P	P
(17) 24-5-6. The flags, emblems, or insignia of any corporation, nation or political subdivision	P	P	P	P	P	P	P	P
(18) 24-5-6. Public necessity signs installed by a unit of the government	P	P	P	P	P	P	P	P
(19) 24-5-6. Memorial signs or tablets with the names of buildings and date of erection	P	P	P	P	P	P	P	P
(20) 24-5-6. Holiday decorations and non-commercial signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local, or religious holiday	P	P	P	P	P	P	P	P
(21) 24-5-6. Signs required or specifically authorized for a public purpose, notice or posting by any law or statute.	P	P	P	P	P	P	P	P
(22) 24-5-6. Agricultural signs identifying permitted agricultural uses	P	P	P	P	P	P	P	P
(23) 24-6-3. Business related temporary sign	P	P	P	P	P	P	P	P
(24) 24-6-4. Community event banner sign	P	P	P	P	P	P	P	P

(Ord.2002-13, 6/18/02)