



AGENDA

February 9, 2016

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the City Council Chamber / Court Room in the Roy City Municipal Building located at 5051 South 1900 West. The meeting will commence with the Pledge of Allegiance, which will be appointed by the Chair.

Agenda Items

1. Declaration of Conflicts
2. Approval of January 26, 2016 minutes
3. 6:00 p.m. – PUBLIC HEARING – Consider a request for Conditional Use approval to allow a Personal Care Service (Hair & Nail Salon) business, located at 3462 West 4800 South
4. 6:00 p.m. – PUBLIC HEARING – Consider a text amendment to the Roy City Zoning Ordinance requiring all business generally to be conducted within a wholly enclosed building.
5. Commissioners Minute
6. Staff Update
7. Adjourn

In Compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1040 or by email: ced@royutah.org at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 5th day of February 2016. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 5th day of February 2016..

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR





1 ROY CITY PLANNING COMMISSION

2
3 January 26, 2016

4
5 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy
6 City Municipal Building on January 26, 2016, at 6:00 p.m.

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8 The meeting was a regularly scheduled meeting designated by resolution. Notice of the meeting
9 was provided to the *Standard Examiner* at least 24 hours in advance. A copy of the agenda was
10 posted.

11
12 The following members were in attendance:

- | | | |
|----|-------------------------|---------------------------|
| 13 | | |
| 14 | Lindsey Ohlin, Chairman | Steve Parkinson, Planner |
| 15 | Leland Karras | Michelle Drago, Secretary |
| 16 | Gennie Kirch | |
| 17 | Doug Nandell | |
| 18 | Joe Paul | |
| 19 | Claude Payne | |

20
21 Others present were: Andy Blackburn, City Manager; Clint Drake, City Attorney; Cathy Spencer,
22 Management Services Director; and Greg Sagen.

23
24 Pledge of Allegiance: Leland Karras

25
26 1. DECLARATIONS OF CONFLICT

27
28 There were none.

29
30 2. APPROVAL OF JANUARY 12, 2015, MINUTES

31
32 **Commissioner Kirch moved to approve the January 12, 2016, minutes as corrected.**
33 **Commissioner Paul seconded the motion. Commission members Karras, Kirch, Nandell,**
34 **Ohlin, Paul, and Payne voted "aye." The motion carried.**

35
36 3. DISCUSSION REGARDING PROPOSED AMENDMENT TO THE ZONING ORDINANCE
37 REGARDING ANIMAL RIGHTS ON THE POWER CORRIDODR

38
39 Steve Parkinson stated that Jacob Briggs was seeking feedback from the Planning Commission
40 regarding the possibility of amending the Zoning Ordinance to allow animals on the power corridor
41 between 3100 West and 3500 West.

42
43 Commissioner Paul asked who owned the power corridor. Mr. Parkinson stated that some of it
44 was owned by Rocky Mountain Power. Other parcels were privately owned.

45
46 Commissioner Karras was concerned about how adjacent property owners would feel about the
47 proposed amendment.

48
49 Commissioner Paul asked if there was access to the power corridor. Commissioner Karras said
50 the power company had access.

51 Michelle Drago stated that prior to 2005 the Zoning Ordinance allowed animals on the power
52 corridor and railroad rights-of-way as a conditional use. The applicant had to have a lease for
53 20,000 square feet and abide by all of the animal regulations contained in the RE-20 Zone.
54

55 Commissioner Paul stated that Steve Parkinson had worked for a city that had a power corridor.
56 Did they allow animals on the power corridor? Mr. Parkinson stated that Clinton City did not allow
57 animals in R-1-8 and R-1-10 Zones.
58

59 Commissioner Kirch wanted to see the zoning regulations referred to by Michelle Drago. She was
60 amenable to allowing animals on the power corridor if an applicant could lease 20,000 square
61 feet. There was quite a bit of land in the power corridor that was not being utilized. Another
62 possible use for the Council to consider was a cemetery. The lack of horse property was becoming
63 an issue. When Emma Russell Park was developed and the riding arena removed, it changed the
64 dynamics for people who owned horses. She felt the Planning Commission should consider the
65 request, but she wanted to study the issue before an application was filed.
66

67 Commissioners Karras and Paul agreed with Commissioner Kirch.
68

69 Commissioner Kirch stated that there were areas under the power lines that were not as open as
70 others. She asked if the power corridor was a good nominee for an overlay zone.
71

72 Steve Parkinson stated that if the Planning Commission was interested, there were many ways
73 to allow the use.
74

75 4. COMMISSIONER'S COMMENTS 76

77 Commissioner Kirch stated that in the last meeting she expressed concern about the traffic on
78 4000 South and 4800 South and the need for every development to have a traffic study. There
79 were only a few times a day that 4800 South had a problem. She urged the Commission members
80 to keep that in mind during the coming work session with the Council.
81

82 Steve Parkinson stated that the Planning Commission needed to look at the level of service
83 indicated on the traffic report. Was it A, B, C, D, or F?
84

85 Commissioner Kirch asked about levels of service on 4000 South and 4800 South. Mr. Parkinson
86 said it was usually site specific.
87

88 Chairman Ohlin asked about a completion date for Midland Drive. Commissioner Kirch said UDOT
89 needed four days in a row above freezing without precipitation before it could seal the concrete.
90

91 Commissioner Paul asked if UDOT had bid the closure of 3500 West and Midland Drive. Mr.
92 Parkinson the project had gone out to bid. He didn't know when the project would start, but he
93 didn't think it would be before spring.
94

95 Commissioner Paul asked how soon UDOT planned to widen 5600 South between 2000 West
96 and 2200 West. Mr. Parkinson said UDOT had completed the land acquisition. He did not know
97 if it had gone out to bid.
98

99 5. STAFF UPDATE

100
101 Steve Parkinson did not have any comments.

102
103 6. ADJOURN

104
105 **Commissioner Kirch moved to adjourn at 6:14 p.m. Commissioner Paul seconded the**
106 **motion. Commission members, Karras, Kirch, Nandell, Ohlin, Paul, and Payne voted "aye."**
107 **The motion carried.**

108
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112 Attest:

Lindsey Ohlin
Chairman

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114
115
116

Michelle Drago
117 Secretary

118
119 dc:01-26-16



electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."

Licensing and Operational Regulations: Our ZO does not require the applicant to obtain a license from the Weber Morgan Health Department, but if applicable it would be good to check. Staff however is aware that a State license is required per cosmetologist. Staff recommends that the Commission make this a condition of approval as well, and staff will verify the license before issuing a Roy City Business License.

Future Land Use Designation: The Future Land Use Map designates this property as "Commercial" and Personal Care Service (Hair & Nail Salon) fits the criteria for certain of the non-residential zones, and as we have indicated in this report, the application meets the individual regulations established for the use type.

CONFORMANCE TO THE GENERAL PLAN

The future land use map shows and supports this area to be developed and continued as CC – Community Commercial.

CONDITIONS FOR APPROVAL

1. Obtain and maintain a business license from Roy City
2. Obtain and maintain a license from Weber/Morgan Health Department, if applicable.
3. Obtain and maintain a license from the State of Utah.

FINDINGS

1. The proposed Conditional Use is in keeping with the goals and intent of the General Plan.
2. The proposed Conditional Use meets the requirements as established in the Zoning Ordinance.

ALTERNATIVE ACTIONS

The Planning Commission can recommend Approval, Table or Deny

RECOMMENDATION

Staff recommends approval of the Conditional Use approval, with conditions, to allow a Personal Care Service (Hair & Nail Salon) business. Business located at approximately 3462 West 4800 South

EXHIBITS

- A. Aerial Map

EXHIBIT "A" - AERIAL MAP







established 1937

SYNOPSIS

Application Information

Applicant: Steve Parkinson
Request: To amend the Roy City Municipal Code; Title 9 chapter 4 and the Roy City Zoning Code; Title 10 chapter 20, and the creation of a new Title 13 - Sign Regulations

Staff

Report By: Steve Parkinson; Planning & Zoning Administrator *SP*
Recommendation: Recommends approval

APPLICABLE ORDINANCES

- Roy City Municipal Code; Title 9 chapter 4 – Sign Regulations
- Roy City Zoning Code; Title 10 chapter 20 – Signs

BACKGROUND

This item was originally brought to the Planning Commission by staff, at the time the Sign Ordinance was in two (2) different titles, Title 9 which is part of the Building and Construction Code and Title 10 which is part of the Zoning Code. Staff felt it all needed to be combined into one chapter or Title

Staff first introduced this issue during the January 27, 2015 work-session and then over the course of one year had seven additional work-session meetings (Feb 24, 2015; Apr 28, 2015; May 26, 2015; Jul 28, 2015; Oct 27, 2015; Nov 24, 2015; and Jan 12, 2016)

Process: Text amendments require public hearing at the Planning Commission. A recommendation will then be forwarded to the City Council for review and a final decision. If the Planning Commission approves language to be added or text to be changed, staff will put those recommended changes into a “Proposed Ordinance” format to be presented to the Council. That ordinance, if approved, can then be adopted, officially amending the text.

Proposed changes: It is proposed to remove and add the following language. Typically the language that is to be removed has been struck through and the language to be added is bolded. In this case the removal is as mentioned, but the language to be added will not be bolded because Title 13 is what will be added. See exhibit “A” for the proposed changes.

FINDINGS

- The proposed amendments of Title 9, chapter 4 and title 10, chapter 20 and the creation of Title 13 are consistent and in accordance to the discussions of the Planning Commission.

RECOMMENDATION

Staff recommends approval of the proposed amendments to the Roy City Municipal Code; Title 9 chapter 4 and the Roy City Zoning Code; Title 10 chapter 20, and the creation of a new Title 13 - Sign Regulations.

EXHIBITS

- A. Proposed Ordinance changes

EXHIBIT "A" – PROPOSED ORDINANCE CHANGES

Remove

Title 9, Chapter 4 – SIGN REGULATIONS

~~9-4-1: DEFINITIONS: The words and terms defined in this chapter shall have the meanings as indicated. Words used in the present tense include the future, and words in the singular number include the plural, and words in the plural include the singular. Words defined herein but defined differently elsewhere in city ordinances shall be construed as set forth in this chapter. Words not included herein but defined elsewhere in city ordinances shall be construed therein. The word "shall" is mandatory.~~

- ~~• ARCHITECTURAL PROJECTION: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.~~
- ~~• BLANKETING OR BLANKET: When applied to signs or sign structure, shall mean the partial or complete shutting off of the face of one sign by another sign.~~
- ~~• BUILDING CODE: The current edition of the building code as adopted by Roy City.~~
- ~~• BUILDING FACADE: The portion of an exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation.~~
- ~~• BUILDING FAÇADE FACING: A resurfacing of an existing facade with approved material, illuminated or non-illuminated.~~
- ~~• BUILDING OFFICIAL: The official or other person charged with the administration and enforcement of this chapter or his duly authorized agent.~~
- ~~• CHANGEABLE COPY PANEL: A panel which is characterized by changeable copy, regardless of method of attachment.~~
- ~~• FRONTAGE: The linear measurement of building front. If a building fronts on more than one street, the frontage shall be computed on the longest single building front.~~
- ~~• MAINTAIN: To keep in an existing state of repair and shall include, but is not limited to, repainting, repairing and servicing. It does not include removal of signs. It may include re-lettering with substantially the same message, but does not include an increase in size of display area. It may also include strengthening the structure by changing or adding supports or performing other structural changes designed for strengthening the sign and increasing safety thereof.~~
- ~~• MARQUEE: A permanent structure attached to and supported by a building front and projecting no more than seventy two inches (72").~~
- ~~• NONCONFORMING USE: The prior lawful use of a building or structure which subsequently is prohibited by law in which the building, land or structure is situated.~~
- ~~• PERSON: One or more persons, an association, a co-partnership, or a corporation or firm, either by themselves or by an agent, employees, guardian or trustee.~~
- ~~• SHOPPING CENTER: Two (2) or more businesses operating under binding, written legal agreements as a joint enterprise and licensed by Roy City as a shopping center business with more than forty thousand (40,000) square feet of combined building area doing business as a shopping center and with common parking area to be used by all of the businesses included within the center.~~
- ~~• SIGN: A presentation or representation of words, letters, figures, designs, pictures or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also the structure or framework or a natural object on which any sign is erected or is intended to be erected or exhibited, or which is being used or is intended to be used for sign purposes.~~
- ~~• SIGN, ADVERTISING: See definition of Sign, Off Premises.~~

- SIGN, ANIMATED: A sign which involves movement or rotation of any part, created by artificial means or displays flashing or intermittent lights, but not including electronic message signs or time, temperature or public service message signs.
- SIGN, BACKGROUND AREA: The entire background area of a sign upon which copy is placed. In computing area of a sign background, only the face or faces which can be seen from any one direction at one time shall be counted.
- SIGN, BUSINESS: An on premises sign which directs attention to a use conducted, a commodity sold, or service performed on the premises.
- SIGN, CLOTH: Any sign executed upon or composed of any flexible fabric.
- SIGN, COMBINATION: A sign incorporating any combination of the features of projecting, roof or freestanding signs.
- SIGN, COPY AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least perimeter large enough to frame the entire display.
- SIGN, DEVELOPMENT: An on premises sign identifying a construction project or subdivision development. The sign may contain the name of the project, name and address of the construction firm, architect and development.
- SIGN, DIRECTIONAL: On premises incidental signs designated to guide or direct pedestrians or vehicular traffic.
- SIGN, ELECTRONIC MESSAGE: A sign which is operated by a programmable computer system which displays messages or numbers with alternating lighted messages.
- SIGN, FAÇIA: A flat business sign on the face of a building.
- SIGN, FLAT: Any sign attached to a building or other structure that projects less than eighteen inches (18") beyond the building but extends parallel or substantially parallel thereto.
- SIGN, FLOODLIGHT: See lighting of signs at subsection 9-4-3E of this chapter.
- SIGN, FREESTANDING: A sign which is supported by one or more columns, uprights or braces in or upon the ground.
- SIGN, IDENTIFICATION AND INFORMATION: A sign displayed to indicate the name or nature of a building or use, including all professional and business offices and buildings, apartment complexes and public and semipublic buildings. (See subsections 9-4-9A1, A2 and A5 of this chapter.)
- SIGN, ILLUMINATED: A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs.
- SIGN, INCOMBUSTIBLE: A sign which is constructed entirely of incombustible material.
- SIGN, MARQUEE: Any sign attached to or made an integral part of a marquee.
- SIGN, MULTIPLE COPY: A sign which advertises other than the name of the business and the principal product or service.
- SIGN, NAMEPLATE: A sign indicating the name of a person or persons residing on the premises.
- SIGN, OFF-PRMISE: A sign which directs attention to a use, product, commodity or service not related to the premises on which it is located.
- SIGN, ON-PREMISE: An on premises sign which directs attention to a use conducted, a commodity sold or a service performed on the premises.
- SIGN, PROJECTING: Any attached sign extending in whole or in part more than twenty four inches (24") beyond the building line.
- SIGN, ROOF: Any sign erected upon or supported by the roof or parapet of a building.
- SIGN, SHOPPING CENTER: A sign which may be attached or detached within a shopping center to designate the name of the shopping center and the names of the tenants. In shopping centers with more than five (5) acres, it may include an electronic message sign as a conditional use.
- SIGN, STRUCTURE: Any structure which supports any "sign", as defined in this section. A sign structure may be a single pole or poles or an integral part of a building.
- SIGN, TEMPORARY: A sign which is intended to advertise community or civic projects, and real estate for sale or lease on a temporary basis. Such sign shall be erected not earlier than thirty (30)

~~days prior to date of beginning of event and shall be removed within thirty (30) days after the event is concluded.~~

- ~~• SIGN, TIME AND/OR TEMPERATURE AND PUBLIC SERVICE: A display containing illuminated numerals to show the time and/or temperature and public service messages.~~
- ~~• SIGN, WALL: See definition of Sign Facia.~~
- ~~• STREET: A public thoroughfare, dedicated, abandoned or condemned for public use prior to the initial enactment of the zoning ordinance, which affords the principal means of access to abutting property and is more than twenty six feet (26') wide; and any public thoroughfare dedicated to the public and accepted by proper public authority or condemned for public use after said date.~~
- ~~• STRUCTURAL ALTERATIONS: Any change in supporting members of a building, such as bearing walls, columns, beams or girders.~~
- ~~• STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.~~
- ~~• TRIM, NONSTRUCTURAL: Nonstructural trim is the molding, battens, caps, nailing strips, latticing, cutouts or letters and walkways which are attached to the sign structure.~~
- ~~• ZONE: The geographical area of the city for which the zoning regulations have been established by the zoning ordinance.~~
- ~~• ZONING ORDINANCE: The zoning ordinance of Roy City, Utah, as set forth in title 10 of this code, and as amended from time to time. (Ord. 593, 6-26-1984; amd. 2003 Code)~~

~~9-4-2: MAJOR SIGN TYPES: Business signs, identification and information signs, and specialty signs are considered as major sign types for the purpose of this chapter. All signs will be classified as belonging to one of the major sign types for regulatory measures. (Ord. 593, 6-26-1984)~~

~~9-4-3: RULES, REGULATIONS AND REQUIREMENTS, GENERALLY:~~

- ~~A. Conformity And Safety: If a sign does not conform with the requirements of this chapter or if the construction, design, manner of use or method of anchoring or supporting any sign makes such sign unsafe, the public works director or a designated representative shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of the sign to conform with the requirements of this chapter or to remedy the defects herein. All signs must meet the requirements of the building code and safety regulations and codes promulgated by the city. (Ord. 647, 8-1-1988; amd. 2003 Code)~~
- ~~B. Clearance: There shall be a minimum clearance of ten feet (10') between the ground or sidewalk and any part of a projecting sign with the exception of public necessity signs and nameplates.~~
- ~~C. Copy Area: Copy area of building facade signs or multiple copy signs shall not exceed forty percent (40%) of the background facing to which it is applied.~~
- ~~D. Height Of Signs: No sign shall exceed the height limitations established for each zone as set forth in section 9-4-9 of this chapter and section 10-12-2 of this code.~~
- ~~E. Lighting Of Signs: Except for electronic message signs or as otherwise specifically permitted, signs may be illuminated by indirect lighting, or luminous tubes only. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property in residential zones or in any manner constituting a nuisance. Floodlighting is prohibited. Any other lighting which constitutes a hazard to traffic or by reason of position, shape or color, it may obstruct, interfere with, or be confused with any authorized emergency vehicle light, traffic signal or similar device is prohibited.~~
- ~~F. Location Of Signs: No part of any sign shall be permitted to extend across any property line nor be located in any required front or side yard, except as follows:
 - ~~1. Business and identification signs attached to a building may project into a required front or side yard not more than six feet (6') and shall be not less than ten feet (10') above the ground or sidewalk.~~
 - ~~2. A freestanding business sign shall not be located closer than one foot (1') to a property line and shall be not less than ten feet (10') above the sidewalk or ground level.~~
 - ~~3. Property identification and service signs shall not be located closer than three feet (3') to any~~~~

property line.

4. ~~Nameplates may be located anywhere on the property.~~
5. ~~Section 10-11-9 of this code, as amended, shall apply to signs in order to provide a clear view of intersecting streets.~~
6. ~~Home occupation signs must be located flat on the building.~~
- G. ~~Maintenance Of Signs: Signs regulated by this chapter shall be maintained in good visual appearance and structural condition at all times. The city, its public works director, and its other agents shall in no way be liable for negligence or failure of the owner, or the person responsible for maintaining any sign, to keep such signs in good condition, or be responsible for any damage caused by defective conditions.~~
- H. ~~Obscene And Nuisance Signs Prohibited: No signs shall be erected, maintained or permitted to remain publicly displayed which constitute a public nuisance as defined by law or are obscene as defined by law, or are misleading or fraudulent.~~
- I. ~~Noise Prohibited: It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, photograph, whistle, bell or any other sound or noisemaking or transmitting device or instrument for the purpose of commercial advertising.~~
- J. ~~Pasting And Gluing Prohibited: No sign shall be pasted, glued or affixed by adhesive substances directly on any wall or roof. No paper or cloth sign shall be tacked directly on any wall or roof. Painted signs must be maintained in a neat and orderly fashion pursuant to regulations to be promulgated by the public works director regarding their maintenance. The size of such signs shall not exceed regulations set forth herein for other signs as provided in 9-4-9 of this chapter.~~
- K. ~~Permit Required: It shall be unlawful to erect or maintain or remodel any sign upon or over public or private property within the city until a sign permit with respect to such sign has been obtained from the public works department. The public works director may at his discretion request the planning commission to review a sign application.~~
- L. ~~Public Nuisance Signs; Removal By Public Works Director: All signs not maintained in compliance with this chapter are hereby declared a public nuisance and may be repaired or removed as provided for by notices and procedures relating to nuisances in title 4, chapter 3 of this code. Where immediate action is deemed necessary to protect life, limb or property, the public works director shall attempt to contact the sign and/or property owner demanding immediate remedy of the dangerous condition. If said dangerous condition is not remedied immediately, and notwithstanding this code, the public works director may proceed in any reasonable manner to remedy the dangerous condition and all expenses connected therewith shall be assessable under title 4, chapter 3 of this code, as if all notice and related requirements of that title 4, chapter 3 had been fully complied with.~~
- M. ~~Removal Of Conforming Signs: Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith, shall upon vacating the premises, or discontinuing the business advertised, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed once the person for whom the sign is maintained has vacated the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the public works director shall be considered as a violation of this chapter and shall subject the owner of the sign and the owner of the property to the penalties herein.~~
- N. ~~Nonconforming Signs:~~
 1. ~~Any sign not in conformance with the provisions of this chapter and which was erected or installed without a permit, shall be removed within ten (10) days upon notification from the public works director.~~
 2. ~~Signs for which permits were previously issued and which are made nonconforming by the provisions of this chapter shall be permitted to remain. Under no circumstances shall such nonconforming signs be remodeled or replaced except as specifically provided for in this chapter. The provisions of subsection L of this section shall also apply to such nonconforming signs.~~
 3. ~~Any existing sign, conforming to the provisions of this chapter relative to size and location, but~~

~~nonconforming as to structure requirements, shall be removed or replaced within ninety (90) days upon written notice from the city. However, if they are deemed to be a hazard, or more than fifty percent (50%) damaged, they shall be removed or repaired in accordance with the structural requirements of this chapter within ten (10) days after receiving notice from the city.~~

- ~~4. Any sign on a building determined to be abandoned shall be removed within ten (10) days of notification by the public works director to the property owner and/or owner of the business advertisement and/or owner of the sign.~~
 - ~~5. Nonconforming uses in residential zones; one sign per use. One square foot of sign area per lineal foot of building frontage, with a maximum of fifty (50) square feet.~~
 - ~~6. Nonconforming uses in other than residential zones; one sign per use. Area of the sign shall be in accordance with the provisions of regulations set forth in this chapter for the respective zone in which the nonconforming use is located.~~
- ~~O. Sign Inspection: The public works department shall inspect each sign for which a permit has been issued and shall require the proper maintenance of all signs subject to the provisions of this chapter.~~
- ~~P. Sign Not To Cover Windows, Doors Or Similar Openings: No sign shall cover a window, doorway or other opening providing light, ventilation or exit facilities which are required by the building code or which are deemed by the fire and rescue department to be necessary to give the fire and rescue department access to the building, or to afford fire protection in the event of a fire.~~
- ~~Q. Sign On Private Property: It shall be unlawful for any person to fasten or attach, paint or place, any "sign", as defined in this chapter, upon any private wall, window, door, gate, fence, or upon any other personal property without the consent of the owner or lessee, or someone authorized to act on behalf of such owner or lessee. (Ord. 593, 6-26-1984)~~
- ~~R. Sign On Public Property: It shall be unlawful for any person to fasten or attach, paint or place, any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise, or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful, except under the direction of the city, for any person to paste, place, paint or attach any "sign", as defined in this chapter, on any building, street or property of the city. No sign shall be erected on or project over public property, except as provided herein. Signs that are deemed to be a hazard pursuant to lawfully established regulations shall be immediately removed by the public works department as provided in this chapter. If the sign is in violation, but does not constitute a hazard, the public works department shall issue written notice demanding removal of the sign within ten (10) days. If the sign is not then removed, the public works department may then impound it or otherwise remedy the violation as provided in this chapter. (Ord. 593, 6-26-1984; amd. Ord. 848, 12-15-1998)~~
- ~~S. Sign Over Streets Prohibited: It shall be unlawful to erect and/or maintain any sign over any street or alley, except as herein expressly provided.~~
- ~~T. Sign Setback: For purposes of this chapter, the entire sign must comply with the specified setback regulations as outlined in this chapter.~~
- ~~U. Size And Height; Zones Permitted And Controls: It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this chapter. It is unlawful for any person to erect or otherwise install a sign located on a site or in a zone in violation of the regulations specified in this chapter. (Ord. 593, 26-1984)~~

~~9.4.4 SPECIAL PROVISIONS:~~

- ~~A. Animated Signs: No animated signs shall be erected or maintained, except for electronic message signs and time, temperature and public service message signs in the community commercial zone (C-2) and planned commercial zone (CP-2), and shall not be permitted in neighborhood commercial zones. Rotating signs shall be prohibited. Any animated signs permitted hereunder shall be permitted only as a conditional use. (Ord. 642, 8-4-1987)~~
- ~~B. Blanketing: To prevent blanketing, no projecting canopy or marquee sign shall be erected to project more than seventy two inches (72"). Projection shall be measured from the facing of the~~

building and/or structure to which the sign is attached.

- C. ~~Cloth Signs: Permits may be issued by the public works director upon approval by the city council for hanging of display banners or other cloth decorations for special occasions, such as religious, charitable, civic or festive occurrences, or for Christmas decorations, or in celebration of some event of religious, national, state or civic significance, or in honor of a visit from a person or persons of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The public works director may permit such signs to be hung over public streets or walks after proper approval. Permits issued pursuant to this subsection may be issued without charge of any fee, but shall specify a period of time, not to exceed fifteen (15) days, during which such signs shall be permitted to be used, unless otherwise approved by the city council.~~
- D. ~~Electric Signs: All signs which utilize or are illuminated by electricity shall comply with the adopted electrical code and fire prevention code of the city.~~
- E. ~~Marquee Signs: Marquee signs may be placed on, attached to or constructed on a marquee. No sign added to a projecting marquee shall exceed the height of the marquee.~~
- F. ~~Political Or Campaign Signs: Political or campaign signs are permitted in accordance with the following provisions; provided, that any such sign shall be erected not earlier than sixty (60) days prior to the election at which the candidate or measure will be voted upon and shall then be removed within fifteen (15) days after such election, campaign or event, subject to these additional restrictions:
 - 1. ~~In any residential zone, there is permitted not more than one stationary, unlighted, temporary sign on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or questions on the ballot; provided, that any such sign shall not exceed four feet (4') in height or six (6) square feet in area. All such signs shall comply with subsection 9-4-3R of this chapter.~~
 - 2. ~~In commercial and industrial zones, there is permitted one or more temporary signs on a lot on behalf of a candidate for public office, or of a question on the ballot or announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization; provided, that:
 - a. ~~The total area of such sign or signs on any lot shall not exceed sixty five (65) square feet, except that larger signs may be placed upon any legally existing sign structure. If detached, signs shall not exceed fifteen feet (15') in height, and if attached not more than twenty five feet (25') in height.~~
 - b. ~~No such sign shall be a roof sign, except upon a legally existing sign structure, and no signs shall be erected in any required yard setback area unless attached to a building.~~~~~~
- G. ~~Time Limitation For Construction Project Or Land Development Signs: No construction project or land development sign shall be erected prior to site plan approval by the planning commission and shall be removed not more than thirty (30) days after project completion or expiration of site plan approval.~~
- H. ~~Roof Signs: Roof signs must be at least six feet (6') and not more than eight feet (8') above the roof surface, measured to the bottom of the sign. (Ord. 593, 6-26-1984)~~

9-4-5: EXEMPT SIGNS: The following signs shall be exempt from this chapter or subject to the stipulations below:

- A. ~~Memorials: Memorial tablets or tablets containing the names of buildings and/or the date of the erection and/or use of the building, when built into the walls of the building and constructed of bronze, brass, marble, stone or other noncombustible material are exempt.~~
- B. ~~Nameplates: Nameplates not to exceed two (2) square feet. Nameplates exceeding two (2) square feet are prohibited in all zones.~~
- C. ~~Nonilluminated, Flat, Wall And Freestanding Signs: Nonilluminated and flat signs, wall signs and freestanding signs having an area not in excess of thirty six (36) square feet, announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof; provided, that no more than one such sign shall~~

be erected on each street frontage; and also provided, that said signs shall not be erected more than thirty (30) days prior to construction and shall be removed not more than thirty (30) days after completion.

- D. ~~Home Occupation Signs: Home occupation signs shall be nonilluminated and have an area not in excess of two (2) square feet, advertising the home occupation.~~
- E. ~~Traffic, Municipal Signs, House Numbers: Traffic and other municipal signs, house numbers, legal notices, railroad crossing signs, and danger signs and warning signs are exempt.~~
- F. ~~Repainting Or Cleaning: Repainting or cleaning of an advertising structure or the changing of the advertising copy of the message thereon shall not be considered an erection or alteration which requires a sign permit unless structural change is made thereto. (Ord. 593, 6-26-1984)~~

9-4-6: — ~~DESIGN STANDARDS: All design standards shall be in accordance with the latest adopted revision of the building code and to withstand winds of one hundred (100) miles per hour. (Ord. 593, 6-26-1984; amd. 2003 Code)~~

9-4-7: — ~~SPECIALTY SIGNS: Portable illuminated or animated specialty signs are prohibited in the city. All other portable signs, A frame signs and wind signs are prohibited unless they are securely anchored and ten feet (10') back from the property line. The public works director from time to time may pro ulgate reasonable anchoring requirements which must be complied with. Specialty signs shall not exceed a maximum of twelve (12) square feet of display area on each side and shall not exceed one sign per one hundred ten (10) linear feet on each street facing each business. (Ord. 593, 6-26-1984)~~

9-4-8: — ~~OFF PREMISES SIGNS PROHIBITED: The effective adoption of this chapter hereby prohibits erection of any off premises sign in the city, except as provided herein. (Ord. 848, 12-15-1998)~~

9-4-9: — ~~SIGN ZONE REGULATIONS:~~

- A. ~~Residential Districts: In residential districts and Rmh-1 (mobile homes), the following regulations apply:~~
 - 1. ~~Nameplates: One nameplate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant and/or a permitted home occupation.~~
 - 2. ~~Identification And Information Signs: One sign, not exceeding eight (8) square feet in area for conforming buildings or conforming uses other than dwellings, boarding houses or lodging houses. (Ord. 593, 6-26-1984)~~
 - 3. ~~Development Signs: One or more signs not exceeding eight (8) square feet in combined total area for each street frontage of the lot. In addition, one or more signs of a temporary nature for each approved subdivision under development and located on said subdivision property; providing that not more than one such sign be located at each major approach to the subdivision but not closer than ten feet (10') to the street property lines. Signs on corner lots shall comply with section 10-11-9 of this code. Said signs shall not exceed in combined total area two hundred (200) square feet for any one subdivision, and no one sign shall exceed one hundred (100) square feet in area. The period for display of such temporary signs shall be limited to one year; provided, that at the expiration of this time the public works director may grant an appropriate extension of time for periods not to exceed one year, provided not more than seventy five percent (75%) of the project has been developed. Application for said extension shall be made at least thirty (30) days before expiration of the original permit. In addition, one or more signs of a temporary nature for main buildings or uses under development other than dwellings, provided such signs shall not exceed in combined total area one hundred (100) square feet. No construction project or land development sign shall remain more than thirty (30) days after project completion or expiration of site plan approval. (Ord. 593, 6-26-1984; amd. 2003 Code)~~
 - 4. ~~Public Necessity Signs: One or more public necessity signs; provided that no sign shall exceed twenty four (24) square feet in area.~~

5. ~~Business Signs: One or more signs not exceeding in total area two (2) square feet for each one linear foot of frontage occupied by a nonconforming commercial or industrial use, but in no case shall the total area of all signs exceed one hundred (100) square feet. Uses not occupying frontage may each have one or more signs not exceeding forty (40) square feet.~~
 6. ~~Bulletin Board: One bulletin board not exceeding eighteen (18) square feet in area for a church or other institution for the purpose of displaying the name and character of services or activities conducted therein. If any nameplate, bulletin board or sign is illuminated, indirect lighting only shall be used, the source of light shall not be visible from the street, and no flashing or intermittent illumination shall be employed.~~
 7. ~~Projecting Signs: Projecting signs are not permitted. (Ord. 593, 6-26-1984)~~
 8. ~~Yard And Height Regulations: Providing the location does not conflict with any other provision herein or any other provision of the zoning ordinance, the following regulations shall apply: (Ord. 593, 6-26-1984; amd. 2003 Code)~~
 - a. ~~Front Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.~~
 - b. ~~Side Yard Regulations: Business and identification signs may be located anywhere on the property.~~
 - c. ~~Rear Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.~~
 - d. ~~Height Regulations: No sign shall be erected to a height greater than ten feet (10') or project above the height of the building to which it is attached.~~
 9. ~~Public Building; Identification And Information Signs: Public buildings, public schools and public hospitals shall be allowed one freestanding identification and information sign. Said sign shall not exceed one hundred five (105) square feet in area. The height, location and illumination is to be in accordance with the general provisions for signs within commercial districts as provided by this chapter.~~
- B. ~~Commercial And Manufacturing Districts: In commercial districts and manufacturing districts, the following regulations apply:~~
1. ~~Development Signs: One or more signs of a temporary nature for main buildings or uses under development, provided such signs shall not exceed in combined total area one hundred (100) square feet and be in accordance with subsection 9-4-4G of this chapter.~~
 2. ~~Public Necessity Signs: One or more public necessity signs; provided, that no such sign shall exceed twenty four (24) square feet in area.~~
 3. ~~Business Signs: One or more permitted signs not exceeding four (4) square feet in combined total area for each linear foot of building frontage of licensed business, except that the maximum size of a business sign shall be three hundred (300) square feet in area and the total area of all commercial or industrial signs used shall not exceed six hundred (600) square feet. Each commercial or industrial use backing on a freeway shall be permitted not more than one business sign, provided the total sign area shall not exceed the six hundred (600) square feet. (Ord. 593, 6-26-1984)~~
 4. ~~Shopping Center Signs: In addition to the permitted business signs, shopping centers with less than five (5) acres may have a sign which is attached or detached, which may include the names of the tenants; provided, however, that each tenant shall be allowed no more than one hundred (100) square feet per side and the total size of the shopping center sign shall not exceed three hundred (300) square feet. Where a shopping center sign has been permitted hereunder, the additional signage for each business shall be attached to each business building and in compliance with other provisions of this chapter. In the event the tenants cannot agree on the amount of sign space each may have, their pro rata share based on number of square feet, up to one hundred (100) square feet, shall be used in determining each tenant's share of the total sign space. (Ord. 644, 9-15-1987)~~
 5. ~~Large Shopping Center Signs: As a conditional use, the following may be permitted in shopping centers five (5) acres or more in size:~~
 - a. ~~In addition to the permitted business signs, one electronic message sign in lieu of a regular shopping center sign is permitted. This sign shall not exceed six hundred (600) square feet~~

- in size. This sign may only advertise the name of the center, businesses in the center, advertise for businesses in the center and may provide time, temperature and public service messages. It shall not exceed fifty feet (50') in height nor be less than ten feet (10') from the ground. "Flashing" and "blinking" shall be prohibited, except as the same is reasonably required to display the words, numbers or graphics in the computerized messages.
- b. ~~All other business signs in a shopping center shall be only permitted business signs pursuant to regulations of this chapter and shall be attached to each business building, and the size shall be determined by the lineal footage of building frontage as provided elsewhere in this chapter; except on perimeter pads of a five (5) acre or larger shopping center which fronts on a public street where a business building also fronting on the public street is not less than nine hundred (900) square feet in size, in lieu of attaching all signing to each business building, one freestanding sign not to exceed one hundred (100) square feet in size and not more than forty feet (40') high may be permitted as a conditional use. In the event such a freestanding sign is erected, it shall be included as a part of the square footage permitted for that business as provided elsewhere in this chapter.~~
- c. ~~No conditional use permit shall be approved under this section until the planning commission and city council have included in their considerations:~~
- ~~(1) Architectural compatibility with the shopping center and surrounding areas and uses.~~
 - ~~(2) Additional landscaping. It is the intent of this section to consider the desirability, feasibility and practicality of additional landscaping of an area equal to the size of the sign at the base of the sign or elsewhere in the shopping center to ensure that the shopping center will remain aesthetically desirable with the addition of the sign. This consideration shall include expense and financial burden of owner for additional landscaping, adverse or positive impact of the landscaping on parking and other use of the center, potential problems with maintenance and any other factors relating thereto; and~~
 - ~~(3) The requirement of additional landscaping may be waived by the city after consideration of all such other factors as are normally considered in a conditional use permit.~~
6. ~~Time, Temperature And Public, Service Message Signs: Time, temperature and public service message sign be included in the total square footage of permitted signs.~~
7. ~~Roof Signs: Roof signs must be at least six (6) feet and not more than eight (8) feet above the roof, measured to the bottom of the sign, except this type of sign is not permitted in C-1 or CP-1 zones.~~
8. ~~Height Regulations: No sign shall be erected to a height exceeding fifty feet (50') above the ground.~~
9. ~~Facia Signs: Facia signs shall not extend above the height or beyond the width of the building facade (Ord. 593, 6-26-1984)~~
10. ~~Identification And Directional Signs: When an area is zoned for manufacturing and is five (5) acres or larger with the complex being under a single or unified ownership or control and multiple buildings are used by one business or manufacturer, the planning commission may approve as a conditional use an on premises sign plan for the development on said parcel that is less restrictive than otherwise provided by law; provided, however, that the planning commission first determines that the proposed sign exceptions are not in conflict with the purpose of this chapter and are in architectural harmony with the development and other buildings and uses adjacent to the development. Upon the foregoing determinations by the planning commission, the following regulations shall apply:~~
- a. ~~Regulations: Identification and information signs shall provide information about the use of each building in a multiple building complex, and the following regulations shall apply:~~
 - ~~(1) Sign Area: The maximum sign area, excluding supports, but including copy face, background and framing, shall not exceed thirty two (32) square feet.~~
 - ~~(2) Sign Number: The planning commission shall determine the number of signs necessary for providing adequate identification and information of buildings and shall not permit more than one identification sign per building.~~
 - ~~(3) Sign Types: Identification signs shall be freestanding signs, with the bottom of the sign;~~

excluding supports, not less than ten feet (10') to grade, and shall not exceed the height of the building it identifies.

- (4) ~~Sign Lighting: If lighting is used, there shall be internal lighting systems only, and no blinking or action lights or rotating signs are permitted.~~
- (5) ~~Landscaping: It is the intent to provide for landscaping of an area equal to the area of the sign at the sign base, with landscaping to be with materials or plants as approved by the planning commission; provided, however, this requirement may be waived by the planning commission after consideration of the desirability, feasibility and practicality of landscaping beneath the sign or providing landscaping elsewhere in the complex of an area equal to the size of the sign; but, in any event, the planning commission must determine that the area will remain aesthetically attractive with the addition of the sign. Considerations of the planning commission shall include expense and financial burden of owner or developer to provide the additional landscaping, adverse or positive impact of the landscaping on parking or other use of the facilities, potential problems with maintenance and any other factors relating thereto and the landscaping requirements or absence of landscaping shall be made a part of the conditional use permit.~~
- (6) ~~Sign Location: All identification signs shall be located a maximum of ten feet (10') from the building face which it identifies.~~
- (7) ~~Orientation: Sign orientation shall be determined by the planning commission.~~
- (8) ~~Traffic Hazards: Identification signs shall not be permitted where they will constitute a traffic hazard.~~
 - b. ~~Directional Signs (Service Signs): Directional signs shall be a maximum of six (6) square feet in size with internal lighting which shall be nonflashing, blinking or rotating and not to exceed forty two inches (42") in height and shall be located anywhere on the property where it is determined it will assist in directing traffic or personnel throughout the complex. Directional signs permitted under this section, which are in addition to those which would otherwise be permitted by this chapter, shall be approved only as a conditional use. (Ord. 607, 2-19-1985)~~

~~C. Temporary Sign: A sign which is intended to advertise community civic projects, construction projects and real estate for sale or lease on a temporary basis. Such sign shall be erected not earlier than thirty (30) days prior to date of beginning of the event and shall be removed within thirty (30) days after the event is concluded. (Ord. 593, 6-26-1984)~~

~~9-4-10: BUS STOP BENCHES AND ENCLOSURES: Signs on public bus benches or attached to bus enclosures located on public or private property may be approved by the city council after receiving a recommendation from the planning commission. Approval shall be subject to the following criteria:~~

- ~~A. No public nuisance or hazard is created.~~
- ~~B. The signage shall not advertise tobacco, alcoholic beverages or allow the depiction of any matter deemed by the city council to be obscene, harmful to minors or in violation of law.~~
- ~~C. The signage shall be maintained at all times, including at a minimum:
 1. Removal of trash and emptying of any receptacle.
 2. Snow removal.
 3. Graffiti removal.
 4. The owner shall respond within twenty four (24) hours of any request from the city to clean or service any bench, shelter or trash receptacle.
 5. In the event the city deems that any shelter, bench or trash receptacle is unsafe needing immediate repair or removal, the owner shall respond within two (2) hours of notification.~~
- ~~D. The city may remove any bus bench or shelter placed wholly or partly within the public right of way or any public property contrary to the provisions of this chapter. (Ord. 848, 12-15-1998)~~

~~9-4-11: RE 20 ZONE: The height, size and location of the following signs which are permitted in the RE-20 zone shall be in accordance with the regulations set forth herein:~~

- ~~A. Construction project sign.~~
- ~~B. Directional sign.~~

- C. ~~Flat sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Nameplate sign.~~
- F. ~~Temporary sign.~~
- G. ~~Wall sign. (Ord. 593, 6-26-1984)~~

9.4.12: ~~R-10, R-1-8 AND R-1-6 ZONES: The height, size and location of the following signs which are permitted in the R-10, R-8 and R-1-6 zones shall be in accordance with the regulations set forth herein:~~

- A. ~~Construction project sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Nameplate sign.~~
- F. ~~Temporary sign. (Ord. 593, 6-26-1984)~~

9.4.13: ~~R-2 ZONE: The height, size and location of the following signs which are permitted in the R-2 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Construction project sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Nameplate sign.~~
- F. ~~Temporary sign. (Ord. 593, 6-26-1984)~~

9.4.14: ~~R-3 ZONE: The height, size and location of the following signs which are permitted in the R-3 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Construction project sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Nameplate sign.~~
- F. ~~Temporary sign. (Ord. 593, 6-26-1984)~~

9.4.15: ~~R-4 ZONE: The height, size and location of the following signs which are permitted in the R-4 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Construction project sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat sign.~~
- D. ~~Freestanding sign, if permitted by conditional use permit.~~
- E. ~~Identification and information sign.~~
- F. ~~Nameplate sign.~~
- G. ~~Temporary sign.~~
- H. ~~Wall sign. (Ord. 593, 6-26-1984)~~

9.4.16: ~~RMH-1 ZONE: The height, size and location of the following signs which are permitted in the Rmh-1 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Construction project sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat Sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Nameplate sign.~~
- F. ~~Temporary sign.~~
- G. ~~Wall sign. (Ord. 593, 6-26-1984)~~

9-4-17: ~~C-2 AND CP-2 ZONES:~~

A. ~~The height, size and location of the following signs which are permitted in the C-2 and CP-2 zones shall be in accordance with the regulations set forth herein:~~

- ~~1. Business sign.~~
- ~~2. Construction project sign.~~
- ~~3. Directional sign.~~
- ~~4. Flat sign.~~
- ~~5. Freestanding sign.~~
- ~~6. Identification and information sign.~~
- ~~7. Marquee sign.~~
- ~~8. Nameplate sign.~~
- ~~9. Projecting sign.~~
- ~~10. Roof sign.~~
- ~~11. Shopping center sign.~~
- ~~12. Temporary sign.~~
- ~~13. Time, temperature and public service message sign.~~
- ~~14. Wall sign.~~

B. ~~Off premises signs are not allowed. (Ord. 593, 6-26-1984)~~

9-4-18: ~~M-1 ZONE: The height, size, and location of the following signs which are permitted in the M-1 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Business sign.~~
- B. ~~Construction project sign.~~
- C. ~~Directional sign.~~
- D. ~~Flat sign.~~
- E. ~~Identification and information sign.~~
- F. ~~Marquee sign.~~
- G. ~~Nameplate sign.~~
- H. ~~Projecting sign.~~
- I. ~~Roof sign.~~
- J. ~~Temporary sign.~~
- K. ~~Time, temperature and public service message sign.~~
- L. ~~Wall sign. (Ord. 593, 6-26-1984)~~

9-4-19: ~~O-1 ZONE: The height, size and location of the following signs which are permitted in the O-1 zone shall be in accordance with the regulations set forth herein:~~

- A. ~~Development sign.~~
- B. ~~Directional sign.~~
- C. ~~Flat sign.~~
- D. ~~Identification and information sign.~~
- E. ~~Temporary sign.~~
- F. ~~Wall sign. (Ord. 593, 6-26-1984)~~

9-4-20: ~~C-1 AND CP-1 ZONES:~~

A. ~~The height, size and location of the following signs which are permitted in the C-1 and CP-1 zones shall be in accordance with the regulations set forth herein:~~

- ~~1. Business sign.~~
- ~~2. Construction project sign.~~
- ~~3. Directional sign.~~
- ~~4. Flat sign.~~
- ~~5. Freestanding sign.~~
- ~~6. Identification and information sign.~~
- ~~7. Marquee sign.~~

8. ~~Nameplate.~~
9. ~~Temporary sign.~~
10. ~~Wall sign.~~

B. ~~Off premises signs are not allowed. (Ord. 593, 6-16-1984)~~

~~9-4-21: — PENALTY: Any person who shall fail to comply with, or shall violate any of the provisions of this chapter, or any lawful rules or regulations promulgated hereunder, shall be deemed guilty of a class C misdemeanor and, upon conviction, subject to penalty as provided in section 1-4-1 of this code. The penalty provided herein shall be in addition to any suspension or revocation of any license or permit issued hereunder. (Ord. 593, 6-26-1984; amd. 2003 Code)~~

~~Title 10, Chapter 20 — SIGNS~~

~~Section 2001 — Purpose:~~

~~This chapter is provided to identify the procedures, allowances, standards, and regulations related to signs in the City. It is the intent of this Chapter to allow and to regulate signs in such a way as to contribute to the economic health and vibrancy of the businesses in the City, and to the health and vibrancy of the larger community through appropriate use, design, and placement.~~

~~Section 2002 — General Provisions for All Signs:~~

- 1) ~~Signs as Structures — Signs are considered structures in their own right, and are therefore also subject to the other codes and ordinances of Roy City governing structures.~~
- 2) ~~Section 1031 (4) Applies — Notwithstanding other allowances, requirements or language contained in this chapter, or Title 9, Chapter 4, the requirements for transition between residential and non-residential zoning districts, as contained in Chapter 10, Section 1031 of the Roy City Zoning Ordinance, shall apply.~~
- 3) ~~Title 9 — Notwithstanding the provisions of Roy City Code, Title 9, Chapter 4, the requirements, provisions, and definitions as contained in this Section will apply. In the event of conflict between the two, the requirements of this Section shall prevail.~~
- 4) ~~Measurement and Area Calculation — The following standards are intended to apply to all signs in all zoning districts:~~
 - a) ~~Height. Height is measured as the distance from the grade at the top back of curb at the property line nearest the sign to the top of the highest point of the sign cabinet, logo or copy. Height measured in this way may vary depending upon the landscaping, but in no case may the combined height of the sign, structure, berm or slope exceed three (3) feet of the stated height allowance for any particular sign.~~
 - b) ~~Width. Width is measured as the distance between the two furthest points of the sign cabinet, sign copy, or the smallest area within which all components of copy could be contained. Any supporting structure of a Monument Sign is not measured as width if the structure is incorporated into the surrounding landscaping design, or is incorporated with other structural or architectural aspects of the site.~~
 - c) ~~Area. Sign area is calculated as the total area of one face or side of the sign cabinet, copy area or the smallest area within which all components of copy could be contained, and shall not include pole covers or other support structures not containing copy. The area of any symbol, logo, or other copy extending beyond the main sign cabinet shall be calculated with total area. Supporting structure of a Monument Sign is not calculated as sign area if the structure is incorporated into the surrounding landscaping design, or is incorporated with other structural or architectural aspects of the site.~~

~~Section 2003 — Electronic Message Center (EMC) Signs:~~

- 1) ~~Electronic Message Center Signs, include signs or portions of signs with changeable electronic copy or otherwise electronically animated display. The regulations and standards in this Section shall apply to all such signs, including public service, time and temperature signs. Simple digital copy which is included as a portion of a larger sign and intended only to indicate prices for various types and grades of gasoline shall not be considered an Electronic Message Center Sign.~~

- ~~2) General Requirements—The following regulations and standards shall apply to all Electronic Message Center Signs:~~
- ~~a) Proportion Allowed. No more than fifty percent (50%) of any sign face may be used as an Electronic Message Center Sign. No portion greater than thirty percent (30%) of the total allowable signage for a property may be used as an Electronic Message Center Sign.

 - ~~1. Exception. Monument Signs intended to be used as Electronic Message Center Signs may be allowed to utilize up to seventy five percent (75%) of the sign face.~~~~
 - ~~b) Number Allowed. No site or development shall have more than one (1) Electronic Message Center Sign.

 - ~~1. Exception. Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres and with a minimum street frontage of one hundred fifty (150) feet, may be allowed a maximum of two (2) Electronic Message Center Signs. Such signs must be separated by at least one hundred (100) feet as measured at the closest points of the two sign cabinets.~~~~
 - ~~e) Public and Quasi-Public Uses. Notwithstanding other regulations of this Section, public and quasi-public uses may seek Conditional Use Permits to allow Electronic Message Center Signs if it is determined that a public need can be met, or a public benefit can be provided, and that impacts to surrounding properties can be properly mitigated. When considering Conditional Use Permits allowing Electronic Message Center Signs for public and quasi-public uses, the City may further restrict the size, percentage allowances, and other requirements of this Section in order to mitigate impacts.~~
- ~~3) Electronic Message Center Signs in Regional Commercial and Manufacturing Zoning Districts—In Regional Commercial and Manufacturing zoning districts, Electronic Message Center Signs shall be allowed as a Permitted Use with the following restriction:~~
- ~~a) No Electronic Message Center Sign shall be permitted closer than one hundred (100) feet to any adjacent residential zoning district as measured at the closest property lines.~~
- ~~4) Electronic Message Center Signs in Community Commercial and Business Park Zoning Districts—In Community Commercial and Business Park Zoning Districts, Electronic Message Center Signs shall be allowed as a Conditional Use with the following restrictions:~~
- ~~a) Electronic Message Center Signs shall be allowed only on properties, sites or developments comprising a minimum of three (3) acre, on properties, sites or developments with frontage on 1900 West Street, or on properties, sites or developments with frontage on Midland Drive (north of 4800 South) or on 3500 West (south of 4800 South) where any portion of the property is located within six hundred (600) feet of the intersections of 4000 South, 4800 South, 5600 South or 6000 South. Signs allowed under this paragraph shall be governed by the following:

 - ~~1. EMC Signs on properties, sites or developments less than a minimum of three (3) acres shall be allowed only as a component of a Monument Sign.~~
 - ~~2. No EMC sign shall be located within one hundred (100) feet of another EMC sign or Residential Zoning District as measured at the closest point.~~
 - ~~3. Display of each message shall remain for a minimum of six (6) seconds before transitioning to another message.~~
 - ~~4. EMC Signs shall be allowed a maximum brightness of 10,000 NITs. All EMC Signs shall be dimmed to between 30% and 50% brightness after 10:00 p.m. and before 6:00 a.m. When considering specific signs under the Conditional Use Standards, the City may impose more strict requirements for dimming if it is found that special circumstances exist.~~
 - ~~5. No EMC Sign shall be operated in such a way as to become a nuisance to surrounding properties; or to be an interference with traffic or public safety in any way.~~
 - ~~6. An EMC Sign allowed under this paragraph must be located within the front setback of the property adjacent to 1900 West, Midland Drive or 3500 West, or in such a way that the sign is clearly oriented to 1900 West, Midland or 3500 West. In no case may the sign be located a distance greater than forty (40) feet from the right-of-way line of 1900 West, Midland Drive or 3500 West.~~~~
- ~~5) Electronic Message Center Signs Prohibited. In Recreation, Light Manufacturing and in all residential zoning districts, Electronic Message Center Signs of all types are prohibited except as specifically allowed by Section 2003-2(c).~~

Section 2004 Pole Sign:

- 1) Pole Signs. Pole Signs include freestanding signs with an identifiable support structure and a separate cabinet for sign copy clearing at least ten (10) feet above grade.
- 2) General Requirements. The following regulations and standards shall apply to all Pole Signs in all non-residential zoning districts:
 - a) Clearance. All Pole Signs shall provide a minimum clearance of ten (10) feet to the bottom of the lowest cabinet face.
 - b) Setback. Pole Signs may be located in any required setback or landscaping area, but shall maintain a minimum setback of one (1) foot from any property line, and a minimum of ten (10) feet from any point of vehicular access to the public right-of-way, as measured to the sign cabinet.
 - c) Multiple Cabinets. No Pole Sign may consist of more than two separate sign cabinets, notwithstanding allowable sign areas.
 - d) Number of Signs. No site or development may have more than one (1) Pole Sign as defined herein.
 1. Exception. Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres and with a minimum street frontage of one hundred fifty (150) feet, may be allowed a maximum of two (2) Pole Signs. Such signs must be separated by at least one hundred (100) feet, as measured by the closest points of the two sign cabinets.
- 3) Pole Signs in Regional Commercial and Manufacturing Zoning Districts. The following regulations and standards shall apply to all Pole Signs in the Regional Commercial and Manufacturing zoning districts:
 - a) Height. Pole Signs shall be allowed as a Permitted Use at a maximum height of thirty (30) feet.
 - b) Freeway Oriented Signs. Pole Signs in the Regional Commercial zoning district on properties east of 1900 West Street, and located within three hundred (300) feet of the Interstate 15 right-of-way, as measured at the closest property lines, may be considered a Freeway Oriented Sign with the following considerations:
 1. Conditional Use. To be considered a Freeway Oriented Sign, a sign must be granted a Conditional Use, and may be allowed a maximum height of fifty (50) feet.
 2. Location. Freeway Oriented Signs must be located on a portion of the property closest to or adjacent to Interstate 15. Freeway Oriented Signs cannot be located on the frontage of 1900 West Street.
 - c) Shopping Center Signs. Pole Signs in Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres, and which are designed to contain sign copy for multiple tenants, may be considered Shopping Center Signs, and the following standards shall apply:
 1. Conditional Use Required. Shopping Center Signs shall require Conditional Use approval. Under the Conditional Use approval, up to forty (40) feet in height may be allowed.
 2. Theme Required. If a sign is to be considered a Shopping Center Sign, it must be accompanied by a proposal and theme for all on-premise signage to be approved as a part of the Conditional Use. Such a proposal must contain the theme for the overall design and placement of all signage, and must demonstrate that the signage relates to and is integrated with the site architecture, function, and design. The proposal must also be found to demonstrate that the impacts of greater height are successfully mitigated by the property size, building mass, architecture, placement, or other considerations.
- 4) Pole Signs in the Community Commercial, Business Park, Light Manufacturing, Recreation, and R-4 zoning districts. The following regulations and standards shall apply to all Pole Signs in the Community Commercial, Business Park, Light Manufacturing, Recreation, and R-4 zoning districts:
 - a) Height. Pole Signs shall be allowed as a Permitted Use at a maximum height of twenty (20) feet.
 - b) Minimum Site Standards for Pole Signs. Pole signs shall be allowed only on properties, sites or developments comprising a minimum of three (3) acres, or on properties, sites or developments with frontage on 1900 West Street.
 - c) Pole Covers. All Pole Signs shall incorporate the use of pole covers or more substantial, decorative support structures. Pole covers shall not contain sign copy.
 - d) Single Pole. Pole Signs shall be supported by a single pole structure, or will appear to be supported by a single pole structure through the use of pole covers or other devices.
 - e) Landscaped Areas. All Pole Signs shall be located in landscaped areas.

- ~~f) Site Relation. All Pole Signs shall be designed to relate to the building and site with which they are associated through the use of placement, similar colors, materials, or architectural details and elements.~~

~~Section 2005 Monument Signs:~~

- ~~1) Monument Signs. Monument Signs include low-profile signs with little or no clearance from grade to cabinet, and may be located on pedestals of no more than one (1) foot in height or on foundations or other support structures directly on the ground. In all cases, Monument Signs will appear to be generally supported directly on the grade or foundation.~~
- ~~2) General Requirements. The following regulations and standards shall apply to all Monument Signs in all zoning districts:~~
- ~~a) Clear View. No Monument Sign shall be located in such a way as to impede the clear view of vehicular or pedestrian traffic on any site, path or roadway, whether public or private.~~
- ~~b) Setback Required. In addition to clear view requirements, Monument Signs shall be setback a minimum of five (5) feet from any property line, and may not be located closer than ten (10) feet to any point of vehicular access.~~
- ~~c) Landscaped Areas. All Monument Signs shall be located within landscaped areas.~~
- ~~3) Monument Signs in Non-Residential Zoning Districts and the R-4 Zoning District. The following regulations shall apply to all Monument Signs as a Permitted Use in all non-residential zoning districts and in the R-4 zoning district:~~
- ~~a) Street Frontage Less Than One Hundred (100) Feet. The following regulations and standards shall apply to all Monument Signs on properties which have one hundred (100) continuous linear feet of street frontage or less:~~
- ~~1. Height. Maximum height allowed shall be six (6) feet.~~
- ~~2. Width. Maximum width allowed shall be eight (8) feet.~~
- ~~b) Street Frontage Greater than One Hundred (100) Feet. The following regulations and standards shall apply to all Monument Signs on properties which have more than one hundred (100) continuous linear feet of street frontage:~~
- ~~1. Height. Maximum height allowed for Monument Signs shall be eight (8) feet.~~
- ~~2. Width. Maximum width (length) allowed shall be twelve (12) feet.~~
- ~~3. Site Relation. Monument Signs proposed to be greater than six (6) feet in height or greater than eight (8) feet in width shall be designed to relate to the building and site with which they are associated through the use of placement, similar colors, materials, or architectural details and elements.~~
- ~~4) Monument Signs for Residential Subdivisions and Public or Quasi-Public Uses in Residential Zoning Districts. The following regulations and standards shall apply to Monument Signs as a Permitted Use only for residential subdivisions and public or quasi-public uses in residential zoning districts, and are not intended to govern or allow the use of such signs for non-conforming commercial uses in residential zoning districts:~~
- ~~a) Height. Maximum height allowed shall be four (4) feet.~~
- ~~b) Width. Maximum width (length) allowed shall be six (6) feet.~~
- ~~c) Site Relation. Signs for residential subdivisions and public or quasi-public uses in residential zoning districts shall be designed to relate to the building and site with which they are associated. In order to comply with this requirement, the use of one or more of the following techniques and methods may be required: similar colors, materials, architectural details, architectural elements, provision of additional setbacks, or the increase of landscaping elements.~~
- ~~d) Planning Commission Review. The Planning Commission may approve Monument Signs for subdivision entrances and public or quasi-public uses in residential zoning districts with heights up to eight (8) feet and widths up to twelve (12) feet using the site plan review process upon finding that such an increase is appropriate relative to property size, sign location, and the design and purpose of the sign.~~
- ~~(Ord. 1020, 11-17-2009; Ord. 1037, 12-7-2010)~~

Add

TITLE 13 – SIGN REGULATIONS

CHAPTER 1 - PURPOSE AND SCOPE

SECTION:

- 13-1-1: Purpose
- 13-1-2: Scope
- 13-1-3: Interpretation

13-1-1: PURPOSE:

- A. The purpose of this Title to promote short and long term beauty and order and providing for the health, safety and welfare of the public with Roy City by establishing standards and regulations for sign design, location, size, compatibility and aesthetics. It is the City's desire to coordinate the type, placement, and physical dimensions of signs within the different land use zones; recognize the commercial communication requirements of of the business community; encourage the innovative use of design; promote both renovation and proper maintenance; through the regulations of the display, construction use and maintenance of signs.
- B. These shall be accomplished by regulation of the display, erection, use, and maintenance of signs. The use of signs is regulated according to zone. The placement and physical dimensions of signs are regulated primarily by type and length of street frontage.
- C. By doing so it is hoped this Title will help to create streetscapes that are functional and attractive to both residents of Roy City as well as visitors.

13-1-2: SCOPE:

- A. This Title shall not relate to building design. Nor shall the Title regulate official traffic or government signs; the copy and message of signs; scoreboards on athletic fields; flags of any nation, government, noncommercial organization; gravestones; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign.
- B. It is not the intent of this Title to regulate the content of public speech. The regulations of this Title are intended to apply to both on-premise and off-premise signs, but do not apply to hand-held placards and other similar devices traditionally used for public protest and the exercise of free speech.

12-1-3: INTERPRETATION:

- A. In interpreting and applying the provisions of this Title, the sign regulations contained herein are declared to be the maximum allowable for the purposes set forth.

CHAPTER 2 - DEFINITIONS

SECTION:

- 13-2-1: Definitions of Words and Phrases

13-2-1: DEFINITIONS: The words and terms defined in this Chapter shall have the meanings as indicated. Words used in the present tense include the future, and words in the singular number include the plural, and words in the plural include the singular. Words defined herein but defined differently elsewhere in Roy City Municipal Code shall be construed as set forth in this chapter. Words not included herein but defined elsewhere in the City Municipal Code shall be construed therein..

ARCHITECTURAL PROJECTION: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.

BUILDING CODE: The current edition of the building code as currently adopted by Roy City.

BUILDING FAÇADE: The portion of an exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation.

BUILDING FAÇADE FACING: A resurfacing of an existing facade with approved material, illuminated or non-illuminated.

BUILDING OFFICIAL: The official or other person charged with the administration and enforcement of this chapter or his duly authorized agent.

CHANGEABLE COPY PANEL: A portion of a sign which is characterized by changeable copy, regardless of method of attachment.

COPY AREA: The area of any symbol, logo, or other copy extending beyond the main sign cabinet shall be calculated with total area.

DEPARTMENT: The Community Development Department

DIRECTOR: The Planning and Zoning Administrator or their designee.

FRONTAGE: The linear measurement of building front. If a building fronts on more than one street, the frontage shall be computed on the longest single building front.

HANDBILL: A small print advertisement or announcement that is given out to many people by hand.

MAINTAIN or MAINTENANCE: To keep in an existing, functional and appropriate state of repair, including but not limited to, repainting, repairing and servicing. It does not include removal of signs. Maintenance may include re-lettering with the same or substantially the same message, but shall not, under any circumstances include an increase in size of the display area. Maintenance may also include strengthening the structure by changing or adding supports or performing other structural changes designed for strengthening the sign and increasing safety thereof.

MARQUEE: A permanent structure attached to and supported by a building front and projecting no more than seventy two inches (72").

NONCONFORMING USE: The prior lawful use of a building or structure which subsequently is prohibited by law in which the building, land or structure is situated.

PERSON: One or more persons, an association, a co-partnership, or a corporation firm or organization, , either by themselves or by an agent, employees, guardian or trustee.

REVOLVING BEACON LIGHT: Is when a light rotates, either by design or by manual manipulation, in a circular movement.

QUASI-PUBLIC: A company, under private ownership, that provides a public service. (i.e. Roy Water Conservancy District, or UTA)

SHOPPING CENTER: Two (2) or more businesses operating under binding, written legal agreements as a joint enterprise and licensed by Roy City as a shopping center business with more than forty thousand (40,000) square feet of combined building area doing business as a shopping center and with common parking area to be used by all of the businesses included within the center.

SIGN: A presentation or representation of words, letters, figures, designs, pictures or colors, publicly displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also the structure or framework or a natural object on which any sign is constructed or is intended to be constructed or exhibited, or which is being used or is intended to be used for sign purposes.

SIGN, ABANDONED: A sign having be forsaken, deserted, left or cast off..

SIGN, A-FRAME: Any upright sign with rigid supporting frame in the form of a triangle or inverted V.

SIGN, ADVERTISING: See definition of Sign, Off Premises.

SIGN, ANIMATED: A sign which involves movement or rotation of any part, created by artificial means or displays flashing or intermittent lights, but not including electronic message signs

SIGN, BACKGROUND AREA: The entire background area of a sign upon which copy is placed. In computing sign background area, only the face or faces which can be seen from any one direction at one time shall be counted.

SIGN, BUSINESS: An on premises sign which directs attention to a use conducted, a commodity sold, or service performed on the premises where the sign is located.

SIGN, CIVIC AND PHILANTHROPIC: Normally temporary sign used to promote nonprofit governmental and nongovernmental entities that utilize donated assets and income to provide social useful services.

SIGN, CLOTH: Any sign executed upon or composed of any flexible fabric.

SIGN, COMBINATION: A sign incorporating any combination of the features of projecting, roof or freestanding or other signs.

SIGN, COMMUNITY: Sign that identifies the locality inhabited by a group of people, i.e., Roy City.

SIGN, CONSTURCTION: A sign that acts as an expression of notification through the application of physical, identifiable, and textual displays designing the required adherence to standards and practices within the perimeters of a construction zone.

SIGN, COPY AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the minimum perimeter sufficient enough to frame the entire display.

SIGN, DEVELOPMENT: An on premises sign identifying a construction project or subdivision development. The sign may contain the name of the project, name and address of the construction firm, architect and development.

SIGN, DIRECTIONAL/INFORMATIONAL: Signs which provide direction or instruction and located entirely

on the property. Such signs identifying rest rooms, public telephones, walkways, no parking or signs providing direction such as parking lot entrance and exit signs and those similar in nature.

SIGN, ELECTRONIC MESSAGE: A sign which is operated by a programmable computer system which displays messages or numbers with alternating lighted messages.

SIGN, FAÇIA: A flat business sign on the face of a building or other structure.

SIGN, FLASHING: A sign that contains a sequential flashing light source where the period of time of illumination is equal to the period of non-illumination, and is used solely to attract attention in a non-informative way.

SIGN, FLAT: Any sign attached to a building or other structure that projects less than eighteen inches (18") beyond the building but extends parallel or substantially parallel to the building or other structure.

SIGN, FLOODLIGHT: See lighting of signs at subsection 9-4-3E of this chapter.

SIGN, FREESTANDING: A sign which is supported by one or more columns, uprights or braces in or upon the ground.

SIGN, IDENTIFICATION AND INFORMATION: A sign displayed to indicate the name or nature of a building or use, including all professional and business offices and buildings, apartment complexes and public.

SIGN, ILLUMINATED: A internally or externally lighted sign in which a source of light is used part of all of the time in order to make the message readable.

SIGN, INCOMBUSTIBLE: A sign which is constructed entirely of incombustible material.

SIGN, INCIDENTAL: Any sign or poster which is placed to advertise or announce a specific event, or which pertains to a particular event or occurrence, or which is not designed or intended to be placed permanently, or which related to such events or occurrences that are not taking place on the premises on which the sign is located. Examples, signs or posters relating to garage sales, concerts, "swap meets", and the like.

SIGN, INTERIOR: Sign located within the interior of any building or stadium (if said signs are facing towards the interior of the stadium) or within and enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court of entrance of any theater.

SIGN, MARQUEE: Any sign attached to or made an integral part of a marquee.

SIGN, MEMORIAL (TABLETS): Signs or tablets, names of buildings, and dates of building erection when cut into the surface or façade of a building.

SIGN, MULTIPLE COPY: A sign which advertises content or information other than the name of the business and the principal product or service.

SIGN, NAMEPLATE: A sign indicating the name of a person or persons residing, utilizing or otherwise occupying a premises.

SIGN, OFF-PREMISE: A sign which directs attention to a use, product, commodity or service not related to the property on which it is located.

SIGN, ON-PREMISE: An on premises sign which directs attention to a use conducted, a commodity sold or a service performed on the property.

SIGN, PROJECTING: Any attached sign extending in whole or in part more than twenty four inches (24") beyond the building line.

SIGN, POLITICAL / CAMPAIGN- An outdoor sign of a temporary nature erected for the purpose of soliciting votes or support for or in opposition to any candidate or any political party under whose designation any candidate is seeking nomination or election or any public question on the ballot in an election held under the laws of the state.

SIGN, PORTABLE -Any sign which is intended to be movable or capable of being moved, whether or not on wheels or other special supports, including but not limited to "A frame" type signs. Portable or movable signs also include placards, signs, banners or similar devices attached to vehicles for advertising purposes, unless such devices are an integral part of such vehicle used in the normal course of business. This definition does not include real estate advertising signs or political signs.

SIGN, PUBLIC NECESSITY – Signs for the control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety.

SIGN, ROOF: Any sign constructed upon or supported by the roof or parapet of a building.

SIGN, SHOPPING CENTER: A sign which may be attached or detached within a shopping center to designate the name of the shopping center and the names of the tenants.

SIGN, STRUCTURE: Any structure which supports any including but not limited to a single pole or poles or as part of a building.

SIGN, STATUARY – Signs created in the form of a statue.

SIGN, SNIPE – The posting of advertising or political bills, posters, etc in unauthorized places.

SIGN, REAL ESTATE - A temporary sign advertising the sale, lease, or rental of the property upon which it is located, and the identification of the person or firm handling such sale, lease, or rental.

SIGN, TEMPORARY: A sign which is intended to advertise community or civic projects, and real estate for sale or lease on a temporary basis. Such sign shall be constructed not earlier than thirty (30) days prior to date of beginning of event and shall be removed within thirty (30) days after the event is concluded.

SIGN, TIME AND/OR TEMPERATURE AND PUBLIC SERVICE: A display containing illuminated numerals to show the time and/or temperature and public service messages.

SIGN, WALL: See definition of Sign Fascia.

STREET: A public thoroughfare, utilized, dedicated, abandoned or condemned for public use prior to the initial enactment of the zoning ordinance, which affords the principal means of access to abutting property and is more than twenty six feet (26') wide; and any public thoroughfare dedicated to the public and accepted by proper public authority or condemned for public use after said date.

STRUCTURAL ALTERATIONS: Any change in supporting members of a building, such as bearing walls, columns, beams or girders.

STRUCTURE: Anything constructed, the use of which requires location on the ground, or attachment to something having location on the ground.

TRIM, NONSTRUCTURAL: Nonstructural trim is the molding, battens, caps, nailing strips, latticing, cutouts or letters and walkways which are attached to the sign structure.

VISUAL CLEARANCE TRIANGLE: Also known as the Sight View Triangle or Sight Triangle.

ZONE: The geographical area of the City for which the zoning regulations have been established by the zoning ordinance.

ZONING ORDINANCE: The zoning ordinance of Roy City, Utah, as set forth in Title 10 of this Code, and as amended from time to time. (Ord. 593, 6-26-1984; amd. 2003 Code)

CHAPTER 3 - GENERAL PROVISIONS

SECTION:

- 13-3-1: General Provisions for All Signs
- 13-3-2: Prohibited Signs
- 13-3-3: Moving, Relocating or Altering of Signs
- 13-3-4: Maintenance
- 13-3-5: Lighting
- 13-3-6: Abandoned Signs

13-3-1: GENERAL PROVISIONS FOR ALL SIGNS:

- A. Signs as Structures – Signs are considered structures in their own right, and are therefore also subject to the other codes and ordinances of Roy City governing structures.
- B. Notwithstanding other allowances, requirements or language contained in this Title, the requirements for transition between residential and non-residential zoning districts, as contained in Chapter 10, Section 1031 of the Roy City Zoning Ordinance, shall apply.
- C. Measurement and Area Calculation – The following standards are intended to apply to all signs in all zoning districts.
 - 1. Height. Height is measured as the distance from the grade at the top back of curb at the property line nearest the sign to the top of the highest point of the sign cabinet, logo or copy. Height measured in this way may vary depending upon the landscaping, but in no case may the combined height of the sign, structure, berm or slope exceed three (3) feet of the stated height allowance for any particular sign.
 - 2. Width. Width is measured as the distance between the two furthest points of the sign cabinet, sign copy, or the smallest area within which all components of copy could be contained. Any supporting structure of a Monument Sign is not measured as width if the structure is incorporated into the surrounding landscaping design, or is incorporated with other structural or architectural aspects of the site.
 - 3. Area. Sign area is calculated as the total area of one face or side of the sign cabinet, copy area or the smallest area within which all components of copy could be contained, and

shall not include pole covers or other support structures not containing copy. Supporting structure of a Monument Sign is not calculated as sign area if the structure is incorporated into the surrounding landscaping design, or is incorporated with other structural or architectural aspects of the site.

- D. In the event the Director deems that any structure, sign, shelter is unsafe needing immediate repair or removal, the owner shall respond within two (2) hours of notification. If the owner fails to respond the City may enter onto the premises and remove, repair or otherwise remedy the unsafe condition. The owner shall be liable to the City for any expenses or costs, including labor and administrative costs, incurred by the City or its agent in the process of remedying the unsafe situation. The City shall send to the owner an itemized invoice requesting reimbursement for all costs incurred by the City. The owner shall reimburse the City no later than fourteen (14) days after the invoice is sent by the City to the owner. Failure to comply with this section may result in a revocation of the sign permit and/or business license
- E. Signs on Private Property: It shall be unlawful for any person to fasten or attach, paint or place any "sign", as defines in this Title, upon any private wall, window, door, gate, fence, or sign, or upon any other personal property, without the consent of the owner or lessee, or someone authorized to act on behalf of such owner or lessee.
- F. Signs on Public Property: It shall be unlawful for any person to fasten or attach, paint or place any "sign", handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise, or to cause the same to be done in or upon any portion the curbstone, lamppost, telephone pole, electric light or power pole, hydrant, bridge or tree, in or upon any portion of any sidewalk, or street. It shall be unlawful to paste, place, paint or attach any "sign" as defines in this Title, upon any building, street, or property of the city. No sign shall be erected on or over public property.

13-3-2: PROHIBITED SIGNS:

- A. It shall be unlawful for any person to erect, place, or maintain a sign in the City of Roy except in accordance with the provisions of this title. The following types of signs are prohibited in all districts:
 - 1. Abandoned signs as specified in this title.
 - 2. Advertising signs for products or sales except as outlined in this title.
 - 3. Animated signs.
 - 4. Flashing signs.
 - 5. Flood zone. No sign shall be permitted within any designated one hundred-year flood area.
 - 6. Intensely lighted signs. No sign shall be permitted which because of its intensity of light constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
 - 7. Roof signs.
 - 8. Spotlights directed into the night sky except as part of an approved promotional period for temporary signs.

9. Statuary (sign) bearing the likeness or suggestion of any product or logo.

10. Graffiti

11. Miscellaneous signs and posters:

- a. Portable signs on areas except as noted in the Title.
- b. Canvas signs and banners except as noted in this Title.
- c. Snipe signs.

12. Parking of advertising vehicles prohibited. No person shall park any vehicle or trailer on a public right-of-way or public property or on private property so as to be visible from a public right-of-way which has attached thereto or located thereon any sign or advertising device for the sole purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property. This Section does not apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to a business or commercial vehicle which is operable, properly licensed and legitimately utilized in said operation or businesses

13. Public areas. No sign, handbill or poster, advertisement or notice of any kind or sort, shall be fastened, placed, posted, painted or attached in any way in or upon any curbstone, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk or street, except when the sign is owned by a public agency or constructed by permission of an authorized public agency or required by law.

14. Signs imitating or resembling official traffic or government signs or signals.

15. Sound, odor or visible matter. No advertising sign or device shall be permitted which emits audible sound, odor or visible matter.

16. Traffic hazards. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or at any location where by reason of its position, shape or color it may interfere with or be confused with any authorized traffic sign, signal or device or which makes use of a work, symbol, phrase, shape or color in such a manner as to interfere with, mislead or confuse traffic.

17. Hot or cold air balloons, or inflatables.

18. Off-Premise Sign.

(Ord No. 848; 12/15/98)

B. Hand-bills, signs-public places and objects:

1. No person shall paint, mark or write on, or 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, lifesaving equipment, street sign or traffic sign.

2. Any handbill or sign found posted upon any public property may be removed by any of the City Departments. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof and the City is authorized to effect the collection of said cost.
3. Nothing in this Section shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating an historical, cultural, or artistic event, location, or personality for which the Department has granted a written permit.
4. Nothing in this Section shall apply to the painting of house numbers upon curbs.

13-3-3: MOVING, RELOCATING OR ALTERING OF SIGNS:

- A. No existing sign may be moved or relocated to any other parcel, building, structure or portion thereof, unless the sign complies with all other provisions of this Title,. No existing sign may be moved or relocated on the same parcel, building, structure or portion thereof, unless said sign also complies with all other provisions of this Title,.
- B. No existing sign may be altered unless the sign, after alteration, complies with all other provisions of this Title. Alteration includes a change of message or sign legend, or portion thereof, except where such change is a normal increment of the sign function common to signs such as a billboard, theater marquee, reader board, bulletin board.

13-3-4: MAINTENANCE AND REPAIR: All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The Director may order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

13-3-5: LIGHTING: Unless otherwise specified by this title, all signs may be illuminated with a maximum brightness of 0.3 foot-candles above ambient light. However, all signs shall be designed, located, shielded, and directed so as to prevent the casting of glare or direct light from artificial illumination upon adjacent publicly dedicated roadways and surrounding property. Any use of a revolving beacon light is prohibited.

13-3-6: ABANDONED SIGNS:

- A. Any on premise sign located on property which is vacated by an occupant shall be deemed to have been abandoned.
- B. All abandoned temporary and permanent on premise signs shall be removed within fourteen (14) days of the termination of occupancy.
- C. The structure of all on-premise signs shall be removed within forty-five (45) calendar days of written notice of abandonment is given to the owner, person having control, or person receiving benefit of such structure. Exception; if the sign is a part of a monument sign or a part of a Shopping Center sign, then this refers to the face of the sign and not the entire structure
- D. Appeal. Any person who has been ordered to remove an abandoned sign may appeal the decision of the Director or as outlined within Chapter 28 of Title 10 – Zoning Ordinance .

CHAPTER 4 - REGULATION OF SIGNS

SECTION:

13-4-1: Signs Not Requiring Permits

13-4-2: Signs that require a permit

13-4-3: Bus Stop Bench and Enclosure Signs

13-4-1: **SIGNS NOT REQUIRING PERMITS:** The following types of signs are exempted from permit requirements but must conform to all other requirements of this Title:

- A. **Changing Copy.** The changing of the message on a permitted sign that has an approved marquee, reader board, electronic message center, or other replaceable copy area.
- B. **Civic and philanthropic signs.** Signs not exceeding one hundred (100) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said signs are posted not more than two (2) days before the event and are removed no more than one (1) day after said event.
- C. **Commercial and Industrial Zones.** Temporary signs announcing the location, availability, or development of property are necessary. Because these are allowed without a permit, restraint is advised.
 - 1. **On-Premise Development Identification Signs.** Signs announcing or identifying the future development of commercial or industrial property are allowed one (1) per public or private street frontage. The sign(s) may not be constructed before the proposed development has been submitted for site plan review. These signs must be removed before final inspection approval or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

Acreage of Development	Maximum Size of Sign
Less than 2 acres	32 square feet
2 to 5 acres	48 square feet
Greater than 5 acres	64 square feet
Maximum height of sign is 10 feet	

- 2. **On-Premise Real Estate Signs.**
 - a. One on-premise real estate sign advertising the sale of property per street frontage is allowed for any commercial or industrial planned center, building or lot intended for such and may not exceed thirty-two (32) square feet in area or eight (8) feet in height. If the parcel is over two (2) acres in size, the sign may not exceed sixty-four (64) square feet. Signs for individual pads or parcels within centers are allowed, but it may not exceed sixteen (16) square feet or six (6) feet in height.
 - b. One on-premise sign advertising the availability of 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 and may not exceed twenty-four (24) square feet in area.

D. **Community Signs.** Community signs shall comply with the following criteria:

1. No sign shall be permitted which is unsafe for vehicular or pedestrian traffic, is within the site triangle, or is in a deteriorated condition.
2. Such sign(s):
 - a. Must be made of durable, weather resistant, material;
 - b. Must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic; and
 - c. May be located at various gateway areas to the City, along major streets and important intersections adjacent to non-residential properties as approved by the Director.
3. Such signs shall be uniform in size for each individual display and shall be no larger than four (4) feet wide and ten (10) feet tall for signs attached to light or utility poles. Signs attached to building may be larger but must be appropriate in scale and location as approved by the Director.
4. Such signs shall not be attached to another temporary sign or a permanent traffic or business sign.
5. Such signs may be part of a "rotating permanent feature" of the City for such events as:
 - a. Roy Days
 - b. Holidays
 - c. Cultural and/or Arts events
 - d. Change in seasons
 - e. Such signs for any single purpose or event may not be displayed for more than thirty (30) days. However, the Director may approve community purpose signs for long-term purposes subject to review on a ninety (90) day basis.
 - f. Community Announcements: Temporary signs, example A-Frame signs, located at specific locations within the city used to notify the public of important meetings times/dates.
- E. Construction signs. In any commercial or manufacturing zone, one unlighted sign per development not to exceed sixty-four (64) square feet in area, may be placed on the lot or attached to the outside of a building during its construction period. Signs shall be restricted to a height of no greater than ten (10) feet. Construction signs shall be setback a minimum of ten (10) feet from property lines and out of all clear view areas. The sign shall identify only the project, its developer, architects, engineers, designers, contractors or other persons or groups participating in the project.
- F. Directional/Informational Signs. Signs do not exceed four (4) square feet in area, such as signs identifying rest rooms, public telephones, walkways, or signs providing direction such as parking lot entrance and exit signs. Directional signs are to be limited to instruction or direction only and are not to have any form of commercial advertising on them.

- G. Flags. The flags, emblems, or insignias of any nation or political subdivision.
- H. House numbers and name plates. House numbers and name plates not exceeding two (2) square feet in area for each residential building.
- I. Incidental Sign.
- J. Interior signs.
- K. Memorial signs or tablets.
- L. No Trespassing and No Dumping signs:
 - 1. In any commercial or manufacturing zone trespassing/dumping signs are allowed. In a commercial or manufacturing zone any number of signs not exceeding six (6) square feet each and placed a minimum of fifty (50) feet apart, may be attached to a structure, fence or may be free standing. In no case shall a trespassing/dumping sign be placed at a height greater than eight (8) feet above the finished grade immediately below the sign. No permit shall be required for this type of sign.
 - 2. In residential zones any number of no trespassing/dumping signs not exceeding three (3) square feet each and placed a minimum of fifty (50) feet apart, may be attached to a structure, fence, or may be free standing. In no case shall a trespassing/dumping sign be placed at a height greater than six (6) feet above the finished grade immediately below the sign. No permit shall be required for these types of signs.
- M. Name Plates. One attached nameplate per occupancy, not to exceed two (2) square feet in sign area.
- N. Political and Campaign Signs. Political and Campaign Signs shall meet the following requirements:
 - 1. Posting on public right-of-way. It shall be unlawful for any person to post a campaign sign in a public right-of-way.
 - 2. Prior to posting of any campaign signs the candidate, a representative of the candidate or representative of the campaign shall provide to the Code Enforcement Officer the name and number of a contact person for the candidate or campaign.
 - 3. Posting time limits. It shall be unlawful for any person to post a campaign sign more than sixty (60) days prior to the election for which the sign is posted, or to allow the sign to remain more than fifteen (15) days after the election for which the sign was posted. If there is more than forty (40) days between the primary and general election campaign signs must be taken down.
 - 4. Limitation of number of campaign signs on a lot. Not more than one (1) sign from each candidate running for public office, and/or question on the ballot on any lot or contiguous parcels of land under one ownership, per street frontage.
 - 5. Limitation of size of campaign signs.
 - a. Residential zoned districts: no sign shall not be greater than six (6) square feet, with the maximum height of the sign may not exceed four (4) feet.

- b. Commercial and Industrial zoned districts: No sign shall be greater than thirty-two (32) square feet, with the maximum height of the sign may not exceed six (6) feet.
6. Removal of illegal campaign signs. The Code Enforcement Officer or authorized agents are authorized to remove any campaign sign found posted within the corporate limits of the City when such sign is in violation of the provisions of this Section. For the purpose of removing campaign signs, the Code Enforcement Officer or authorized agents may take all steps necessary to remove the unauthorized signs and insure that all such signs shall be expeditiously removed from any property where posted.
 7. Notice. Upon discovery, the Code Enforcement Officer or authorized agents shall immediately notify by telephone the candidate, committee or person responsible for the posting of any sign in violation of this Section, indicating the location of the sign and that the sign must be removed immediately and the reason removal is necessary. If the address or phone number of the person responsible for the violating sign is not known the sign shall be removed under the provisions as set forth in sub-section (6) of this section.
 8. Storage and return. If after the notice has been given under sub-section (7) above, any campaign sign has not been removed, the Code Enforcement Officer or authorized agents shall remove said campaign sign and keep a record of the location from which the sign was removed. He/she shall store the sign in a safe location for at least thirty (30) days or until after the election whichever occurs first. If, at that time, the sign(s) has not been retrieved, it will be discarded by the City.
 9. Visual clearance triangle. No campaign signs shall be located in the visual clearance triangle located on corner lots. The visual clearance triangle is the triangular area at the corner formed by measuring a distance of forty (40) feet along both lot lines back from the point of intersection of said lines. Signs located within the visual clearance triangle may be removed under section (6) above without prior notice as required by section (7) if determined to be a safety hazard.
 10. Public Property. Political and campaign signs shall not be placed on public property.
- O. Public notices. Official notices posted by public officers or employees in the performance of their duties.
 - P. Public necessity signs. Public necessity signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety.
 - Q. Residential Zones. It is recognized that temporary signs announcing the location, availability, or development of property are necessary. Restraint is advised. The following shall apply:
 - I. On-Premise Development Identification Signs.
 - a. Individual Lots. One sign announcing the name of the construction/development company is allowed. Area of the sign may not exceed sixteen (16) square feet nor six (6) feet in height. The sign may not be erected more than five (5) days prior to the beginning of construction for which a valid building permit has been issued. It must be removed before final occupancy.

- b. Subdivisions or Planned Unit Developments. One development promotional sign may be placed on the premises of each development having five (5) or more lots or approved unit sites in any residential zone. The size of the sign shall be no greater than sixty-four (64) square feet with a maximum height of ten (10) feet. Such signs shall be removed within five (5) years of the issuance of the first building permit in the project or if all lots are sold out before five (5) years immediately upon sale of the last lot.

2. On-Premise Real Estate Signs.

- a. 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 four (4) square feet in size and four (4) feet in height.
- b. 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 thirty-two (32) square feet in area or eight (8) feet in height. If the parcel is over two (2) acres in size, the sign may not exceed sixty-four (64) square feet.

Acreage of Development	Maximum Size of Sign
Less than 2 acres	32 square feet
2 to 5 acres	48 square feet
Greater than 5 acres	64 square feet
Maximum height of sign is 10 feet	

- c. Model home signs shall not exceed sixteen (16) square feet in area nor exceed six (6) feet in height and shall be placed entirely upon the premises of the model.
- d. Model home signs shall not be located within the visual clearance triangle as defined by the Zoning Ordinance and shall be setback a minimum of ten (10) feet from the property line.

3. Temporary/Open House Real Estate Signs. Open house signs not to exceed six (6) square feet in area and four (4) feet in height, advertising real estate open for inspection may be placed on private property in the vicinity of the property open for inspection. Individual placing the signs shall obtain written permission from the property owner. Signs shall not be placed in the park-strip attached to trees, poles or street signs. Open house signs shall be displayed only during those hours/day(s) which the house is open for actual inspection.

R. Symbols or insignias. Religious symbols, commemorative plaques of recognized historical agencies, provided that no such symbol, plaque, or identification emblem shall exceed ten (10) square feet in area.

S. Temporary directional signs. In any zone, a sign giving direction to a specific location for any public or private event may be placed under the following conditions:

- 1. No more than one sign may be placed on a parcel of property.
- 2. No such signs shall be placed on public property.
- 3. Must have a setback of one (1) foot from any sidewalk or street right-of-way line, whichever is greater.

4. Written consent of the owner or person entitled to possession of the property or their authorized representatives shall be obtained.
 5. Shall be removed within twenty-four (24) hours of the completion of the event.
 6. Shall not exceed three (3) feet in height, or when placed into a clear view area, two (2) feet in height.
 7. Shall not exceed six (6) square feet in sign area measured on one sign face individually, or eighteen (18) square feet collectively.
- T. Window Signs. Window signs which are painted on or temporarily affixed to the window surface shall not be as affixed as to block clear view of exits or entrances or to create a safety hazard. This applies also to inside illuminated signs (e.g., neon, etc.) which are within eight (8) inches of the window surface.
1. Regional Commercial zones: shall cover no more than thirty (30) percent of any single window, or thirty (30) percent of the entire surface area of a group of windows.
 2. Community Commercial, Business Park, Manufacturing, Light Manufacturing and R-4 zones: shall cover no more than twenty-five (25) percent of any single window, or twenty-five (25) percent of the entire surface area of a group of windows.
- U. Signs, not associated with home occupation signs, maybe used in residential areas for personal needs or requirements. Any holiday decoration that does not bear any commercial logo or message shall not be considered a sign.

13-4-2: SIGNS THAT REQUIRE A PERMIT:

Purpose: The streetscape is the combination of vehicles, buildings, signs, landscaping, roads, utility poles, etc., that dominant the view of the driver or pedestrian. a useful, attractive, and safe streetscape is necessary to regulate the size, location, and design of signs. Poorly designed, oversized, and inappropriately located signs in commercial and industrial areas and businesses in residential neighborhoods can be detrimental to the achievement of effective, safe and attractive streetscapes, it is important that the permanent and temporary signs in these areas receive approval (permits) from the City.

- A. Unless otherwise provided by this Title, all signs shall require permits and payment of fees as described in § 13-8-3 of this Title. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.
- B. Illegal signs. No person shall construct maintain or permit to be construct or maintained on any premises any sign which does not comply with the provisions of this Title.
- C. All necessary construction and engineering specifications must be submitted to satisfaction of all applicable building and construction code, laws and ordinances. The Department may also require, additional engineering information if there is a concern for the health or safety of the general public.
- D. Issuance: The Department shall issue a permit only to a sign contractor properly licensed in the state of Utah, for the construct, alteration or relocation of a sign within the City when an application

therefore has been properly made and the sign complies with all appropriate State and Federal laws and regulations of the City.

- E. Term: Every permit issued by the Department under the provisions of this Title shall expire and become null and void if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of issuance of a permit, or if the work authorized by a permit, stops is suspended or abandoned for any reason for a period of one hundred eighty (180) days or more at any time after the work is commenced. Before such work can be commenced or resumed after a one hundred eighty (180) day suspension of work or abandonment period, a new permit shall first be obtained and the fee therefore shall be one-half the amount required for a new permit, provided no changes have been made or will be made in the original plans and specifications the suspension of work or abandonment has not exceeded one (1) year.
- F. Suspension or Revocation: The Department may at any time, in writing, suspend or revoke a permit issued under the provisions of this Title whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of any ordinance or any of the provisions of this Title.
- G. Effect of issuance: No permit for a sign shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance or for damages resulting from a nuisance.

Commercial and industrial uses are generally more intensive than those found in residential zones. Since these uses are designed by size, location, and style to attract attention and provide services to the public, they generally need signage to achieve that end. 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. Therefore, it is the intent and purpose of this Section to outline regulations and design standards for signs in both commercial/industrial and residential areas that will allow the business to identify itself while allowing Roy City to create and maintain safe and aesthetically pleasing streetscapes regardless of zone.

6) General Regulations for all signs

Commercial/Industrial zones: The total sign area allowed per business shall not exceed the square footage as determined by the following formula: four (4) square feet for each linear foot of building frontage, of a licensed business, with a maximum allowance of 300 square feet per street frontage. For any business that backs onto the Freeway (I-15), the freeway may be counted as additional street frontage.

7) Types of signs allowed:

- I. Wall Signs: Wall Signs should be the primary form of identification for business uses in the City. Each business may have a minimum of one (1) wall sign.

Wall Signs as a Permitted Use in Non-Residential Zoning Districts (Regional Commercial, Community Commercial, Business Park, Manufacturing, Light Manufacturing & Recreation) and the R-4 Zoning District – The following regulations shall apply:

- a. Wall signs shall not extend above the height or beyond the width of the building facade (Ord. 593, 6-26-1984)

2. Monument Signs: Monument Signs include low-profile signs with little or no clearance from grade to cabinet, and may be located on pedestals of no more than one (1) foot in height or on foundations or other support structures directly on the ground. In all cases, Monument Signs will appear to be generally supported directly on the grade or foundation.
 - a. General Requirements – The following regulations and standards shall apply to all Monument Signs in all zoning districts.
 - d) Site Relation. Monument Signs shall be designed to relate to the building and site with which they are associated through the use of placement, similar colors, materials, or architectural details and elements.
 - e) Visual Clearance Triangle. No Monument Sign shall be located in such a way as to impede the clear view of vehicular or pedestrian traffic on any site, path or roadway, whether public or private.
 - f) Setback Required. In addition to visual clearance triangle requirements, Monument Signs shall be setback a minimum of five (5) feet from any property line, and may not be located closer than ten (10) feet to any point of vehicular access.
 - g) Landscaped Areas. All Monument Signs shall be located within landscaped areas.
 - b. Monument Signs as a Permitted Use in Non-Residential Zoning Districts (Regional Commercial, Community Commercial, Business Park, Manufacturing, Light Manufacturing & Recreation) and the R-4 Zoning District – The following regulations shall apply:
 - c) Street Frontage Less Than One Hundred (100) Feet – T:
 1. Height. Maximum height allowed shall be six (6) feet.
 2. Width. Maximum width allowed shall be eight (8) feet.
 - d) Street Frontage Greater than One Hundred (100) Feet –:
 4. Height. Maximum height allowed for Monument Signs shall be eight (8) feet.
 5. Width. Maximum width (length) allowed shall be twelve (12) feet.
 - c. Monument Signs as a Permitted Use for Residential Subdivisions and Public or Quasi-Public Uses in Residential Zoning Districts, and are not intended to govern or allow the use of such signs for non-conforming commercial uses in residential zoning districts – the following regulations and standards shall apply:

- e) Height. Maximum height allowed shall be four (4) feet.
- f) Width. Maximum width (length) allowed shall be six (6) feet.
- g) Planning Commission Review. The Planning Commission approve Monument Signs for subdivision entrances and public or quasi-public uses in residential zoning districts with heights up to eight (8) feet and widths up to twelve (12) feet using the site plan review process upon finding that such an increase is appropriate relative to property size, sign location, and the design and purpose of the sign.

(Ord. 1020, 11-17-2009; Ord. 1037, 12-7-2010)

3. Pole Signs

- a. Pole Signs include freestanding signs with an identifiable support structure and a separate cabinet for sign copy clearing at least ten (10) feet above grade.
- b. General Requirements – The following regulations and standards shall apply to all Pole Signs in all non-residential zoning districts:
 - e) Clearance. All Pole Signs shall provide a minimum clearance of ten (10) feet to the bottom of the lowest cabinet face.
 - f) Setback. Pole Signs may be located in any required setback or landscaping area, but shall maintain a minimum setback of one (1) foot from any property line, and a minimum of ten (10) feet from any point of vehicular access to the public right-of-way, as measured to the sign cabinet.
 - g) Pole Cover. All freestanding signs must have the structural supports covered or concealed with pole covers (pylon covers) a minimum of one-fifth and a maximum of one-third of the sign cabinets. The actual structural supports shall not be exposed, and the covers must be architecturally and aesthetically designed. Pole covers shall not contain sign copy.
 - l. Exception. Freeway Oriented Signs, as described in this Title
 - h) Multiple Cabinets. No Pole Sign may consist of more than two separate sign cabinets, notwithstanding allowable sign areas.
 - i) Number of Signs. No site or development may have more than one (1) Pole Sign as defined herein.

- A. Exception. Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres and with a minimum street frontage of one-hundred fifty (150) feet, may be allowed a maximum of two (2) Pole Signs. Such signs must be separated by at least one hundred (100) feet, as measured by the closest points of the two sign cabinets.
- c. Regional Commercial and Manufacturing Zoning Districts. The following regulations and standards shall apply to all Pole Signs in the Regional Commercial and Manufacturing zoning districts:
- d) Height. Pole Signs shall be allowed as a Permitted Use at a maximum height of thirty (30) feet.
- e) Freeway Oriented Signs. Pole Signs in the Regional Commercial zoning district on properties east of 1900 West Street, and located within three hundred (300) feet of the Interstate 15 right-of-way, as measured at the closest property lines, may be considered a Freeway Oriented Sign with the following considerations:
1. Conditional Use. To be considered a Freeway Oriented Sign, a sign must be granted a Conditional Use, and may be allowed a maximum height of up to fifty (50) feet.
 2. Location. Freeway Oriented Signs must be located on a portion of the property closest to or adjacent to Interstate 15. Freeway Oriented Signs cannot be located on the frontage of 1900 West Street or any other applicable street.
- f) Shopping Center Signs. Pole Signs in Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres, and which are designed to contain sign copy for multiple tenants, may be considered Shopping Center Signs, and the following standards shall apply:
- A. Conditional Use Required. Shopping Center Signs shall require Conditional Use approval. Under the Conditional Use approval, a maximum height of up to forty (40) feet in height may be allowed.
 - B. Theme Required. If a sign is to be considered a Shopping Center Sign, it must be accompanied by a proposal and theme for all on-premise signage to be approved as a part of the Conditional Use. Such a proposal must contain the theme for the overall design and placement of all signage, and must demonstrate that the signage relates to and is integrated with the site architecture, function, and design. The proposal must also be found to demonstrate that the impacts of greater height are successfully mitigated by the property size, building mass, architecture, placement, or other considerations.

- d. Community Commercial, Business Park, Light Manufacturing, Recreation, and R-4 zoning districts. The following regulations and standards shall apply:
 - g) Height. Pole Signs shall be allowed as a Permitted Use at a maximum height of twenty (20) feet.
 - h) Single Pole. Pole Signs shall be supported by a single pole structure, or will appear to be supported by a single pole structure through the use of pole covers or other devices.
 - i) Landscaped Areas. All Pole Signs shall be located in landscaped areas.
 - j) Site Relation. All Pole Signs shall be designed to relate to the building and site with which they are associated through the use of placement, similar colors, materials, or architectural details and elements.
- a. 4. Electronic Message Center (EMC) Signs, include signs or portions of signs with changeable electronic copy or otherwise electronically animated display. The regulations and standards in this Section shall apply to all such signs, including public service, time and temperature signs. Simple digital copy which is included as a portion of a larger sign used for the sole purpose of indicating prices for various types and grades of gasoline shall not be considered an Electronic Message Center Sign.

General Requirements – The following regulations and standards shall apply to all Electronic Message Center Signs:

 - d) Proportion Allowed. No more than fifty percent (50%) of any sign face may be used as an Electronic Message Center Sign. No portion greater than thirty percent (30%) of the total allowable signage for a property may be used as an Electronic Message Center Sign.
 - I. Exception. Monument Signs intended to be used as Electronic Message Center Signs may be allowed to utilize up to seventy –five percent (75%) of the sign face.
 - e) Number Allowed. No site or development shall have more than one (1) Electronic Message Center Sign.
 - I. Exception. Shopping Centers, as defined by Roy City Ordinance, of at least five (5) acres and with a minimum street frontage of one-hundred fifty (150) feet, may be allowed a maximum of two (2) Electronic Message Center Signs. Such signs must be separated by at least one-hundred (100) feet as measured at the closest points of the two sign cabinets.
 - f) EMC signs can only be a part of either a monument or pole sign and are not allowed as a wall sign.
 - g) Public and Quasi-Public Uses. Notwithstanding other regulations of this Section, public and quasi-public uses may seek Conditional Use Permits to allow Electronic Message

Center Signs if it is determined that a public need can be met, or a public benefit can be provided, and that impacts to surrounding properties can be properly mitigated. When considering Conditional Use Permits allowing Electronic Message Center Signs for public and quasi-public uses, the City may further restrict the size, percentage allowances, and other requirements of this Section in order to mitigate impacts.

- b. Electronic Message Center Signs – In Regional Commercial, Community Commercial, Business Park and Manufacturing zoning districts, Electronic Message Center Signs shall be allowed as a permitted use with the following restriction:
 - i. No EMC Sign shall be located within one hundred (100) feet of another EMC sign on the same property or adjacent to a residential zoning district as measured at the closest property lines.
 - ii. Display of each message shall remain for a minimum of six (6) seconds before transitioning to another message.
 - iii. EMC Signs shall be allowed a maximum brightness of 0.3 foot-candles above ambient light. When considering specific signs under the Conditional Use Standards set forth in the Roy Municipal Code, the City may impose more strict requirements for dimming if it is found that special circumstances exist.
 - iv. No EMC Sign shall be operated in such a way as to become a nuisance to surrounding properties, or to be an interference with traffic or public safety in any way.
 - v. An EMC Sign must be located within the front setback of the property.
 - c. Electronic Message Center Signs Prohibited. In Recreation, Light Manufacturing and in all residential zoning districts, Electronic Message Center Signs of all types are prohibited except as specifically allowed by § 13-4-2 D 2 c
5. Canopy (Gas Station) signs: Signs for canopies over gas islands are regulated as follows:
- a. Sign copy, corporate logos, etc. may be a maximum of ten (10) percent of one face of the canopy.
 - b. Up to three-(3) sides of the canopy may be used for signs.
 - c. Individual letters, logos, or symbols may not extend beyond the canopy face.
6. Home occupation signs. Home occupation signs are allowed within any zone based upon issuance of a business license. Home occupation signs shall not exceed two (2) square feet in area and must be attached to the home.

7. Temporary Sign Standards: The City realizes that from time to time it is necessary for a business to advertise special events and other commercial messages. To help businesses address this issue, the following regulations have been established for temporary banners and signs. 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 of any kind, and shall not be attached to telephone poles, fences, or trees.

Temporary signs may be attached to existing permanent signs only for a grand opening or reopening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed ownership names or types of business. No off-premise temporary signs are allowed except those specifically noted and regulated for real estate purposes or otherwise noted in the Title.

a. General Provisions

- i. A temporary sign shall be located on-premises only.
- ii. A temporary sign shall not be located within five (5) feet of any public sidewalk or any public right-of-way.
- iii. A temporary sign shall not be illuminated, flash, blink, spin, rotate, block traffic visibility of vehicles entering onto a public street, or cause a public nuisance of any kind
- iv. A temporary sign shall not be located closer than twenty-five (25) feet to any residential zone.
- v. A temporary sign shall not be located within the clear-view area set forth in this Title
- vi. For any single or two tenant property, the following shall apply:
 - A. Any tenant with less than ten thousand (10,000) sq ft of building area shall not display more than one (1) temporary sign at any time. The maximum area of any temporary sign shall be thirty-two (32) sq ft.
 - B. Any tenant with greater than ten thousand (10,000) sq ft of building area shall not display more than two (2) temporary sign at any time. The maximum combined area of any temporary sign shall be forty-eight (48) sq ft.
 - C. Where a property abuts two (2) streets, one (1) additional sign, oriented to the other abutting street, shall be permitted.
- vii. For any multi-tenant property, the following shall apply:
 - A. Any business with less than ten thousand (10,000) sq ft of building area shall not display more than one (1) temporary sign at any time. The maximum area of any temporary sign shall be twenty-four (24) sq ft. However, in no instance shall there be displayed more than three (3) temporary signs per one hundred (100) linear feet of frontage.

- viii. A temporary sign shall be a banner, blade, posters, wall sign, A-frame, or a pedestal type sign. Signs attached to the ground must be secured.
 - ix. A temporary sign shall be substantially constructed and adequately weighted, anchored, or attached to the ground to protect the public and property.
 - x. No permit shall be required for a temporary A-Frame sign that is removed at the end of each business day.
 - xi. An A-frame sign shall be designed, constructed, and installed such that it will lay flat if it is contacted by any object
 - xii. Any temporary sign, other than an A-frame sign, shall be posted not more than one (1) time each business quarter, for a maximum of thirty (30) concurrent days
- b. Types of Temporary Signs Allowed:
- i. Grand Opening Signs. Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed provided that the event shall not continue for more than sixty (60) days and that the permit is issued within the first year of operation. There shall be no more than one (1) sign allowed per business. Signs must comply with general size and location standards for signage in this Title and must be removed at the end of the 60 day period. ("Now Open", "Grand Opening", "New Location of...", "New Ownership," etc. are appropriate type message for such signs.)
 - ii. Going Out of Business/Bankruptcy Period. A business may apply for a special permit in order to facilitate the liquidation of inventory for a failing business for a period not to exceed ninety (90) calendar days and will be allowed only once for any business license. A temporary sign permit is required. (Special product, price or service advertising are appropriate during these periods.)
 - iii. Directional Signs for Subdivisions or Residential Developments. Written permission of the property owner must be obtained and presented to the Director before they are erected.
 - A. Three directional signs may be allowed for a developer to guide traffic to the site and should contain only the name, address, and direction of the development. They are limited to sixteen (16) square feet in area and eight (8) feet in height and must be placed entirely upon private property with the permission of the owner. Two additional sixteen (16) square foot directional signs may be allowed by the Director if a special need or unusual circumstance can be demonstrated. They may not encroach upon any public right-of-way and may not be located within the sixty (60) foot traffic visibility triangle on corners.
 - B. Such signs shall be removed within 2 years of the issuance of the first building permit in the project or if the lots are sold out before 2 years immediately upon sale of the last lot. An extension may be granted by the Director if a 60 % of the lots have not been sold at the end of the 2-year period.

13-4-3: BUS STOP BENCH AND ENCLOSURE SIGNS: Signs on public bus benches or attached to bus enclosures located on public or private property are approved by the Planning Commission. Approval shall be subject to the following criteria:

- D. No public nuisance or hazard is created.
- E. The signage shall not advertise tobacco, alcoholic beverages or allow the depiction of any matter deemed by the Planning Commission to be obscene, harmful to minors or in violation of law.
- F. The signage shall be maintained at all times, including at a minimum:
 - 4. Removal of trash and emptying of any receptacle.
 - 5. Snow removal.
 - 6. Graffiti removal.
 - 6. The owner shall respond within twenty four (24) hours of any request from the City to clean or service any bench, shelter or trash receptacle.
 - 7. In the event the Director deems that any shelter, bench or trash receptacle is unsafe needing immediate repair or removal, the owner shall respond within two (2) hours of notification.
- D. The city may remove any bus bench or shelter placed wholly or partly within the public right of way or any public property contrary to the provisions of this chapter. (Ord. 848, 12-15-1998)

CHAPTER 5 - NONCONFORMING SIGNS

SECTION:

13-5-1: Nonconformity

13-5-1: NONCONFORMITY:

- 6. Any sign not in conformance with the provisions of this chapter and which was constructed or installed without a permit, shall be removed within ten (10) days upon notification from the Director.
- 7. Signs for which permits were previously issued and which are made nonconforming by updated or amended the provisions of this Title shall be permitted to remain. Under no circumstances shall such nonconforming signs be remodeled or replaced except as specifically provided for in this Title. The provisions of Subsection L of this Section shall also apply to such nonconforming signs.
- 8. Any existing sign, conforming to the provisions of this Title relative to size and location, but nonconforming as to structure requirements, shall be removed or replaced within ninety (90) days upon written notice from the City. If they are deemed to be a hazard, or more than fifty percent (50%) damaged, they shall be removed or repaired in accordance with the structural requirements of this Title within ten (10) days after receiving notice from the City.
- 9. Any sign on a building determined to be abandoned shall be removed within ten (10) days of notification by the Director to the property owner and/or owner of the business advertisement and/or owner of the sign.

- 10. Nonconforming uses in residential zones; one sign per use. One square foot of sign area per lineal foot of building frontage, with a maximum of fifty (50) square feet.
- 11. Nonconforming uses in other than residential zones; one sign per use. Area of the sign shall be in accordance with the provisions of regulations set forth in this Title for the respective zone in which the nonconforming use is located.

CHAPTER 6 - CONSTRUCTION SPECIFICATIONS

SECTION:

- 13-6-1: Inspection Required
- 13-6-2: Building Code Compliance

13-6-1: INSPECTION REQUIRED:

- A. Required Inspections. A footing and final inspection shall be required for all signs requiring a permit.
- B. Re-inspection. A re-inspection may be required of any sign upon primary inspection was not built in complete compliance with the regulations of this Title or applicable International Building Codes.

13-6-2: BUILDING CODE COMPLIANCE:

All signs shall comply with the appropriate detailed provisions of the International Building Code, as amended relating to design, structural members, and connections. All metal, wire cable supports, and braces shall have engineering provided by an engineer licensed in the State of Utah. Signs shall also comply with the applicable provisions of the Electrical Code of Roy City and the additional construction standards as set forth in the Title.

CHAPTER 7 - BILLBOARDS

SECTION:

- 13-7-1: Purpose and Intent
- 13-7-2: Cap on number of Billboards
- 13-7-3: Permitted and Prohibited Locations
- 13-7-4: Removal of Billboards
- 13-7-5: Relocation of Billboards
- 13-7-6: Maintenance of Billboards

13-7-1: PURPOSE AND INTENT:

It is the purpose and intent of this Chapter to limit the number of billboards to the total number of existing billboards. This Chapter further provides for the reasonable regulation of billboards with the intent of limiting negative impacts, enhancing the aesthetics of existing and new billboards, implementing goals and policies promoting safety, the protecting of property values, aesthetics, and the maintenance of gateways, views and vistas, that enhance the City and further the applicable elements of the City's General Plan.

13-7-2: CAP ON NUMBER OF BILLBOARDS:

The number of billboards allowed in the City shall be limited to the number of billboards that have received a legal Roy City permit as shown in Exhibit I. The number of billboards in the City shall never increase. A new billboard shall only be permitted as replacements or relocations of an existing billboard as permitted by this Title.

13-7-3: PERMITTED AND PROHIBITED LOCATIONS:

Billboard Permitted Areas. Billboards shall be permitted in areas as defined by "Exhibit I" attached hereto and incorporated herein. Any billboard not in the designated area shall be considered nonconforming. If differences exist between this Ordinance and Exhibit "I", Exhibit "I" shall take precedence.

I-15 Corridor: Billboards shall be permitted in any non-residential zoning district along the I-15 Corridor, within three hundred feet (300') of the I-15 centerline, measured to the billboard pole.

13-7-4: REMOVAL OF BILLBOARDS:

Prior to the removal of any billboard in Roy City the following requirements must be met:

- A. Permit required. Billboards may be removed by the billboard owner only after obtaining a demolition permit from Roy City. Owners that do not obtain the appropriate demolition permit shall forfeit the right to reconstruct, relocate, build or convert any billboard that is removed without a permit.
- B. Application shall be made by obtaining a demolition permit provided by the Department.

13-7-4: RELOCATION OF BILLBOARDS:

- A. The owner of a billboard may relocate a billboard from any conforming or nonconforming site to a conforming, approved location only after a permit is obtained as set forth in this Title and must comply with other provisions of this Chapter.
- B. Billboards moved to an approved location shall conform to all sign requirements of the new location.
- C. Billboards in an approved location or billboards moving into an approved locations are permitted to convert to digital or enlarge the sign face. However, Billboards n nonconforming locations shall not be permitted to convert or enlarge the sign face.
- D. Owners relocating billboards from a conforming or nonconforming location to a conforming location shall install the relocated billboard within twelve (12) months of the issuance of a demolition permit, with not more than one (1) extension of up to six (6) months each granted by the Department. If the billboard is not installed within the maximum allowed time frame, then the ability to relocate said billboard is forfeited.

13-7-5: MAINTENANCE OF BILLBOARDS:

- A. Each billboard shall be maintained in a safe, presentable, and good condition; including the replacement of defective parts, painting, cleaning, removal of old or dilapidated advertisements and other acts required for the maintenance of said sign.
- B. For any structural changes to an existing billboard, a building permit shall be required.

CHAPTER 8 - ADMINISTRATION AND ENFORCEMENT

SECTION:

- 13-8-1: APPLICATION FOR PERMIT
- 13-8-2: PERMIT FEES
- 13-8-3: PERMIT CONDITIONS AND PENALTIES:

13-8-1: APPLICATION FOR PERMIT:

- A. Application for a permit for the construction, alteration, or relocation of a sign shall be made to the Department upon a form provided by the Department and shall include the following information:
1. Name and address of the owner of the sign.
 2. Proof of current Roy City Business License.
 3. Street address or location of the property on which the sign is to be located, along with the name, phone number and address of the property owner.
 4. Contractor information, to include license number, phone number and address.
 5. Value of sign.
 6. The type of sign or sign structure as defined in this Title.
 7. For wall signs:
 - a. Scale drawings showing square foot dimensions of both the building and the sign, sign composition, and type of illumination.
 - b. A profile drawing of how the sign will appear from the street/parking area and on the building.
 - c. Detail sign construction and attachment including electrical plan.
 8. For monument or freestanding sign:
 - a. Number of acres and length of lineal frontage of property.
 - b. A site plan showing the relationship of sign to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways along with the locations and square footage areas of all existing signs on the same premises and adjacent premises within one hundred (100) feet.
 - c. Specifications and scale drawing showing the materials, design, dimensions, structural supports, method of attachment and electrical components of the proposed sign.
 9. For pole signs:
 - a. Scale drawings showing square foot dimensions of the sign, height clearance, sign composition, and type of illumination.
 - b. A profile drawing of how the sign will appear from the street/parking area and on the building.
 - c. Detail sign construction and attachment including electrical plan.

10. For temporary signs:

- a. Length of period of display, type of request.
- b. Plot plan showing relationship of sign(s) to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.

13-8-2: PERMIT FEES:

All applications for permits filed with the Department shall be accompanied by a payment of the initial permit fee for each sign according to a fee schedule set by resolution of the Roy City Council.

13-8-3: PERMIT CONDITIONS AND PENALTIES:

- A. A permit issued by the Department becomes null and void if work is not commenced within one hundred eighty (180) days of issuance. If work authorized by the permit is suspended or abandoned for one hundred eighty (180) days, the permit must be renewed with an additional payment one-half of the original fee.
- B. If any sign is installed or placed on any property prior to receipt of a permit, the specified permit fee shall be doubled. However, payment of the doubled fee shall not relieve any person of any other requirements or penalties prescribed in this title.

CHAPTER 9 - VIOLATIONS

SECTION:

13-9-1: PENALTY

13-9-1: PENALTY:

Any person who shall fail to comply with, or shall violate any of the provisions of this Title, or any lawful rules or regulations promulgated hereunder, shall be deemed guilty of a class C misdemeanor and, upon conviction, subject to penalty as provided in section 1-4-1 of this code. The penalty provided herein shall be in addition to any suspension or revocation of any license or permit issued by the City. (Ord. 593, 6-26-1984; amd. 2003 Code)

CHAPTER 10 - CONFLICT

SECTION:

13-10-1: CONFLICT

13-10-1: CONFLICT:

If any portion of this Title is found to be in conflict with any other provision of any zoning, building, fire, safety, or health ordinance of the city code, the provision which establishes the higher standard shall prevail.