



established 1937

PLANNING COMMISSION

• Chair – Gennie Kirch • Vice Chair – Lindsey Ohlin • Members: • Bob Dandoy • Leland Karras • Douglas Nandell • Joe Paul • Claude Payne

AGENDA

October 27, 2015

6:00 p.m.

The Roy City Planning Commission regular meeting will be held in the Administrative Conference 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 October 13, 2015 minutes
3. Discussion of the proposed Title 13 - Sign Ordinance
4. Commissioners Minute
5. Staff Update
6. 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 23rd day of October, 2015. A copy was also provided to the Standard Examiner and posted on the Roy City Website on the 23rd day of October, 2015.

STEVE PARKINSON;
PLANNING & ZONING ADMINISTRATOR



1 ROY CITY PLANNING COMMISSION

2
3 October 13, 2015

4
5 Minutes of the Roy City Planning Commission Meeting held in the City Council Room of the Roy
6 City Municipal Building on October 13, 2015, at 6:00 p.m.

7
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 Gennie Kirch, Chairman Steve Parkinson, Planner
15 Bob Dandoy Michelle Drago, Secretary
16 Leland Karras
17 Doug Nandell
18 Lindsey Ohlin
19 Joe Paul
20 Claude Payne

21
22 Others present were: Cathy Spencer, Management Services Director; Scott Berry; Bert Visser;
23 Marlene Eastman; Daryn Murphy; Don Higgs; Orlene Higgs; Greg Sagen; and Mike Slater.

24
25 Pledge of Allegiance: ?

26
27 1. DECLARATIONS OF CONFLICT

28
29 There were none.

30
31 2. APPROVAL OF SEPTEMBER 8, 2015, MINUTES

32
33 **Commissioner Paul moved to approve the September 8, 2015, minutes as corrected.**
34 **Commissioner Karras seconded the motion. Commission members Dandoy, Karras, Kirch,**
35 **Nandell, Ohlin, Paul, and Payne voted "aye." The motion carried.**

36
37 3. CONTINUED – REQUEST TO CONSIDER A SITE PLAN TO ALLOW ACCESSORY
38 BUILDINGS FOR THE SOUTHERN COMFORT RESAURANT LOCATED AT 5357
39 SOUTH 1900 WEST

40
41 Steve Parkinson stated that this item was being continued from the August 11, 2015, meeting.
42 Since the August 11th meeting, the applicant, Scott Berry, met with the City Manager, the City
43 Attorney, and himself, the City Planner, regarding landscaping and other issues. He believed Mr.
44 Berry understood the need for landscaping. Mr. Berry subsequently submitted a new site plan.
45 Because the site was vacant so long, it lost any non-conforming rights. Mr. Berry's restaurant was
46 being treated like any other new use. The site needed to come into compliance as much as
47 possible. The staff originally looked at landscaping along 1900 West to coincide with the City's
48 beautification efforts. The new site plan submitted by Mr. Berry was proposing landscaping on
49 1950 West, the west side of the site, as well. Mr. Parkinson felt it would be great to get the
50 additional landscaping, but he was most concerned about the frontage on 1900 West. There were
51 already areas along 1950 West that could be landscaped. The new site plan changed the

52 configuration of the parking in the front so only one to two parking spaces would be lost rather
53 than five. Mr. Berry had agreements in place to use parking on adjacent properties. Mr. Parkinson
54 felt the site had enough parking. The staff had found that the proposed site plan could meet the
55 design standards established in the Zoning Ordinance. The staff recommended that the Planning
56 Commission approve the proposed site plan for accessory buildings for the Southern Comfort
57 Restaurant located at 5357 South 1900 West subject to the requirements of the Building Official;
58 the recommendations of the DRC outlined in its July 27, 2015, memo; the applicant providing a
59 financial guarantee for all of the required landscaping, including removal of any concrete or
60 asphalt; that the area west of the building be hard surfaced or posted with 'no parking' signs and
61 posts and chains; and that violations to Building, Fire, Health and/or Planning Codes cease.
62 Failure to comply with this approval or further violations would result in the revocation of the
63 applicant's business license.

64
65 Scott Berry, West Haven, stated that after meeting with Mr. Parkinson he decided to include
66 landscaping along 1950 West. They had determined that the landscaping along 1900 West, as
67 originally shown, was the way it needed to be. The property owner had not been cooperative
68 about the landscaping in the past, but with the City's help he was participating in the landscaping
69 along 1900 West. Mr. Berry wanted to do the landscaping along 1950 West to stop problems with
70 parking. He put the storage box on the back of the building rather than along the property line.
71 His staff liked the location better. He felt everybody was now happy.

72
73 Commissioner Nandell asked when the landscaping would be installed. Mr. Berry planned to start
74 getting estimates immediately. He wanted to get the landscaping in and the parking lot restriped
75 before the winter weather arrived.

76
77 Commissioner Paul asked about the resident living in the motor home. Mr. Berry said the motor
78 home was not on his lot, and it was next door and was a temporary situation.

79
80 Chairman Kirch asked if Mr. Berry was aware of the conditions of approval. Mr. Parkinson said
81 Mr. Berry had received a copy of the staff report.

82
83 Steve Parkinson felt it would be good to get the asphalt cut, and the ground prepared for the
84 landscaping this fall. Secondary water had been shut off for the season. The staff did not have an
85 issue if the landscaping was delayed until spring if the parking lot was prepared.

86
87 **Commissioner Dandoy moved to approve a revised site plan to allow accessory buildings**
88 **and landscaping for the Southern Comfort Restaurant located at 5357 South 1900 West**
89 **based on the staff's findings and subject the conditions recommended by the DRC in its**
90 **July 2015 memo, the removal of asphalt, and sequential installation of landscaping.**
91 **Commissioner Paul seconded the motion. Commission members Dandoy, Karras, Kirch,**
92 **Nandell, Ohlin, Paul, and Payne seconded the motion. The motion carried.**

93
94 4. PUBLIC HEARING TO CONSIDER A REQUEST FOR A CONDITIONAL USE, SITE
95 PLAN, AND BUILDING ELEVATIONS FOR A 31-UNIT MULTI-FAMILY SENIOR
96 HOUSING COMPLEX LOCATED AT 2350 WEST 4000 SOUTH

97
98 Steve Parkinson stated that the property located at 2350 West 4000 South was rezoned from
99 Manufacturing to R-4 in August of 2014. Because the property was already zoned R-4, the
100 proposed senior housing complex just needed approval of a conditional use, site plan, and

101 building elevations. The conceptual plans submitted by the applicant originally showed an L-
102 shaped building. When the geotechnical reports came back, the building had to realigned and
103 became rectangular.

104

105 Mr. Parkinson stated that the number of units proposed by the developer was questionable. The
106 County records showed that the property was 2.6 acres in size, but the survey indicated it was
107 only 2.1 acres. He felt the applicant was proposing enough amenities to warrant approval of the
108 density bonus allowed in the Multi-Family Standards in Section 1110 of the Zoning Ordinance.
109 The staff had asked that the garden size be increased to accommodate all of the residents and
110 that the outdoor seating be increased. There were indoor fitness amenities, and the building was
111 energy star rated. The architectural features of the building met the requirements of the Zoning
112 Ordinance. There wasn't a 30-foot section without an undulation in the façade. The exterior
113 materials would be stone, brick, and siding. The site contained 36 underground parking spaces,
114 fourteen covered spaces in the parking lot, and 38 uncovered parking spaces. He felt the overall
115 site satisfied the requirements of the City. Most of the DRC comments related to site details that
116 would not change the configuration of the building or parking. The staff had found that all of the
117 conditional use standards had been met; the building elevations and proposed materials met the
118 Zoning standards; and the site plan could meet all of the requirements of the ordinance. The staff
119 recommended that the Planning Commission recommend that the City Council approve the
120 conditional use, site plan, and building elevations subject to the compliance with the DRC
121 requirements in its October 9, 2015, memo.

122

123 Commissioner Paul asked how the proposed site plan would be affected if the City widened 4000
124 South. Mr. Parkinson felt it would be affected just like all of the other homes on 4000 South. The
125 proposed building would be located 30 feet from the sidewalk. Most of the homes were only 25
126 feet. The property located on the south side of 4000 South was vacant so any widening could be
127 shifted to the south. Commissioner Paul asked if the building could be shifted five feet further
128 north. Mr. Parkinson said that if the City had current plans to widen 4000 South, the staff could
129 warn the applicant. The City did not have current plans to widen 4000 South.

130

131 Commissioner Dandoy asked about the height of the building. Steve Parkinson said it depended
132 on which direction one was looking. The property sloped drastically. There would be a total of
133 three levels, plus underground parking. Commissioner Dandoy asked if privacy of the homes to
134 the east would be impacted. Mr. Parkinson said that homes to the east were located uphill for the
135 property. He didn't feel there would be a sight view issue.

136

137 Commissioner Nandell asked about fire access and the dumpster location. Steve Parkinson said
138 the Fire Department reviewed the site plan for access. Their concerns were listed in the DRC
139 memo. The applicant would have to satisfy the Fire Department and identify a dumpster location
140 on the site plan.

141

142 Commissioner Dandoy asked if a senior complex would be compatible with plans the City might
143 develop for the area around the Front Runner Station. Mr. Parkinson said the commercial uses
144 around other stations weren't high demand. It might be something like a coffee shop. The staff
145 had been considering a work session between the Planning Commission and City Council to
146 discuss a master plan for the area around the Front Runner Station. UTA and Weber County
147 would like see a mixed with multi-family and small commercial uses. Roy City needed to determine
148 what it wanted. The current General Plan did not even identify the Front Runner Station. He felt
149 the proposed senior complex would be compatible with what UTA and Weber County wanted.

150 Chairman Kirch asked if the complex would have on-site management. Mr. Parkinson suggested
151 that question be answered by the developer.

152
153 Chairman Kirch asked about if the elevator would be large enough to accommodate furniture. Mr.
154 Parkinson said the elevator was not a planning issue. It would be covered by the building code.

155
156 Daryn Murphy, Commonwealth Development, Portland, Oregon, stated that in August 2014 they
157 requested that the property be rezoned from Manufacturing to R-4. Their rezone petition was
158 approved. Since then they had had a few surprises about the property. The County records
159 showed that the property was 2.6 acres in size, but the actual survey showed it was only 2.1
160 acres. The actual property size was a surprise to the brokers and former owners. Their funding
161 from the State was approved for 31 units. If they didn't have 31 units, they wouldn't receive the
162 funding. It was all or nothing. The results of the geotech report caused them to abandon plans for
163 an L-shaped building. The proposed building was now rectangular in shape and four stories
164 instead of three. The west side of the building was 45 in height. It was 35 feet on the east side.

165
166 Commissioner Paul asked how the building height would affect the property owners to the east.
167 Mr. Murphy felt the adjoining property owners would be looking down on to roof of the senior
168 complex.

169
170 Daryn Murphy stated that they were requesting approval of the density bonus in order to receive
171 State grant money. The development proposal was transit oriented. He felt the senior occupants
172 would use Front Runner. The building would be energy rated and would have indoor fitness
173 facilities. There would be an outdoor gardening area, and there would be on-site management.

174
175 Chairman Kirch stated the sidewalk would lead residents to the bottom of 4000 South. The
176 crosswalk to access the Front Runner Station was located at the top of the hill. Would there be a
177 crosswalk at the bottom of the hill too? Mr. Murphy said the interior sidewalk would connect with
178 the sidewalk on 4000 South. Chairman Kirch felt it would be better for seniors to cross 4000 South
179 at the top of the hill.

180
181 Daryn Murphy stated that the sidewalk along the north side of 4000 South ended at their west
182 property line. The City needed to convince UTA to build another 20 feet of sidewalk. Sidewalk
183 also needed to be built across the tracks to connect with sidewalk on the west side of the right-
184 of-way.

185
186 Michelle Drago stated that there was a sidewalk on the south side of 4000 South on the bottom
187 of the hill that led into the Front Runner Station.

188
189 Chairman Kirch asked if they had received written permission from UTA to use their right-of-way
190 to access the site. Mr. Murphy said the last they had heard from UTA was in April. UTA was going
191 to dedicate the right-of-way to Roy City. They would then have to work with the City to receive
192 permission to use the right-of-way and a maintenance agreement.

193
194 Chairman Kirch confirmed that the right-of-way would be paved to the north end of their site.

195
196 Steve Parkinson stated that the right-of-way was an easement. He wasn't sure who would be
197 responsible to maintain it. Commissioner Dandoy stated that the right-of-way would have to be
198 maintained. He felt it needed to be addressed. Mr. Murphy said they anticipated maintaining the

199 right-of-way to the north end of their site. They just weren't sure whether they needed to work with
200 the City or UTA.

201
202 There was a discussion regarding sidewalk access to the Front Runner

203
204 Commissioner Paul stated that the sidewalk on the north side would end at the trail. There
205 wouldn't be any sidewalk across the tracks.

206
207 Commissioner Dandoy asked if there would be fencing along the west side of the site. Mr. Murphy
208 said UTA had already installed a chain link fence along the west property line. There was also a
209 small retaining wall between their property and the tracks.

210
211 **Commissioner Nandell moved to open the public hearing at 6:40 p.m. Commissioner Ohlin**
212 **seconded the motion. Commissioners Dandoy, Karras, Kirch, Nandell, Ohlin, Paul, and**
213 **Payne voted "aye." The motion carried.**

214
215 Bert Visser, 2533 West 4800 South, stated that he used to haul fill off of this site. There was an
216 easement for a sanitary sewer the proposed building would be located right on top of sanitary
217 sewer and culinary water lines that ran through this property to the Karol's Mobile Home Park.
218 Chairman Kirch stated that a sanitary sewer easement was shown on the site plan.

219
220 Commissioner Nandell said the proposed building was located to the side of the easement.

221
222 Bert Visser stated that the dirt right-of-way was put in by the railroad. The property owners along
223 the west side of the bottom road in Hal Vern used the right-of-way to access the back of their lots.
224 He said there was a concrete island in the middle of 4000 South that would prohibit wheelchairs.
225 There had been discussions about putting businesses on the south side of 4000 South, which
226 was completely different than what was originally planned. UTA owned the vacant property on
227 the south side of 4000 South. They were reserving it for future parking. UTA also owned some
228 building lots on the east side of the station. UTA gave the City two of those lots in exchange of a
229 storm drain connection. His only other concern was access onto 4000 South. He didn't feel it was
230 legal for a site with 31 units to have only one access. It was similar to the subdivision the City
231 allowed on 4800 South. The International Building Code said the maximum number of units for a
232 single access was fourteen. Accessing the site would be difficult with just one ingress. He didn't
233 feel the right-of-way was wide enough for this site plus the property owners to the east. The
234 properties left to develop in Roy had problems. This piece of property had always had problems.
235 He felt the developer would have to go deep before they hit solid ground. He used to haul fill dirt
236 off this site.

237
238 Greg Sagen, 4027 West 4900 South, didn't feel this was the best location for this type of use if
239 the City was really considering a mixed use around the Front Runner Station and making the area
240 a destination place.

241
242 Commissioner Paul stated that this was a unique piece of property. It would not be a good location
243 for a restaurant due to the slope.

244
245 Steve Parkinson stated that property use was a landowner decision.

246

247 Daryn Murphy encouraged the City to work with UTA and Weber County to make the land across
248 the street a destination.

249
250 Chairman Kirch stated that UTA was holding the vacant land for future parking. The lots they
251 owned to the east were reserved for small townhomes. She felt the vacant property between the
252 railroad and the trail was pivotal if the City was looking for a mixed use area.

253
254 **Commissioner Karras moved to close the public hearing at 7:00 p.m. Commissioner Payne**
255 **seconded the motion. Commissioner Dandoy, Karras, Kirch, Nandell, Ohlin, Paul, and**
256 **Payne voted “aye.” The motion carried.**

257
258 Chairman Kirch asked if the 45 height would violate the maximum height regulation of 35 feet.
259 Steve Parkinson said the maximum height would be based on what the building code would
260 qualify. He wasn't sure about the maximum height until the City received the actual elevations.
261 He didn't feel 45 feet would be a problem because of the underground parking level.

262
263 Commissioner Ohlin asked the single access restriction from the building code. Mr. Parkinson
264 said he was not familiar with the International Building Code. Neither the Building Official or Fire
265 Department raised any concerns about a single access during the DRC review. The Fire
266 Department had been concerned being able to get their equipment onto the site. The Planning
267 Commission was a land use authority. The International Building Code was not part of the land
268 use regulations.

269
270 Chairman Kirch stated that a cul-de-sac could not be longer than 1,000 feet without secondary
271 access. This site was not a cul-de-sac.

272
273 Commissioner Dandoy stated that the Planning Commission was forwarding a recommendation
274 to the City Council. The Planning Commission did not know if the building height would exceed
275 the maximum height of 35 feet. He wanted to make sure the staff would address it. Mr. Parkinson
276 said the staff would address the building height with the developer.

277
278 Commissioner Dandoy felt that the City needed to recognize that its streets were congested.
279 There needed to be a discussion at the City level about how to deal with the congestion. Last
280 week the City Council held quite a discussion about roundabouts. This use would add to the traffic
281 on 4000 South. It was time the Planning Commission and City Council decided where they were
282 taking the City in the future. When the Planning Commission was reviewing a site, traffic shouldn't
283 be an issue. The City should have a plan.

284
285 Commissioner Paul felt the City would have to address widening 4000 South at some point.

286
287 Steve Parkinson stated that if the City asked the developer to push its building back, the City
288 would be required to purchase the extra frontage. As long as the site met the current ordinance
289 the City would have to live with the consequences.

290
291 Chairman Kirch stated that when the UTA site plan was reviewed there was discussion about a
292 semaphore at the entrance on 4000 South. During a similar discussion about Midland Drive, the
293 Planning Commission was told that it needed to plan for the future but it needed to live today.

294

295 Commissioner Dandoy said the City would have to deal with a lot more traffic in the City, and the
296 City would have to accommodate it. He felt the City needed to look at the big picture.
297

298 Steve Parkinson stated that this project itself would not cause congestion. The developments in
299 West Haven and Hooper were the biggest problems. The City had no control over them.
300

301 Chairman Kirch asked if there was any concern about the left turn movement from this site. Mr.
302 Parkinson said the City Engineer had not made any comments of concern.
303

304 **Commissioner Karras moved to recommend that the City Council approve a conditional**
305 **use, site plan, and building elevations for a multi-family senior housing complex located**
306 **at approximately 2350 West 4000 South based on the staff's findings and subject to the**
307 **conditions recommended by the October 9, 2015, DRC comments. Commissioner Payne**
308 **seconded the motion. Commission members Dandoy, Karras, Kirch, Nandell, Ohlin, Paul,**
309 **and Payne voted "aye." The motion carried.**
310

311 5. COMMISSIONER'S COMMENTS
312

313 Chairman Kirch asked that the Weber County Library turn its lights off. She also asked that
314 reflective tape be added to a piece of cement that stuck out into the northbound traffic on 4000
315 South. The cement could not be seen at night.
316

317 There was a discussion about the 4000 South roundabout.
318

319 6. STAFF UPDATE
320

321 Steve Parkinson stated that the Planning Commission members were invited to attend a seminar
322 regarding the Land Use Development Management Act at the Utah League of Cities and Towns
323 on Tuesday, October 27th at 1:00 p.m.
324

325 7. ADJOURN
326

327 **Commissioner Paul moved to adjourn at 7:21 p.m. Commissioner Nandell seconded the**
328 **motion. Commission members Dandoy, Karras, Kirch, Nandell, Ohlin, Paul, and Payne**
329 **voted "aye." The motion carried.**
330

331

332

333

334 Attest:

335

336

337

338 _____
Michelle Drago

339 Secretary

340

341 dc:poct1315

Gennie Kirch
Chairman



COMMUNITY DEVELOPMENT DEPARTMENT

established 1937

MEMO

Date: 27 October 2015
To: Planning Commission
From: Steve Parkinson – Planning & Zoning Administrator 
Subject: Title 13 – Sign Ordinance

After months of discussions and months of writing, staff has finally finished the proposed Title 13 – Sign Ordinance.

This new Sign Ordinance will remove language that is existing in Title 9 – Building & Construction Regulations; Chapter 4 as well as that which is found in Title 10 – Zoning Regulations; Chapter 20 and then create a new Title.

Even though all ten (10) chapters will constitute Title 13, the main chapters that need your review and comments are:

- Chapter 3 – General Provisions
- Chapter 4 – Regulations of Signs
- Chapter 5 – Nonconforming Signs
- Chapter 7 – Billboards

However, please review all of the chapters, but those mentioned above are the meat of the title.



TITLE 13

SIGN AND ADVERTISING DEVICES

Subject	Chapter
Purpose and Scope	1
Definitions	2
General Provisions	3
Regulations of Signs	4
Nonconforming Signs	5
Construction Specifications	6
Billboards	7
Administration and Enforcement	8
Violations	9
Conflict	10

CHAPTER I - 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 shall be to coordinate the type, placement, and physical dimensions of signs within the different land use zones; to recognize the commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate record keeping and consistent enforcement.
- 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. It is also the intention and purpose of this Title to promote short and long term civic beauty and order by establishing standards and regulations for sign design, location, size, type, compatibility, and aesthetics. By doing so it is hoped this ordinance 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 ordinance 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. Any non-commercial message may be substituted for any commercial message permitted under this ordinance.

12-1-3: INTERPRETATION:

- A. In interpreting and applying the provisions of this chapter, the sign regulations contained herein are declared to be the maximum allowable for the purposes set forth. If the Community Development Director (CDD) determines that an application needs further interpretation, the CDD may request Planning Commission to review of the proposal.

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 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, FLLDLIGHT: 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)

CHAPTER 3 - GENERAL PROVISIONS

SECTION:

13-3-1:	General Provisions for All Signs
13-3-2:	Prohibited Signs
13-3-3:	Permits Required
13-3-4:	Moving, Relocating or Altering of Signs
13-3-5:	Maintenance
13-3-6:	Lighting
13-3-7:	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. Section 1031 (4) Applies – 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. 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.

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 bearing the likeness or suggestion of any product or logo.
 10. Graffiti
 11. Miscellaneous signs and posters:
 - a. A-frame and portable signs of any nature.
 - b. Canvas signs and banners except as noted in this Title.
 - c. Portable signs.
 - d. Signs or posters of a miscellaneous character, visible from a public way, located on buildings, barns, sheds, trees, poles, posts, fences or other structures.

- e. Signs which are located on the roof of a building or structure, except as permitted in this Title.
 - f. Snipe signs.
 - g. Wind 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 basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property. This section is not intended to 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 that are considered to have "permanent outdoor retail space".
13. Public areas. No sign, handbill or poster, advertisement or notice of any kind or sort, whether political or otherwise, 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 and erected by a public agency or erected 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, except as specifically allowed by this ordinance for temporary signs or as part of a grand opening period or special promotion.
18. Festoons.
19. Off-Premise Sign.
- B. Hand-bills, signs-public places and objects:
- 1. Except as otherwise stipulated, 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 contrary to the provisions of this section 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 Community Development and/or the Public Works Departments have granted a written permit.
4. Nothing in this section shall apply to the painting of house numbers upon curbs.

13-3-3: PERMITS REQUIRED:

- 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 erect or maintain or permit to be erected or maintained on any premises owned or controlled by him any sign which does not comply with the provisions of this title.
- C. All necessary construction and engineering specifications must be submitted to satisfy the applicable building and construction code. The Department may also require, at its discretion, 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 erection, alteration or relocation of a sign within the City when an application therefore has been properly made and the sign complies with all appropriate laws and regulations of the City.
- E. Term: Every permit issued by the Department under the provisions of this chapter 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 such permit, or if the work authorized by such 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 thereafter a new permit shall first be obtained and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work and provided further, that such suspension 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 issued hereunder 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.
- H. Indemnification of City: As a condition to the issuance of a building permit for a sign. All persons engaged in the alteration, relocation or maintenance of signs over a public right-of-way or other sign work in, over or immediately adjacent to a public right-of-way or public property shall agree to hold harmless and indemnify the City, its officers, agents and employees, from any and all claims of negligence resulting from said erection, alteration, relocation, maintenance or other sign work.
- I. General Liability Insurance Required. As a condition to the issuance of a building permit for a sign all contractors performing sign work under this title shall obtain a comprehensive liability insurance policy and maintain limits no less than \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to each project/location or the general aggregate limit shall be twice the required occurrence limit. Said sign contractor shall furnish the City with a certificate of insurance which shall name the City, its officers, agents and employees as additional insureds under said policy. Said insurance shall be maintained in full force and effect during the term of the building permit license and said insurance policy or certificate shall provide that the City shall be notified of any cancellation of said insurance ten (10) days prior to the date of cancellation.

13-3-4: 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 said sign complies with all other provisions of this Title, or is altered so as to comply therewith. 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, or is altered so as to comply therewith.
- B. No existing sign may be altered unless said sign, after alteration thereof, complies with all other provisions of this title. Alteration shall be deemed to include 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 or other similar sign.

13-3-5: 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 shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

13-3-6: LIGHTING: Unless otherwise specified by this title, all signs may be illuminated. 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.

13-3-7: 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 detached 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.
- D. Appeal. Any person who has been ordered to remove an abandoned sign may appeal the decision of the Director

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 Bench SignsGen

13-4-1: **SIGNS NOT REQUIRING PERMITS:** The following types of signs are exempted from permit requirements but must be in conformance with 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. These signs may be erected within a public right-of-way upon approval of the Community Development Director.
- C. Commercial and Industrial Zones. It is recognized that 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 erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

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. Individual pads or parcels within centers are allowed their own sign, 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. It may not exceed twenty-four (24) square feet in area.
- D. Community Signs. Community signs require review by the Department and/or other pertinent City department, for compliance with the following criteria:
1. No sign(s) shall be permitted which is unsafe for vehicular or pedestrian traffic, is inappropriate with respect to location, size, time or duration of display, or is maintained in a deteriorated condition.
 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 Community Development 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 Community Development Director.
 4. Such signs may 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 or community for such events as:
 - a. Roy Days
 - b. Holidays
 - c. Cultural and/or Arts events
 - d. Change in seasons
 - e. General community promotion; i.e., business, with the prohibition of commercial endorsement or name on any such sign.
 - f. Such signs for any single purpose or event may not be displayed for more than thirty (30) days. However, the Community Development Director may approve community purpose signs for long-term purposes subject to review on a ninety (90) day basis.

- 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. Said 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 which provide direction or instruction and located entirely on the property to which they pertain and 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 and those of similar nature. Directional signs are to be limited to instruction or direction only and are not to have any form of commercial advertising on them other than a company logo.
- G. Flags. The flags, emblems, or insignias of any nation or political subdivision.
- H. Holiday or special events decorations.
- I. House numbers and name plates. House numbers and name plates not exceeding two (2) square feet in area for each residential building.
- J. Incidental Sign.
- K. Interior signs. Signs located within the interior of any building or stadium (if said signs are facing towards the interior of the stadium) or within an enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court of entrance of any theater.
- L. Memorial signs or tablets. Memorial signs or tablets, names of buildings, and dates of building erection when cut into the surface or facade of a building.
- M. 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 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.

- N. One attached nameplate per occupancy, not to exceed two (2) square feet in sign area.
- O. 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, and it shall be unlawful to fail to remove a campaign sign within 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 on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or questions on the ballot.
 5. Limitation of size of campaign signs. No sign shall not be greater than six (6) square feet, with the maximum height of the sign may not exceed four (4) 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 his authorized agents are empowered to take all steps necessary to remove the unauthorized sign including but not limited to enlisting the aid or assistance of any other department of the City and to secure legal process to the end 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. 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.

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 performed 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.
 11. Illegal signs, public nuisance. Campaign signs in violation of this section are hereby declared to be public nuisances, and may be abated as such by the City.
- P. Public notices. Official notices posted by public officers or employees in the performance of their duties.
- Q. 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.
- R. 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:
1. 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 the 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 sight 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. They shall not be placed in the park-strip. They shall not be attached to trees, poles or street signs, etc. Open house signs shall be displayed only during those hours/day(s) which the house is open for actual inspection.
- S. 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.
- T. 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 of said signs may be placed on a parcel of property.
 - 2. No such signs shall be placed on public property of any kind.
 - 3. Said signs must have a setback of one (1) foot from any sidewalk or street right-of-way line, whichever is greater.
 - 4. Permission must be granted by the landowner. Written consent of the owner or person entitled to possession of the property or their authorized representatives shall be obtained.
 - 5. Said signs shall be removed within twenty-four (24) hours of the completion of the event.
 - 6. Said signs shall not exceed three (3) feet in height, or when placed into a clear view area, two (2) feet in height.
 - 7. Said signs shall not exceed six (6) square feet in sign area measured on one sign face individually, or eighteen (18) square feet collectively.

- U. Window Signs. Window signs which are painted on or temporarily affixed to the window surface shall cover no more than 25% of any single window, or 25% of the entire surface area of a group of windows and 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.

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. The streetscape tells residents and visitors how the City as a whole feels about the environment, safety, aesthetics, and its sense of order, among other things. A useful, attractive, and safe streetscape is one that necessarily regulates the size, location, and design of business signs. Because a proliferation of poorly designed, oversized, and inappropriately located signs in commercial and industrial areas can be detrimental to the achievement of effective, safe and attractive streetscapes, it is important that the permanent signs in these areas receive approval (permits) from the City.

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.

- A. Wall Signs: Wall Signs should be the primary form of identification for business uses in the City. Each business is entitled to one wall sign.

- I. 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. 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)

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

B. 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.

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.
- I. 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:
- a. Street Frontage Less Than One Hundred (100) Feet – The following regulations and standards shall apply:
 - i. Height. Maximum height allowed shall be six (6) feet.
 - ii. 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:
 - i. Height. Maximum height allowed for Monument Signs shall be eight (8) feet.
 - ii. Width. Maximum width (length) allowed shall be twelve (12) feet.

- iii. 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.
- 2. 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:
 - 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)

C. Pole Signs

- 1. 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. 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.
 - i. Exception. Freeway Oriented Signs, as described in 13-4-2, B, 3, b.
 - d. Multiple Cabinets. No Pole Sign may consist of more than two separate sign cabinets, notwithstanding allowable sign areas.
 - e. Number of Signs. No site or development may have more than one (1) Pole Sign as defined herein.
 - 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) 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. 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:
 - i. 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.
 - ii. 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:
 - i. 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.
 - ii. 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. In the Community Commercial, Business Park, Light Manufacturing, Recreation, and R-4 zoning districts. The following regulations and standards shall apply:
 - a. Height. Pole Signs shall be allowed as a Permitted Use at a maximum height of twenty (20) feet.
 - b. 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.
 - c. Landscaped Areas. All Pole Signs shall be located in landscaped areas.
 - d. 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.
- D. 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 and intended only to indicate prices for various types and grades of gasoline shall not be considered an Electronic Message Center Sign.
- I. 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.
 - 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.
 - b. 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.
 - c. 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.
2. 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:
- a. 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.
 - b. Display of each message shall remain for a minimum of six (6) seconds before transitioning to another message.
 - c. 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, the City may impose more strict requirements for dimming if it is found that special circumstances exist.

- d. 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.
 - a. An EMC Sign must be located within the front setback of the property.
 3. 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.
- E. Canopy (Gas Station) signs: Signs for canopies over gas islands are regulated as follows:
1. Sign copy, corporate logos, etc. may be a maximum of 10% of one face of the canopy.
 2. Up to 3 sides of the canopy may be used for signs.
 3. Individual letters, logos, or symbols may not extend beyond the canopy face.
- F. Home occupation signs. Within any zone home occupation signs are allowed based upon issuance of a Business License. Home occupation signs are not to exceed two (2) square feet in area and must be attached to the home.
- G. Temporary Sign Standards: 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. They shall not be attached to telephone poles, fences, or trees.

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

All temporary sign must be attached to the building unless otherwise mentioned in this Title.

- I. Types of Temporary Signs Allowed:
 - a. 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.

NOTE: "Now Open", "Grand Opening", "New Location of....", "New Ownership," etc. are appropriate type message for such signs.
Types of signs allowed: Blade, Banner (can be either attached to the building or ground) Signs attached to the ground must be secured

b. Special Promotion Periods. A business may apply for three [3] special promotion periods during the calendar year. Each period may not exceed seven (7) days in length. The periods may be combined to run consecutively.
NOTE: Special product, price, or service advertising are appropriate during these periods.
Types of signs allowed: Blade, Banner (can be either attached to the building or ground) Signs attached to the ground must be secured

c. 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. Such permit will be allowed only once for any business license. A temporary sign permit is required.
NOTE: Special product, price or service advertising are appropriate during these periods.
Types of signs allowed: Blade, Banner (can be either attached to the building or ground) Signs attached to the ground must be secured

d. Holiday Periods. A business may advertise a special service, product or sale during the following holiday periods:

Holiday Period	Permitted Display Time
Presidents Day – February	5 days
Easter – March or April	5 days
Memorial Day – May	5 days
Independence Day - July 4 th	5 days
Pioneer Day – July 24 th	5 days
Labor Day - September	5 days
Thanksgiving - November	7 days
Christmas, Hanukkah, New Years	25 days; starting Dec 1 and ending Jan 2.
NOTE: One banner sign only is allowed during these periods and must be attached to the building. The sign must be removed by the end of the first working day after the holiday period ends.	

e. Directional Signs for Subdivisions or Residential Developments. Written permission of the property owner must be obtained and presented to the Community Development Director before they are erected.

i. 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.

- ii. 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 Community Development Director if a substantial number 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 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)

CHAPTER 5 - NONCONFORMING SIGNS

SECTION:

13-5-1: Nonconformity

13-5-1: NONCONFORMITY:

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.

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.
- B. Re-inspection. A re-inspection may be accomplished of any sign for which a permit was issued but which upon primary inspection was not built in complete compliance with the regulations of this chapter.

13-6-2: BUILDING CODE COMPLIANCE:

All signs shall comply with the appropriate detailed provisions of the International Building Code 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 of October 6, 2015. 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:

Billboards shall be permitted in areas as defined by "Exhibit A", Billboard Permitted Areas. Any billboard not in the designated area shall be considered nonconforming. If differences exist between this ordinance and Exhibit A 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 Community Development 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 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 Community Development 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 erection, 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 hereunder. (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.