

ORDINANCE NO. 505

AN ORDINANCE AMENDING TITLE 9 CHAPTER 26 AND TITLE 9 CHAPTER 3 OF THE DRAPER CITY MUNICIPAL CODE WHICH REGULATE ALL FORMS OF SIGNAGE AND ESTABLISHES DEFINITIONS AND STANDARDS FOR SIGN DEVELOPMENT

WHEREAS, the City Council previously established and adopted provisions for regulating all forms of signage and sign development standards and definitions as set forth in Chapter 9-26 and 9-3 of the Draper City Municipal Code; and

WHEREAS, the regulations established by Chapter 9-26 and 9-3 were established to allow for and regulate the orderly development all forms of signage within Draper City; and

WHEREAS, Draper City desires to update and amend Chapter 9-26 in its entirety to establish new sign processing provisions, sign regulation, and sign development requirements and amend sign definitions of Chapter 9-3; and

WHEREAS, Draper City desires that all signs and signage devices are regulated with consistency through an expanded and comprehensive code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRAPER, STATE OF UTAH:

Section 1. Replace. Title 9 Chapter 26 of the Draper City Municipal Code shall be replaced in its entirety by the text attached to this ordinance as 'Exhibit A'; and

Section 2. Amend. Title 9 Chapter 3 of the Draper City Municipal Code shall be amended by the text attached to this ordinance as 'Exhibit B'.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.



DRAPER CITY

By: 
Mayor

Chapter 5 - REGULATIONS OF GENERAL APPLICABILITY

Chapter 9-26 SIGNS

Sections:

- 9-26-010 Purpose**
- 9-26-020 Scope**
- 9-26-030 Definitions**
- 9-26-040 Requirement of Conformity**
- 9-26-050 Nonconforming Signs**
- 9-26-060 Permits, Applications, and Fees**
- 9-26-070 Enforcement**
- 9-26-080 General Provisions**
- 9-26-090 Standards for Permitted Sign Types**
- 9-26-100 Permitted On-Premise Permanent Signs**
- 9-26-110 Temporary Signs**
- 9-26-120 Freeway Signs**
- 9-26-130 Areas of Special Designation**
- 9-26-140 Prohibited Signs**

SECTION 9-26-010 PURPOSE

The purpose of this Chapter is to protect and promote the health, safety and welfare of City residents and businesses by regulating the design, construction and installation of signs to achieve the following objectives:

- (a)** To provide a reasonable system for controlling signs within the community;
- (b)** To permit signs that are well-designed and pleasing in appearance, while allowing latitude for variety, good design relationships and spacing between signs and adjacent buildings;
- (c)** To foster a community character that has a minimum of visual clutter;
- (d)** To enhance the economic strength of the City by regulating matters such as sign size, location, design and illumination;
- (e)** To provide on-site identification for private enterprises.
- (f)** To provide for public convenience by directing persons to various activities and enterprises;
- (g)** To encourage signs that are compatible with adjacent land uses; and
- (h)** To minimize traffic and safety hazards.

SECTION 9-26-020 SCOPE

The provisions of this Chapter shall apply to the display, construction, erection, alteration, use, location and maintenance of any sign within the City unless the sign is a legal nonconforming sign as provided for in 9-26-140 or is exempt under other provisions of this Title. The requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of this Title, the Draper Municipal Code, and other laws.

SECTION 9-26-030 DEFINITIONS

Abandoned Sign: A sign which, remains on a property which has been vacated or which, remains unused for a period of time in excess of ninety (90) days.

Alteration of Sign: Changing or rearranging any structural part, enclosure, lighting type, component, or location of a sign.

Animation: The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign, the movement of a sign set in motion by the atmosphere. Time and temperature devices shall be considered animated signs. Banners and flags shall be exempted from this definition.

Architectural Sign: A sign incorporated into an architectural element such as an archway, fountain or sculptured garden, which is integrated with, but subordinate to, the overall architectural element.

Area of a Sign: For signs other than individual letters, words, insignias or symbols, the area is the total areas of the facing of the sign or the total area within the outer edge of any existing border. The sign area can be computed by measuring the maximum width of the sign structure times its height.

In the case of individual letters used as a sign, the area is ninety percent (90%) of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacing between letters, insignias or symbols, except otherwise provided herein.

Awning Sign: Signs, which are placed on or integrated into fabric or other material canopies, which are mounted on the exterior of a building.

Backlighting: Illumination, the source of which is not itself visible, positioned inside or behind a sign face such as behind raised letters and awnings or inside sign cabinets.

Billboard: A freestanding sign located on industrial, commercial, or residential property, designed or intended to direct attention to a business, product, or service that is not sold, or offered, or existing on the property where the sign is located.

Building Front Foot or Frontage: The horizontal, linear dimension of that side of a non-residential building abutting a street, a parking area, a mall or other circulation area open to the general public and having a main window display of the enterprise or a public entrance to the building.

(1) In industrial districts, a building side with an entrance that opens to employees or clients;

(2) Where more than one use occupies a building, the front width of that portion of a building occupied by a use having a public entrance or main window display for its exclusive use.

Building Identification Sign: A sign displaying the name and/or address of a building, which sign is located on the same site as the building.

Building Surface: the total surface of a building face to which the sign is attached.

Business Identification Sign: A sign displaying the name of the business to which it pertains and/or the names of the products or services sold or offered by such business at the site on which the business and sign are located.

Canopy Sign: A sign that is attached to, supported from, applied to, suspended from, or constructed as part of a canopy or awning, or any other protective cover over a door entrance, window, or outdoor service area.

Change Panel: A sign designed to permit immediate change of copy with language other than the name of the business.

Clear View Area: See Driveway Vision Corner Clearance, Chapter 9-26-030

Community Sign District: A group of businesses in a specified area in the City, which have been organized into a coordinated group for the purposes of common signage and sign control.

Comprehensive Sign Program: A sign program, submitted under the guidelines of a comprehensive sign district, which encourages flexible signage opportunities greater than what is allowed in the underlying district.

Construction Sign: Any sign announcing the names of those individuals or businesses directly involved with the construction, alteration, or repair of a building project or announcing the character of the building enterprise for the purpose for which the project is intended.

Development Sign: A temporary sign used to identify an approved future and/or current development.

Directional or Warning Sign: An on-premise sign in front of the building containing information relative to expediting pedestrian or vehicular traffic flow and parking.

Directory Sign: A sign, which provides a listing of the names of businesses, activities, addresses, locations, uses or places within a building or complex of buildings for the purpose of identification only.

Driveway Vision Corner Clearance or Clear View Area: A triangular space at the intersection of the driveway an adjoining property line. The triangular space is determined by a diagonal line connecting two points measured thirty (30) feet equidistant from the point of the intersection along the property line and the driveway, then connecting those points to form a triangle. No mobile signs shall be permitted in this triangular space.

Electronic Message Sign: A display consisting of an array of light sources, panels or disks, which are electronically activated.

Electric Sign: Any sign containing electric wiring, but not including signs illuminated by exterior light sources, such as flood lights.

Embellishment: Letters, figures, characters or representatives in irregular form, which are to be used as a supplement to the primary sign structure.

Entrance Sign: A sign used to identify a planned district or platted subdivision with the intention of providing knowledge about the complete project and not a single entity or unit. This sign must be within fifty (50) feet of the entry driveway.

Face of Sign (Sign Face): The surface of a sign upon, against or through which a message is displayed or illustrated.

Fascia Sign: A sign attached to or erected against a wall of a building.

Freestanding Building: An independent building which is physically separated from any other structure on the same parcel and is further identified by it's own parking lot and landscaping layout, circulation flow, and other features which qualify a building as a complete independent unit.

Freestanding Sign: A sign, which is self-supported by poles, pylons or other structural supports mounted in the ground.

Frontage: The length of the property line of any parcel along each street, which it borders.

Grand Opening: The introduction, promotion or announcement of a new business, store, shopping center or office, or the announcement, introduction, or promotion of an established business changing ownership. A business qualifies for a grand opening sign when it has been closed to the public for more than thirty (30) days.

Grand Open Sign: A temporary banner sign, which calls attention to the opening of a new business.

Ground Level: The finished grade of the adjacent street curb or where there is no street curb, six (6) inches above street grade. In areas within the hillside areas, ground level shall be the existing natural grade.

Ground Sign: A low-profile, on-premise sign completely self-supported by posts or other sign apparatus independent of any building or other structure.

Height of Sign: The vertical distance measured from the base ground level to the highest point of the sign.

Identification Sign: An on-premise sign which indicates the identity of the owner or occupant of a parcel, structure or use.

Illegal Sign: Any sign erected without first obtaining a sign permit, other than a legal non-conforming sign.

Illuminated or Lighted Sign: A sign equipped with artificial lighting devices for the purpose of improving the sign's visibility.

Indirect Lighting: A source of external illumination located away from the sign, which lights the sign, but which is itself not visible to persons viewing the sign from any street, sidewalk or adjacent property.

Individual Letters: A cutout, etched letter, or logo, which is individually placed on a landscape screen wall, building wall, or ground sign.

Inflated Sign: Any advertising device, which is supported by heated or forced air or lighter-than-air gases

Internal Lighting: A source of illumination entirely within the sign which makes the contents of the sign visible at night by means of the light being transmitted through a translucent material but wherein the source of illumination is not visible.

Landscape Wall Sign: A freestanding sign architecturally integrated with the building, mounted on a screen or perimeter wall and having individual letters. The sign is mounted on, or to, a wall, which may or may not be an attachment of a building wall.

Landscaping: See Required Landscaping, Chapter 9-26-030

Legal Nonconforming Signs: All permanently attached or affixed signs legally existing prior to the enactment of this subsection shall be regarded as legal nonconforming signs and may be continued, subject to being properly repaired and maintained, so long as the existing sign is not expanded in size or materially altered. Signs moved, altered or destroyed as a result of condemnation or construction by a public entity, relocated or rebuilt shall be considered a legal nonconforming sign.

Logo: A graphic symbol representing an activity, use or business.

Maintenance (of Sign): The replacing, repairing, or repainting of a portion of a sign structure, periodic changing of bulletin board panels, or renewing of copy that has been made unusable by ordinary wear and tear, weather or accident.

Master Planned Community: A project of at least one hundred (100) acres, which is planned, developed, or closely coordinated with a unified character and land use scheme, and having a master property owners association which includes all lands within the master planned community.

Menu Sign: A temporary sign used to inform the public of the list of dishes, foods, and/or entrees available in a restaurant and may include the corresponding prices.

Modifiers: Words describing uses and activities other than the business name, trademark or registered slogan. Each sign is allowed up to two modifiers.

Monument Sign: A freestanding cabinet sign mounted on a base, which is detached from the building.

Multiple Tenant Commercial Development: A commercial development in which there exists two or more separate commercial activities, in which there are appurtenant shared facilities (such as parking and pedestrian mall) and which is designed to provide a single area in which the public can obtain varied products and services.

Multi-faced Sign: Any sign in a three-dimensional configuration, including but not limited to cubes, spheres, and cylinders.

Nameplate: A small sign, which identifies a resident's name and address or the name of a farm, ranch or commercial stable. Such signs may be shingle, building wall or archway-mounted signs.

Nonconforming Sign: Any sign that is not allowed under this ordinance, but which, when first constructed, was legally allowed by the City of Draper or political subdivision then having control and regulation over construction of signs.

Off-premise Sign: A sign, which is located on property other than where a business is located, the product is sold, or the service is offered.

On-premise Sign: Any sign identifying or advertising a business, person, activity, goods, product, or service located on the premises where the sign is located.

Open House or Real Estate Sign: A temporary sign advertising real property for sale, rent, or lease, which is open for inspection by potential buyers of the property.

Pan Formed/Channel Letter: An individual letter, which is three-dimensional and is constructed by means of a three-sided channel. The open side of the channel may face a wall or be faced with a translucent panel, which is placed away from the wall.

Permanent Sign: Any sign which is intended to be and is so constructed as to be a lasting and enduring condition remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

Pole Sign: A freestanding sign supported by one or more poles or base and a minimum clearance of 6 feet from grade mounted permanently in the ground. See tower sign.

Political Sign: Any temporary sign pertaining to an election or a referendum or carrying the picture or name of a person seeking election or appointment to a public office.

Portable or Movable Sign: Any sign or signs which are prominently displayed to identify, advertise, direct, or promote, any person, product, company, entity of service, and which is moveable in nature such as "A-frames", pedestal, signs on vehicles, banners attached to free standing poles, or similar signs which are not permanently installed in the ground.

Projection of Sign: A sign attached to a building or extending in whole or in part a maximum of twelve (12) inches horizontally beyond the surface of the building to which the sign is attached.

Real Estate Sign: See Open House Sign, Chapter 9-26-030

Required Landscaping: The specific area (on-site) to be landscaped at the base of the freestanding sign.

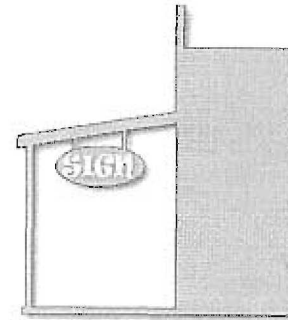
Residential Entry Sign: A sign that is placed at the entrance to a multi-family or single-family development only in order to identify the name of the development.

Right-of-way: That portion of real property reserved and appropriated by the City or any other governmental unit to be used for easements for utility purposes or street improvements. In determining the boundary lines of real property located within the City, such lines shall not extend into any legal right-of-way.

Sales, Lease and Rent Signs: Temporary signs which indicate that a premises, building or vacant lot is currently for sale, lease or rent.

Setback of Sign: The horizontal distance between a property line and the closest edge of the sign structure.

Shingle Sign: A sign suspended from a roof overhang of a covered porch or walkway, which identifies the tenant of the adjoining space.



Sign: Any identification, description, illustration, or device which is in view of the general public and which directs attention to a person, place, commodity, activity, institution, organization, or business. SIGN shall include any and all supportive apparatus identification, description, illustration, or device. The term "sign" shall not include any flag or insignia of the United States, State of Utah, Salt Lake County, City of Draper, or official historical plaques of any governmental agency.

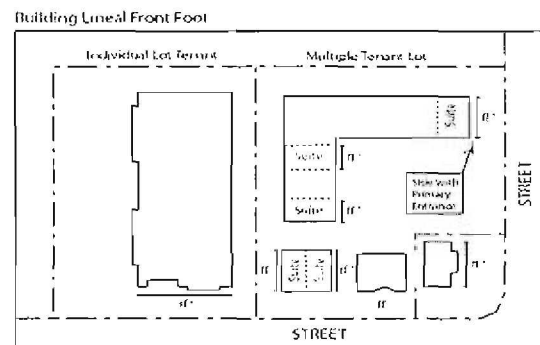
Sign Budget: The total cumulative sign area for all types of signs allowed to a parcel or project.

Sign Wall: Any surface (excluding windows) of a building within twenty-five percent (25%) degree vertical. Signs on a wall shall be limited to business identification and modifiers.

Special Event: A promotional event such as, but not limited to; bazaars, street fairs, shows, exhibitions, sporting events, runs, bicycling events and block parties. This does not include sidewalk sales occurring on private property where merchandise normally sold indoors and is transferred from the indoor to outdoor for sale.

Street or Street Frontage: Any right of way that is adjacent to a project, complex or property running the entire length of the project, complex or property.

Sum Total Sign Area: Aggregate area of all signs for any individual use. In every event, computation of allowable sign area includes all existing signs on the premises, whether such signs be conforming or nonconforming unless specifically accepted by the terms of this ordinance.



Temporary Sign: Any sign, banner, pennant or valance of advertising display, constructed of cloth, canvas, wallboard or like materials, with or without frames. Any sign not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.

Tower Sign: A high profile, on-premise sign completely self-supported by supports or other sign apparatus independent of any building or other structure. See pole sign.

Traffic Directional Sign: Signs used at driveways to improve public safety and to enhance public access to the site. This sign provides information that will assist the operators of vehicles in the flow of traffic. Such signs may use names, logos, or symbols of buildings, businesses, activities, uses or places as a means of direction.

Vehicle-Mounted Sign: A sign displayed upon a trailer, van, truck, automobile, bus, railroad car, tractor, semi-trailer or other vehicle, whether or not such vehicle is in operating condition.

Wall Sign: An on-premise sign attached to, or erected against a wall of a building or structure.

Window Sign: Any poster, cut-out letters, painted text or graphics, or other text or visual presentation affixed behind a window pane or within three feet (3') of a window pane which is placed to be read from the exterior of a building. A window sign may occupy a maximum of twenty-five percent (25%) of the window it is placed in.

Zoning Administrator: Staff person designated by the City Manager to implement this Chapter of the Municipal Code. Generally the Community Development Director.

SECTION 9-26-040 REQUIREMENT OF CONFORMITY

No sign, for which a permit is issued after the effective date of this ordinance, may be placed or maintained in the City except as provided herein. All signs maintained contrary to the provisions of this Chapter are declared to be nuisances, and as such may be removed as provided by law.

SECTION 9-26-050 NONCONFORMING SIGNS

In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the current sign ordinance standards, the City intends to apply regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by imposing limits on change, expansion, alteration, abandonment, and restoration of legally existing nonconforming signs. Except as otherwise provided herein, the provisions of Chapter 9-6 of the City Zoning Ordinance regarding nonconforming uses and structures shall apply to nonconforming signs.

(a) Lawful Legal Nonconforming Signs. A permanently attached or affixed sign legally established prior to the enactment of this subsection, shall be regarded as a legal nonconforming sign and may be continued, subject to being properly repaired and maintained, so long as the existing sign is not expanded in size, relocated, or altered in

any way, including copy or face changes unless the expansion or relocation brings the sign into conformity with this chapter and so long as no additional signs are placed on the same sign apparatus which the existing sign is located.

(1) A new business shall not reuse a nonconforming sign left by a previous business.

(2) The following alterations are exempt from this provision:

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

(ii) Copy changes in nonconforming permanent signs which were originally approved by the City with a changeable copy feature.

(b) Destroyed Sign. Whenever an existing legal nonconforming sign and apparatus located in any zone district is destroyed by more than 50% of its replacement value, by explosion, fire, windstorm, flood, earthquake, vandalism, act of God, or any other means beyond the control of the sign owner, such sign shall be restored only in compliance with the provisions of this Chapter.

(1) Any destroyed or damaged lawful nonconforming sign requiring allowable repairs (less than 50% of replacement value as determined by a qualified appraiser) must be repaired back to its original status within ninety (90) days. If a destroyed or damaged sign is not repaired within the allowed time period it shall be required to conform to the provisions of this Chapter or may be removed as specified under Section 9-26-060(f) of this Chapter.

(2) Any destroyed or damaged lawful nonconforming sign that poses a public safety hazard may be removed immediately as specified in section 9-26-060(f).

(c) Voluntary Conformance Fee Waiver. In the case that any existing lawful nonconforming sign(s) is (are) brought into conformance with the provisions of this Chapter, all fees associated with application and permitting procedures for any resulting conforming replacement sign(s) shall be waived by the City; provided, a fee waiver shall not be granted to any new business that brings a lawful nonconforming sign left by a previous business into conformity as required by the provisions of this Chapter.

(d) Abandonment. Any nonconforming sign that is deemed abandoned pursuant to 9-6-090 shall be removed or brought into compliance by the property owner. In addition, in the event an existing business or property is vacated and the business license is no longer in effect for a period of 180 days, any on-site nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, as provided herein, Draper City may have the entire nonconforming sign (both face and structure) removed through the processes specified in Section 9-26-060(f). An abandoned sign may not regain any legal nonconforming status later, even if the original business reoccupies the property.

SECTION 9-26-060 PERMITS, APPLICATIONS, AND FEES

(a) Permits.

(1) Sign Permit Required. Unless otherwise provided by this Chapter, every sign within the City shall require a sign permit prior to its erection, installation, or use. Such permit is separate and distinct from any other permit that may be required by applicable provisions of the Draper Municipal Code.

(2) Conditions of Permit Issuance:

(i) If a specific occupancy or use displays illegal or nonconforming signs, sign permits shall not be issued in response to;

- a. Requests for new or additional signs; and/or
- b. Requests for changes to an existing nonconforming sign.

A sign permit may be issued for a specific occupancy or use provided the terms thereof specify modifications or removal of nonconforming signs resulting in conformity with the provisions of this Chapter.

(ii) If there is a requesting tenant having illegal or nonconforming signs displayed within a multi-tenant development or shopping center, permits shall not be issued in response to:

- a. Requests for new or additional signs; and/or
- b. Requests for changes to any existing nonconforming freestanding sign.

A permit for a freestanding sign may be issued for a multi-tenant building, development, or shopping center provided the terms thereof specify modification or removal of the nonconforming freestanding sign(s) resulting in conformity with the provisions of this Chapter.

(b) Application and Submission Requirements. To obtain a sign permit, the applicant shall complete and submit an application to the Community Development Department on a form prescribed by the city. The application is to be accompanied by the sign permit application documents, and any other necessary information requested by the department. All applications shall include the written consent of the owner, lessee, agent, or trustee having charge of the property on which the sign is proposed to be located.

(1) Submission Requirements. The required number of fully dimensional sign plans shall be submitted by the applicant and shall include the following:

(i) Monument and Freestanding Signs.

- a. Plot plan showing relationship of sign to buildings, property lines, and setback from public rights-of-way, intersections, easements and driveways.
- b. Two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street.
- c. Details of sign construction including name of sign maker, electrical plan, foundation scheme, and name of the licensed contractor that will install sign.
- d. Drawings must also include, 1) the number of acres and length of lineal frontage of property and, 2) the height of sign in relation to Ground Level (six inches above street grade).

(ii) Wall Signs.

- a. Two scaled drawings showing square foot dimensions of 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. Details of sign construction and attachment including electrical plan.
- d. Details of sign construction including name of sign maker, electrical plan, and name of the licensed contractor that will install sign.

(iii) Temporary Signs.

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

(iv) Additional Information Required.

- a. Proof of current Draper City business license.
- b. Business address and phone number.
- c. Address of property owner and phone number.
- d. General or electrical contractor license number, phone and address.

(2) Permits authorizing the use, construction, reconstruction, or alteration of any sign structure may be withheld when inadequate information is submitted to determine if the proposed action is in conformance with the provisions of these sign regulations.

(c) Permit Fees.

(1) Sign Permit Fees are based on the current Draper City Consolidated Fee Schedule.

(2) All permit fees are subject to the following regulations:

(i) The owner of a legal nonconforming sign which is brought into conformance voluntarily shall not be required to pay a permit fee in order to obtain a permit for a replacement sign

(ii) Where construction for a sign has begun for which a permit is required by this ordinance before a permit has been obtained, the standard fees shall be doubled, but the payment of such double fee shall not relieve any persons from complying fully with the requirements of this ordinance in the execution of the work or from any penalties prescribed herein.

(d) Review and Approval Procedures.

(1) Upon submittal, the application will be reviewed for conformance with the standards of this chapter, and a permit will be issued provided the proposed sign meets all applicable requirements of this Chapter and the required fees are paid.

(2) **Inspections.** All signs for which a permit is required shall be subject to the following inspections:

- (i) Footing (structural) inspection on all freestanding signs and monument signs;
- (ii) Electrical inspection on all illuminated signs;
- (iii) Inspection of braces, anchors, supports and connections on all wall signs.
- (iv) Site inspection to insure the sign has been constructed according to approved application and valid sign permit.

(3) **Inspection Markings.**

(i) Temporary signs shall be marked by a temporary permit sticker furnished by the City.

(e) Permit Limitations.

(1) **Transferability.** Permits, permit numbers, or permit application and attachments shall not be transferable to other sites. They are valid only for a specific sign at the designated location. If at any time, a sign or sign structure is altered, removed, or

relocated in a manner different from the terms of the sign permit, such existing sign permit will become void and a new application shall be made for the new sign installation when necessary.

(2) Revocation. The Community Development Department personnel, with the written approval of the Zoning Administrator, may, in writing, suspend or revoke a permit issued under provisions of this section, should they determine that the permit was issued on the basis of a material omission or misstatement of fact, or in violation of this ordinance or the Draper City Code.

(i) Notice. Notice of the Zoning Administrator's decision to revoke a sign permit shall be served upon the holder of the permit, (a) by delivering in person a copy of the notice to the holder of the permit, or to one of it's officers, or (b) by leaving a copy of the notice with any person in charge of the premises, or (c) in the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous place at an entrance to the premises and by the certified mailing of another copy of the notice to the last know post office address of the holder of the permit.

(ii) Appeal. The holder of the permit may appeal the decision of the Zoning Administrator to revoke the permit to the Board of Adjustment, in writing, within fifteen (15) days from the date when the notice was served.

(iii) If no appeal has been made at the end of the fifteen (15) days, the permit is revoked. The Zoning Administrator shall then initiate the process for the removal of the illegal sign.

(3) Authority. No permit for a sign issued by the City may be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.

(4) Violations. If Zoning Administrator finds that any requested or existing sign(s) or use(s) directly related to the application, ownership, and control of the permit applicant violate any applicable provision of this ordinance or any other city code or ordinance, they shall not issue the sign permit until the violation(s) is (are) corrected.

(5) Sign permits for new or additional signs shall not be issued for a specific occupancy if such occupancy displays illegal or nonconforming signs. A sign permit may be issued for a specific occupancy provided the terms of such permit specify modification or removal of nonconforming signs resulting in conformity of all signs with the provisions of this chapter.

SECTION 9-26-070 ENFORCEMENT

(a) Enforcement Official. The Zoning Administrator shall have the authority to enforce this ordinance, and to make all inspections required to ensure enforcement, and to hear

appeals of all decisions relating to the current building and electrical codes being used by the City.

(b) Inspections. [See: 9-26-060(d) (2)]

(c) Markings and Tags.

(1) New Sign. Each new sign requiring a sign permit shall have affixed to the sign a certification tag issued by the Community Development department. Tags must be visible from the sidewalk or nearest convenient location.

(2) Tag Number and Date. Each tag shall be of weatherproof material and will have a tag number and date which corresponds to the issuance date and permit number retained in the Community Development department.

(3) Tag Installation. The Draper City Inspector shall apply tags only to sign(s) for which a permit has been issued at a designated place on the sign where it is readily seen by Draper City inspectors. The tag certifies to the Community Development department that the placement and construction of the signs are in conformance with representations made in permit applications and that the work is completed.

(d) Penalties for Violations. Any person, firm or corporation violating any provisions of this Chapter, or failing to comply with any order or regulation made hereunder, shall be guilty of a Class B misdemeanor subject to the written approval of the City Manager. The misdemeanor charge can be avoided by a showing of reasonable cause and that the sign owner acted in good faith with the provisions of this Chapter.

(e) Revocation of Permits. The Zoning Administrator/or designee shall have the authority to revoke any permit authorizing the erection of a sign, which has been constructed or is being maintaining in violation of the permit.

(1) Notice. Notice of the Zoning Administrator's decision to revoke a sign permit shall be served upon the holder of the permit, (a) by delivering in person a copy of the notice to the holder of the permit, or by one of it's officers, or (b) by leaving a copy of the notice with any person in charge of the premises, or (c) in the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous place at an entrance to the premises and by the certified mailing of another copy of the notice to the last know post office address of the holder of the permit.

(2) Appeal. The holder of the permit may appeal the decision of the Zoning Administrator to revoke the permit to the Board of Adjustment, in writing, within fifteen (15) days from the date when the notice was served.

(3) If no appeal has been made at the end of the fifteen (15) days, the permit is revoked. The Zoning Administrator shall then initiate the process for the removal of the illegal sign.

(f) Removal of Signs.

(1) Authority. The Zoning Administrator is hereby authorized to require removal of any illegal sign except for Legal Nonconforming signs defined in Section 9-26-020 and 140.

(i) Notice. Before bringing action to require removal of any illegal sign, the Zoning Administrator shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged, and the reasons and grounds for removal, specifying the deficiencies or defects and what repairs, if any, will make the sign conform to the requirements of this ordinance, and specify that the sign must be removed or made to conform with the provisions of this ordinance within the notice period provided below.

Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit or the last known address.

(ii) Notice Period.

- a. The notice period for permanent signs shall be ten (10) days.
- b. The notice period for temporary signs shall be forty-eight (48) hours.
- c. Re-erection of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuation of the original violation.

(iii) Prosecution. If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the Zoning Administrator that the sign has been removed or brought into compliance with the provisions of this ordinance by the end of the notice period, then the Zoning Administrator shall certify the violations to the City Prosecutor for prosecution.

(2) Removal. The Zoning Administrator may remove any illegal temporary sign which is maintained or re-erected after the expiration of the notice period, if the owner or lessee of the premises has been issued a notice of violation at least once before for the same violation involving the same or similar sign.

(3) Safety Hazard. Notwithstanding above, the Zoning Administrator may cause the immediate removal or repair (without notice to the owner of the sign, or the

property on which it is located) of any unsafe or defective sign or signs that create an immediate hazard to persons or property.

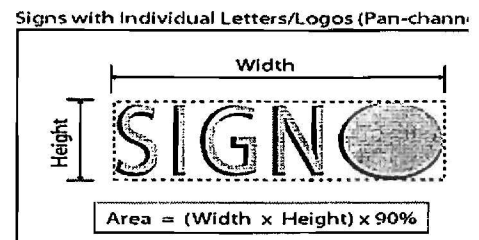
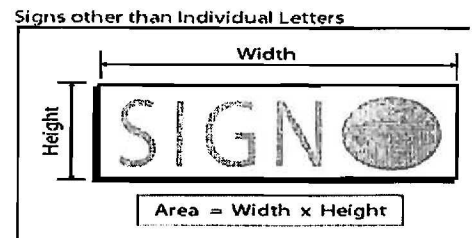
(4) Costs of Removal. The costs of removal of a sign by the City shall be borne by the owner of the sign and of the property on which it is located; and the City therefore may bring an action for recovery.

(g) Liability for Damages. The provisions of this ordinance shall not be construed to relieve or to limit in any way, the responsibility or liability of any person, firm, or corporation which erects or owns any sign, for personal injury or property damaged caused by the sign; nor shall the provisions of this ordinance be construed to imposed upon the City, its officers, or its employees, any responsibility or liability by reason of the approval of any sign under the provisions of this ordinance.

SECTION 9-26-080 GENERAL PROVISIONS

(a) Sign Area Measurement. For signs other than individual channeled letters, words, insignias or symbols, the area is the total areas of the facing of the sign or the total area within the outer edge of any existing border or the sign by measuring the maximum width of the sign structure times its height.

In the case of individual letters used as a sign, the area is ninety percent (90%) of the area enclosed within the smallest regular geometric figure needed to completely encompass all letters, insignias or symbols of the sign, including horizontal spacing between letters, insignias or symbols, and any extension of support structures not enclosed within the area of all individual letters, except otherwise provided herein.



(1) The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are designed in such a manner as to form an integral background of the display.

(2) Sign area shall be calculated from one (1) sign face except as otherwise stated for particular sign types in this Chapter.

(3) Total Sign Area sum calculations shall include all on-premise signs unless under the provisions of this Chapter a particular type of sign;

(i) Is expressly excluded from the calculation of total sign area; or

(ii) Has a separate basis for calculating sign area.

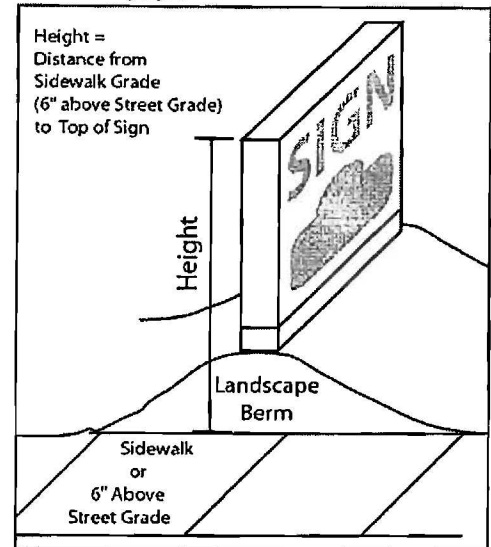
(b) Sign Height Measurement. Sign height is measured as follows:

(1) Freestanding/Monument Signs. Sign height is the distance measured from grade, the finished grade of the adjacent street curb or where there is no street curb, six (6) inches above street grade to the topmost portion of a sign, excluding decorative embellishments as permitted in this Chapter. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.

When existing site topography prevents reasonable sign height measurement at six (6) inches above street grade the sign height may be measured from grade at base of sign upon staff review and approval of preexisting onsite topography conditions.

(2) Building and Wall Mounted Signs. The height of a wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or structure.

Sign Height Measurement
(Freestanding Signs)



Sign Height Measurement (Existing Natural Topography)

Upon staff approval of existing site topography conditions sign height may be measured from ground level at the base of such sign as topography may require.

(c) Projection and Clearance Requirements. Every sign shall meet the following clearance standards:

- (1)** No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe.
- (2)** No sign shall obstruct any openings to such an extent that light or ventilation is reduced to a point below that required by the City.
- (3)** Freestanding/Monument signs shall not extend over any pedestrian or vehicular access area unless specifically approved by the Traffic Engineer.
- (4)** No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah or its agencies.
- (5)** No sign shall be located on publicly owned land or inside street rights-of-way, except signs owned and erected by permission of an authorized public agency or specifically authorized herein.

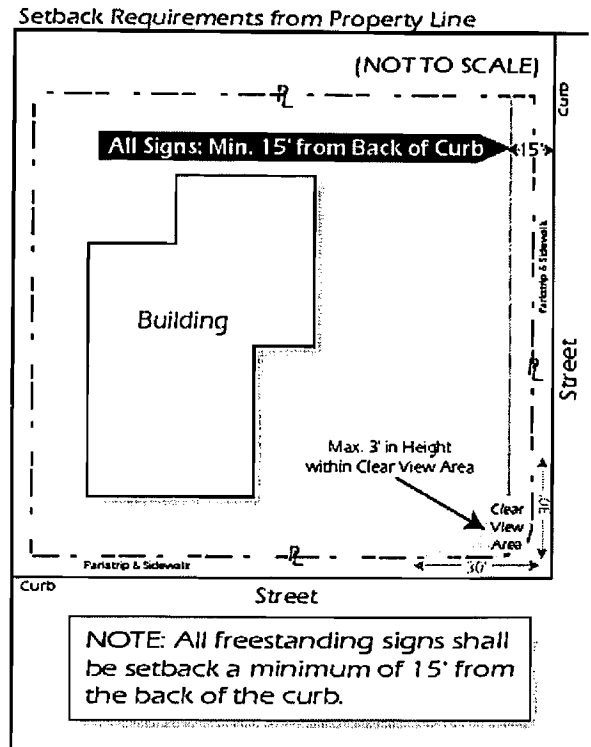
(d) Setback Requirements. To determine setback distances, measurements shall be taken from a vertical line at the edge or surface of the sign or sign structure which is closest to the street, right of way, district line, or property line from which the sign is to be set back.

(1) All freestanding and monument signs must be set back a minimum of fifteen (15) feet from the back of the curb to allow for park strip and sidewalk.

Setbacks from property lines are in addition to minimum curb setback.

(2) Signs in any commercial or manufacturing zoning district shall be located not less than twenty (20) feet from any adjacent residential zoning district line.

(3) Sign structures of three (3) feet or higher in height shall meet clear-view requirements of this Title.



(e) Traffic Safety. No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs, i.e., stop, go slow, caution, danger, warning, etc. No sign or any advertising structure shall be erected which by reason of its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting which impairs the vision of anyone traveling upon a public street or distracts any driver so as to create a public nuisance. Specifically, no sign or group of signs may not exceed 1 foot candle in brightness as measured at the property line.

(f) Design, Construction, and Maintenance. All signs shall be designed, constructed, and maintained in accordance with the following design, construction, and maintenance standards:

(1) All signs shall comply with applicable provisions of the International Building Code and the electrical code of the City at all times.

(2) Except for flags, temporary signs and window signs conforming in all respects with the requirements of this Chapter all signs shall be constructed of permanent material and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame or structure.

(3) All signs shall be maintained in good and safe structural condition, in compliance with all building and electrical codes and in conformance with the provisions of this Chapter. The landscaped area in which any sign is placed shall be kept free from

weeds, garbage, and debris. Maintenance shall not include structural alterations, cosmetic or style changes, enlargements, or face changes.

(4) All permanent signs shall be designed so as to be an integral part of the overall design of a site and architecturally compatible with the building.

(g) Illumination Requirements. Signs may be illuminated unless otherwise specified. Illumination may be either by direct, internal, or internal indirect as allowed herein, and shall be so installed as required in lighting ordinance.

For the protection of community appearance and to minimize light pollution and traffic hazards caused by glare, illuminated signs shall be subject to the following illumination standards:

(1) Any external light source used for the illumination of a sign shall be shielded so that the beams or rays of light will not shine directly onto surrounding areas.

(2) Neither the direct nor the reflected light from any light source shall create a traffic hazard, distraction to operators of motor vehicles on public thoroughfares, or create a nuisance to surrounding properties.

(3) Signs illuminated from an internal light source shall meet the following standards:

(i) The light source shall not be visible from the exterior of the sign.

(4) One (1) internally illuminated sign which is displayed in a window shall be permitted in all areas where internally illuminated signs are permitted. Such a sign shall not exceed two (2) square feet and shall be counted towards the aggregate sign area for the use to which it is attached.

(h) Prohibited Lighting and Movement.

(1) **Lighting.** No flashing, blinking, or rotating lights, exposed neon or similar tube type illumination, bare incandescent, fluorescent, metal halide, or high or low pressure sodium light bulbs shall be permitted for either permanent or temporary signs. In no case shall mercury vapor light sources be used.

(2) **Action Signs.** No sign shall be permitted which moves by mechanical or electrical means except flags as allowed in this ordinance.

(i) **Signs Not Requiring a Permit.** The following types of signs shall be permitted in all zoning districts subject to applicable provisions of this Chapter unless otherwise modified in this section. No sign permit or sign permit fee shall be required.

(1) On-premises street address identification signs, attached to buildings, which do not exceed two (2) square feet in surface area and limited to one (1) such sign per use or building, whichever is the greater number.

(2) Signs identifying the address and occupants of a single family residential use which do not exceed two (2) square feet of sign area and two (2) security system signs each no greater than one and one-half (1 1/2) square feet in sign area.

(3) Signs in the nature of cornerstones, commemorative tablets and historical signs which do not exceed four (4) square feet per face in area and four (4) feet in height if free-standing, and which are non-illuminated or indirectly illuminated.

(4) Private traffic directional signs guiding or directing vehicular or pedestrian traffic onto or off of a lot or within a lot, when such signs do not exceed four (4) square feet per sign per face in area and three (3) feet in height.

(5) Signs required or specifically authorized for a public purpose by any law, statute or ordinance. Such signs may be of the type, number, area, height, location or illumination authorized by the applicable law, statute or ordinance. No such sign shall be placed in a public right-of-way unless specifically authorized or required by law, statute or ordinance.

(6) Non-illuminated temporary window signs, when:

(i) The total area of such signs does not exceed twenty-five (25) percent of the total window area in the same vertical plane at the ground floor level on the side of the building or business unit upon which said signs are displayed; and

(ii) The sign does not remain in place for more than fourteen (14) consecutive days.

(7) Signs commonly associated with, and limited to information and directions related to, the allowed use on the lot where the sign is located, provided that each such sign does not exceed one (1) square foot in total area. This category includes but is not limited to such signs as "no smoking," "rest room," "no solicitors," "self-service," "vacancy," and similar informational signs. Any sign specifically designed to meet the requirements of the Americans with Disabilities Act shall be permitted.

(8) Non-illuminated or indirectly illuminated signs which identify, as a courtesy to customers, items such as credit card acceptance signs, menus, and prices. Such signs shall be limited to one sign for each use and shall not exceed three (3) square feet per use or building, whichever is greater, and may be attached to a building, placed in a window, suspended from a canopy; or included as an integral part of a free-standing sign.

(9) Temporary signs, except those specifically requiring a permit, as defined and regulated by this Chapter.

(10) Official governmental notices and notices posted by governmental officers in the performance of their duties; governmental signs to control traffic or for other regulatory purposes, to identify streets, or to warn of danger.

(11) A maximum of three (3) flags, pennants or insignias of any nation, organization of nations, state, county or city, any religious, civic or fraternal organization, or any educational institution on a pole not to exceed thirty-five (35) feet in height in residential zoning areas and in commercial zones the following shall apply for a maximum of one flag:

- (i) For commercial lots greater than one (1) acre but less than two (2) acres in size, one pole will be allowed and said pole shall not exceed 60 feet in height and be limited to one flag.
- (ii) For commercial lots greater than two (2) acres in size, one pole will be allowed and said pole shall not exceed 80 feet in height and be limited to one flag.
- (iii) All flag poles in excess of 35 feet shall obtain a building permit from the City for the footing structure of the flag pole only.
- (iv) The size of the flag cannot exceed 1/4 to 1/3 of the height of the flagpole when measured diagonally.
- (v) Flag will be illuminated using direction up-lighting

When such flags are used in connection with a commercial promotion or as an advertising device, such flags are permitted as part of the allowable sign area, with one side of the flag counted as part of the site's allowed sign area and subject to the (35) thirty-five foot height limitation.

(12) Holiday decorations or displays, when such are clearly incidental to and are customarily and commonly associated with any national, local or religious holiday or celebration. Such displays shall be allowed without a permit up to three (3) weeks prior to and one (1) week after the holiday or celebration. Such displays shall:

- (i) Be contained entirely within the boundaries of the lot or premise where they are erected;
- (ii) Should be placed so as to avoid confusion with authorized traffic lights and signals; and
- (iii) Shall conform to all traffic safety standards such as but not limited to height restrictions in clear view areas.

(13) Temporary or permanent signs erected by public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices.

(14) Signs displayed on trucks, buses, trailers or other vehicles which are being operated or stored in the normal course of a business, such as signs indicating the name of the owner or business which are located on moving vans, delivery trucks, rental trucks and trailers and the like; provided that the primary purpose of such vehicles is not for the display of signs, and provided that they are parked or stored in areas appropriate to their use as vehicles.

(15) Kiosks and similar sign structures, which have received a proper building permit, used for the posting of flyers, handbills, posters and notices.

(16) Signs promoting community non-profit events- Community signs may be placed within a public right-of-way so long as they conform to applicable traffic safety standards.

SECTION 9-26-090 STANDARDS FOR PERMITTED SIGN TYPES

(a) **Sign Integration and Design Standards.** Care should be taken to integrate sign locations with landscape plans to avoid obstruction of the sign and traffic.

(i) It is recommended that wall sign copy be designed with individual letters and logos where at all possible.

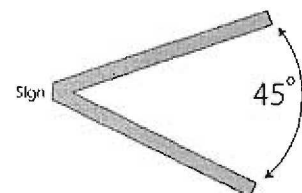
(ii) Reverse pan-channel lettering/lighting signage design should be used where a use operates near a residential area or where there is risk of light nuisance on adjacent uses.

(iii) Where pole signs are permitted, the pole and other structural supports shall be covered or concealed with pole covers, which must be architecturally and aesthetically designed to match the building.

(iv) All monument signs shall have at least a one (1) foot opaque pedestal designed as part of the foundation, which conceals any supports. The pedestal should run at least fifty (50) percent of the horizontal length of the sign and no space may be exposed between the pedestal and the ground or landscaped area.

(v) Multi-tenant development (business, commercial, industrial or office) having three or more tenants shall submit a proposal for a sign theme for all on site signs for review and approval by the Planning Commission at the time of site plan review.

(b) **Sign Faces.** All signs may be multi-faced with the maximum spread between a double faced sign being 45 degrees.



(c) **Business Identification.** Signs shall identify the individual business. In those cases where the principle service is not identified by the business, that principle service may be identified through the use of modifiers in addition to the business name. The maximum number of modifiers per one business is two and one slogan.

(d) **Wall Signs.** A wall sign, which identifies a business must be placed on the wall of the business which the sign identifies. No wall sign shall be larger than two-hundred fifty (250) square feet.

(e) **Freestanding Signs/Monument Signs.**

(1) **Traffic hazard.** All freestanding/monument signs shall be placed in a manner so not to interfere with traffic in any way, or to confuse traffic, or to present any traffic hazard.

(2) **Sign Placement.** All freestanding/monument signs shall be parallel or perpendicular to the street unless otherwise required by the City.

(3) **Curb Setback.** All freestanding/monument signs shall be set back a minimum of fifteen (15) feet from back of street curb or that signage will comply with sign distance triangles when physical conditions prohibit compliance with the fifteen (15) feet setback.

(f) **Awning Signs.** Signs may be permitted on awnings if the following conditions have been met:

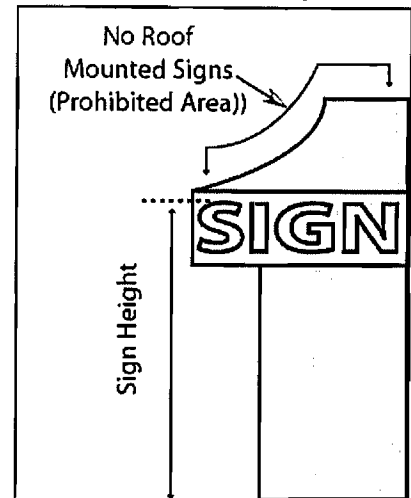
(1) A staff development review has determined that the awning is compatible with the color, architectural character and design of the building upon which the awning is mounted, that the location is appropriate, and that the materials used are safe and durable.

(2) If the awning is mounted on a multi-tenant building, the awning sign shall comply with the approved master sign program if one is in place in color, size, material, and letter style.

(3) The maximum area the awning sign shall cover is twenty percent (20%) of the total front face area of the awning or the maximum building front foot allowed for the used, whichever is less.

(4) If sign letters or logos are placed on the awning valance, no letters or logos may be placed elsewhere on the awning.

Wall / Fascia Mounted Signs



(5) If sign letters or logos are placed on the awning, only the face area of the letters or logos may be illuminated. All illumination must be internal behind the surface of the awning.

(g) Directory Signs. Such signs are used to guide pedestrians to individual businesses.

(1) Directory signs may be placed only on the site of the development.

(2) Directory signs shall be erected only in internal pedestrian access areas except for parking lots where they may be installed adjacent to vehicular access areas provided their location has been approved through a staff development review.

(3) Directory signs may be illuminated or non-illuminated.

(h) Special Events. Sign permits for special events shall be limited to two permits per licensed business per quarter. The maximum number of days per year shall be forty-eight (48) days not to exceed 14 days per quarter.

(i) Capital Improvements Projects. Sites which result in a reduction in setback for the benefit of capital improvements projects shall be allowed the same signage opportunities otherwise allowed for those uses.

SECTION 9-26-100 PERMITTED ON-PREMISE PERMANENT SIGNS

Overview: Permitted signage is described for each type of Commercial Zone. The Sum Total Sign Area allowed is for each type of sign as described. For example if a sign is a building wall sign and a freestanding/monument sign both sign areas are not added together in order to arrive at the Sum Total Sign Area. This will provide the business owner the flexibility to have signs that meet the needs of the individual businesses. In other than Commercial Zones the Sum Total Sign Area is as indicated for each zone.

(a) Unspecified Uses in Commercial Zones. (CN, CC, CR, CG, C-1, and CBP)
Unspecified uses in CN, CC, CR, CG, C-1, and CBP are allowed signs as follows:

(1) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. When the wall on which the sign is placed is more than two hundred (200) feet from any public right-of-way the maximum sign area for each one (1) lineal foot of building wall shall be one and one-half square feet.
- d. The maximum sign height on a building shall be three (3) stories
- e. No part of a building wall sign shall extend above a roofline
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(2) Freestanding /Monument Signs

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(3) Tower Signs. Tower signs are permitted only for developments or multiple tenant complexes with one-hundred-thousand (100,000) or more square feet of building floor area.

- a. Such sign shall identify the businesses, building or development.
- b. The maximum area of such sign shall be seventy-five (75) square feet.
- c. The maximum height of such sign shall be twenty (20) feet.
- d. The maximum number of such signs per complex or development shall be one (1) sign.
- e. Such sign shall be placed within a landscaped setting equal to four (4) feet for each one (1) square foot of sign area.
- f. Businesses or a group of businesses which meet the Freeway Sign qualifications of Section 9-26-120 may be allowed tower/pole signs.

(4) Landscape Wall Signs.

1. Such sign shall identify the building.
2. The maximum area of such signs on a landscaped wall shall be ten (10) square feet.
3. The maximum height of such signs shall be five (5) feet.
4. The maximum number of such signs shall be one (1) per street.
5. The percentage of wall surface area covered by individual letters shall not exceed fifty (50) percent.
6. Such sign shall be placed within a setting containing a landscape of not less than two hundred forty (240) square feet. In some cases, a staff review may determine that the existing landscaped area of a landscaped wall may be approved as a sufficient landscape requirement for a landscape wall sign.

(5) Traffic Directional Signs.

- a. The maximum number of such signs each for driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.

- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(6) Directory Signs.

- a. The maximum number of signs for a site shall be determined by a staff review.
- b. The maximum height of such sign shall be seven (7) feet.
- c. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.

(7) Town Center District Special Signage. In order to enhance and protect the character of the pedestrian areas of town center area, the following special sign standards shall apply in the downtown district:

The town center sign district shall be constituted by securing the approval of at least seventy-five (75) percent of the fronting property owners on both sides of a street having a minimum lineal frontage of one thousand (1,000) feet in a downtown area.

i) Freestanding/Monument Signs

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

ii) Tower Signs

- a. Tower signs are permitted only for developments or multiple tenant complexes with one-hundred-thousand (100,000) or more square feet of building floor area.
- b. Such sign shall identify the building or development.
- c. The maximum area of such sign shall be seventy-five (75) square feet.
- d. The maximum height of such sign shall be twenty (20) feet.
- e. The maximum number of such signs per street shall be one (1) sign.
- f. The maximum number of such signs per street shall be one (1) sign.
- g. Such sign shall be placed within a landscaped setting equal to four (4) feet for each one (1) square foot of sign area.

ii) Shingle Signs.

- a. Such sign shall be suspended from a roof overhang, covered walkway, covered porch, open lattice walkway, or attached to a building wall fascia.
- b. Such sign shall identify the business.
- c. No part of a suspended sign shall extend beyond the edge of the overhang.
- d. Such sign shall be on or adjacent to the business the sign identifies.
- e. The maximum number of such signs perpendicular to the business front shall be one (1) sign.
- f. The maximum number of such signs parallel to the business front shall be one (1) sign.
- g. Suspended signs shall maintain a minimum clearance between the bottom of the sign and the nearest grade or sidewalk of seven (7) feet, six (6) inches.
- h. Such signs may be attached to a fascia that maintains a minimum clearance between the bottom of the fascia and the nearest grade or sidewalk of seven (7) feet, six (6) inches.
- i. No part of an attached shingle sign shall extend above or below the fascia.

iii) Architectural Signs. Architectural signs are allowed for planned development in the town center district. Architectural signs, banners and freestanding directory signs are allowed on private property and public rights-of-way for community sign districts in a town center district area, subject to the approval of a community sign program by a staff review and in accordance with the following requirements:

- a. The maximum sign area for such sign shall be sixty (60) square feet.
- b. Such sign shall be installed at major public entrances at a maximum height of twenty (20) feet.
- c. The maximum number of signs per architectural element shall be one (1) sign.
- d. The maximum letter height for each architectural sign shall be two (2) feet.
- e. Signs shall be constructed of appropriate permanent material with individual, back or indirect illumination.

(iv) Decorative Banners. Decorative banners shall be in accordance with the following:

- a. Graphic design shall be of a distinctive character, and of a form and configuration specifically approved by the staff review.
- b. Logo and written material shall be a subordinate part of the overall banner graphic design.
- c. Banners shall be of new material and shall be displayed a maximum of thirty (30) days.
- d. Torn, faded or soiled banners shall be disallowed.

(v) Freestanding/Monument Directory Signs. Freestanding directory signs designed as architectural elements identifying businesses and points of interest within the town center sign district are allowed in accordance with the following:

- a. Overall sign size maximum is fifteen (15) square feet.
- b. Sign height maximum is seven (7) feet.

(8) Automated Teller Machine Signs. Automated teller machine and ATM related signs are allowed as specified in Section 9-26-100 (d) (7).

(9) Sum Total Sign Area. The sum total sign area allowed for each use in these districts is one and one-half (1 1/2) square feet for each one (1) lineal foot of building front foot.

(b) Unspecified Uses in Manufacturing and Industrial Zones. Unspecified uses in M-1 and M-2 zones are allowed signs as follows:

(1) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.
- d. No part of a building wall sign shall extend above a roofline.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(2) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(3) Tower Signs.

- a. Tower signs are permitted only for developments or multiple tenant complexes with one-hundred-thousand (100,000) or more square feet of building floor area.

- b. Such sign shall identify the building or development.
- c. The maximum area of such sign shall be seventy-five (75) square feet.
- d. The maximum height of such sign shall be twenty (20) feet.
- e. The maximum number of such signs per street shall be one (1) sign.
- f. The maximum number of such signs per street shall be one (1) sign.
- g. Such sign shall be placed within a landscaped setting equal to four (4) feet for each one (1) square foot of sign area.
- h. Businesses or a group of businesses which meet the Freeway Sign qualifications of Section 9-26-120 may be allowed tower/pole signs.

(4) Traffic Directional Signs.

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo on such sign shall be two (2) square feet.

(5) Directory Signs.

- a. The maximum number of signs for a site shall be determined by the staff review.
- b. The maximum height of such sign shall be seven (7) feet.
- c. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.

(6) Automated Teller Machine Signs. Automated teller machine and ATM related signs are allowed as specified in Section 9-26-100 (d) (7).

(7) Sum Total Sign Area. The sum total sign area allowed for signs in these districts is one (1) square foot for each one (1) lineal foot of building front foot.

(c) Unspecified Uses in Residential Zones. Unspecified uses in RA1, RA2, RH, R3 zones are allowed signs as follows:

(1) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.

- d. No part of a building wall sign shall extend above a roof line.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches

(3) Residential Entryway Signs. Residential subdivisions, condominiums, and townhouses are allowed residential entryway signs under Section 9-26-100(d) of this Chapter.

(4) Sum Total Sign Area. Sum total sign area per business use, two (2) square feet.

(d) Specified Uses.

(1) Public Uses, Institutional Uses, Schools and Churches. Public uses, institutional uses, schools and churches are allowed signs as follows:

(i) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.
- d. No part of a building wall sign shall extend above a roof line.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(ii) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(iii) Traffic Directional Signs.

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.

- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(iv) Event Directory Change Panel Signs.

- a. Event Directory Change Panel signage shall be determined upon submittal of a Theater Signage Program and staff review
- b. The maximum sign height on a building shall be two (2) stories.
- c. No part sign shall extend above a roofline.
- d. Such sign shall be installed with the exposed face of the sign in a plane parallel to the building wall.
- e. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(v) Sum Total Sign Area. For public uses, institutional uses, schools, and churches, the total permanent sign area allowed, including wall signs, monument, and traffic directional signs is thirty-six (36) square feet for sites of twenty (20) acres or less, and an additional four (4) square feet for each additional ten (10) acres.

(2) Theatres. Theaters are allowed signs as follows:

(i) Building Wall Signs.

- a. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- b. The maximum sign height on a building shall be three (3) stories.
- c. No part of a building wall sign shall extend above a roof line.
- d. Such sign shall be installed with the exposed face of the sign in a plane parallel to the building wall.
- e. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.
- f. Such sign shall identify the business and may contain one (1) change panel event listing sign per street, not to exceed a sign area of seventy-five (75) square feet.

(ii) Event Directory Change Panel Signs.

- a. Event Directory Change Panel signage shall be determined upon submittal of a Theater Signage Program and staff review
- b. The maximum sign height on a building shall be two (2) stories.
- c. No part sign shall extend above a roof line.
- d. Such sign shall be installed with the exposed face of the sign in a plane parallel to the building wall.

- e. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(iii) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(iv) Traffic Directional Signs.

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(v) Sum Total Sign Area. The sum total sign area allowed for this use shall not exceed two hundred fifty (250) square feet.

(3) Multifamily and Duplex Developments. Multifamily and duplex developments are allowed signs as follows:

(i) Building Wall Signs.

- a. Such sign shall identify the development.
- b. For any one (1) side of a dwelling unit the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.
- d. No part of a building wall sign shall extend above a roofline.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(ii) Residential Entryway Signs.

- a. The maximum number of signs on each side of entry shall be one (1) sign.

- b. The maximum number of signs for each entrance shall be two (2) signs.
- c. The area of each such sign per entry shall not exceed twenty-four (24) square feet.
- d. The maximum height of such sign shall be five (5) feet.
- e. The maximum distance from the entry driveway to the sign shall be twenty-five (25) feet.
- f. Such sign shall be architecturally compatible with other signs and with other structures on the site.
- g. This sign may be double-faced only when one (1) such sign is used for the development.

(iii) Traffic Directional Signs.

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(iv) Sum Total Sign Area. The sum total sign area permitted for such use shall not exceed forty eight (48) square feet.

(4) Single Family Developments. Single-family developments are allowed signs as follows:

(i) Residential Identification. A residential identification sign may be constructed to identify a residential development of ten (10) acres or more. The maximum number of such signs of a parcel containing at least ten (10) but less than forty (40) acres is one (1) sign. The maximum number of signs for a parcel containing at least forty (40) but less than one hundred (100) acres shall be two (2) signs. The maximum number of such signs for a parcel containing one hundred (100) acres or more shall be four (4) signs.

(ii) Residential Entryway Signs.

- a. The maximum number of signs on each side of entry shall be one (1) sign.
- b. The maximum number of signs for each entrance shall be two (2) signs.
- c. The area of each such sign per entry shall not exceed twenty-four (24) square feet.
- d. The maximum height of such sign shall be five (5) feet.
- e. Such sign shall be located adjacent to the entry driveway a minimum of twenty-five (25) feet.

- f. Such sign shall be architecturally compatible with other signs and with other structures on the site.
- g. This sign may be double faced only when one (1) such sign is used for the development.

(5) Farms and Ranches. Farms and ranches are allowed signs as follows:

- a. Each farm and ranch is allowed a name plate sign.
- b. The maximum number of such signs for each farm or ranch shall be one (1) sign.
- c. The area of such sign shall not exceed eight (8) square feet.
- d. This sign may be freestanding; if freestanding the maximum height of such sign shall be five (5) feet.

(6) Banks. Banks are allowed signs as follows:

(i) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area allowed for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. When the wall on which the sign is placed is two hundred (200) or more feet from any public right-of-way, the maximum sign area for each one (1) lineal foot of building wall shall be one and one-half (1 1/2) square feet.
- d. The maximum sign height permitted shall be the maximum height permitted a building in the applicable zoning district, except in the downtown district where the maximum height is thirty-eight (38) feet.
- e. No part of a building wall sign shall extend above a roofline.
- f. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- g. No part of a building wall sign shall project from a building wall a distance greater than twelve (12) inches.

(ii) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(iii) ATM (Automated Teller Machine) Sign.

- a. Such sign shall be located on the face of the machine.

- b. Any such sign may identify the individual business name, logo, time, and principal services offered at the ATM.
- c. The area of any such sign shall not exceed ten (10) square feet.
- d. The total sign area of all such signs at any one (1) site shall not exceed twenty (20) square feet.
- e. The bezel and architectural border of an ATM sign shall not be included in the sign area unless they contain sign characters, logos, or other sign graphics.
- f. The area of any ATM signage not visible beyond the boundaries of the property shall not be deducted from the sum total sign area permitted for the use.
- g. Wording, symbols, and graphics which instruct persons on the use of the ATM shall not be considered part of the sign area unless they are visible beyond the boundaries of the property and attract the attention of the public.
- h. Such signs shall be subject to staff development review approval.
- i. No sign permit shall be required for such sign.

(iv) ATM (Automated Teller Machine) Directional Signs.

- a. Such sign shall be located only on a site offering automated teller services.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. A maximum area for business name or logo shall be one (1) square foot.
- e. Time-related information and other information commonly used by business to reference its particular ATM is allowed.
- f. The number and location of such signs shall be determined by staff review approval.

(v) Sum Total Sign Area. The sum total sign area allowed for this use shall be one and one-half (1 1/2) square feet for each one (1) lineal foot of building front foot.

(7) Service Stations/Gas Stations. Service stations are allowed signs as follows:

(i) Building Wall Signs.

- a. Such sign shall identify the business.
- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.
- d. No part of a building wall sign shall extend above a roofline.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(ii) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(iii) Canopy Signs.

- a. Such sign shall identify the business.
- b. The maximum number of signs per canopy shall be two (2) each.
- c. For any one (1) side of the canopy, the maximum sign area for each two (2) linear feet of canopy wall shall be one (1) square foot, not to exceed twenty-four (24) square feet of total canopy signage.
- d. No part of the sign shall project from a canopy wall a distance greater than twelve (12) inches.
- e. Any canopy signs will be calculated against total sign area allowed.
- f. Any canopy sign shall be centered on the canopy face a minimum of six (6) inches from the top and six (6) inches from the bottom.
- g. All canopies must receive staff development review approval before any permit can be issued for a canopy sign.

(iv) Change Panel Price Signs.

a. Vertical Monument Sign.

- 1. Such sign may be incorporated with a business identification monument or ground sign. If combined, the maximum sign area shall be thirty (30) square feet.
- 2. The maximum height of the unit shall be three (3) feet.
- 3. The maximum width of the unit shall be two (2) feet.
- 4. The maximum area of such sign shall be six (6) square feet.
- 5. The bottom of such sign shall be above ground level a maximum of one (1) foot.
- 6. Such sign shall be located in a meaningful landscaped setting of not less than sixteen (16) square feet.
- 7. Each sign may be double-faced and illuminated internally or by indirect lighting.
- 8. Each sign shall be placed in such a manner so as not to interfere with or to confuse traffic or present any hazard to traffic.
- 9. The maximum freestanding signs per street, one (1) each.

b. Horizontal Monument Sign.

1. Such sign may be incorporated with a business identification monument or ground sign. If combined, the maximum sign area shall be thirty (30) square feet.
2. The height of the unit shall be two (2) feet.
3. The width of the unit shall be three (3) feet.
4. The bottom of such sign shall be a maximum above ground level of one (1) foot.
5. Such sign shall be located in a landscaped setting of not less than sixteen (16) square feet.
6. Each sign may be double-faced and illuminated internally or by indirect lighting.
7. Each sign shall be placed in such a manner so as not to interfere with or to confuse traffic or present any hazard to traffic.
8. The maximum freestanding signs per street one (1) each

(v) Traffic Directional Signs. Traffic directional signs are allowed as follows:

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(vi) Sum Total Sign Area. The sum total sign area for this use shall not exceed one hundred twenty five (125) square feet. Sum total sign area shall be regulated by the following:

- a. Freestanding Signs. The sum total sign area for freestanding signs shall be thirty (30) square feet per abutting street front (Business Identification: 24 square feet, Change Panel Price Signs: 6 Square Feet).
- b. Canopy Signs. For any one (1) side of the canopy, the maximum sign area for each two (2) linear feet of canopy wall shall be one (1) square foot, not to exceed twenty-four (24) square feet of total canopy signage.
- c. Wall Signs. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.

(8) Auto Dealerships. Auto dealerships are allowed signs as follows:

(i) Building Wall Signs.

- a) Such sign shall identify the business.

- b) For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c) When the wall on which the sign is placed is more than two hundred (200) feet from any public right-of-way the maximum sign area for each one (1) lineal foot of building wall shall be one and one-half (1 1/2) square feet.
- d) The maximum sign height on a building shall be three (3) stories.
- e) No part of a building wall sign shall extend above a roof line.
- f) Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- g) No part of such sign shall project from a building wall a distance greater than twelve (12) inches.
- h) Automobile manufacturer modifier signs for new auto dealerships may be installed on the building wall, shall be subordinate to the vertical height of the business name, and calculated against the total allowed.

(ii) Freestanding/Monument Signs.

- a. Such sign shall identify the business.
- b. The maximum number of such signs per street front shall be one (1) sign.
- c. The maximum area of such sign shall be twenty-four (24) square feet.
- d. The maximum height of such sign shall be six (6) feet.
- e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.
- f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.
- g. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

(iii) Traffic Directional Signs.

- a. The maximum number of such signs each for driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a business name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.

(iv) Directory Signs.

- a. The maximum number of signs for a site shall be determined by the staff review.
- b. The maximum height of such sign shall be seven (7) feet.
- c. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.

(v) Automobile Manufacturer Signs. Auto dealers selling three (3) or more automobile manufacturer types at the same site shall be allowed to identify such manufacturer type on a freestanding sign subject to the following:

- a. The only sign on the building wall shall be for business identification only.
- b. The maximum height of such sign shall be seven (7) feet.
- c. The maximum number of such signs per street shall be one (1) sign.
- d. The maximum sign area for such sign shall not exceed forty-two (42) square feet.
- e. Such sign shall be placed within a landscaped setting equal to four (4) feet for each one (1) square foot of sign area.

(vi) Sum Total Sign Area. The sum total sign area allowed for each use is one and one-half (1 1/2) square feet for each one (1) lineal foot of building front foot.

(9) Multiple-Tenant Commercial Development/Shopping Centers. Multiple-tenant commercial development in a commercial district are allowed signs that identify the complex or center as follows:

(i) Master Sign Program. To avoid confusion and to improve the sign application process for such developments it is strongly recommended that a Master Sign Program be submitted. This will help ensure visual continuity within the development, allocate better use of the development's allowed sum total sign area, and greatly reduce the likelihood of conflicts with signage.

(ii) Building Identification. Such signs shall identify the multiple-tenant commercial building and can contain the name of any tenant(s) or occupant(s) of the building. Unless such tenant or occupant occupies thirty percent (30%) or more of the total building or sixty percent (60%) or more of the first floor of the building. Building identification signage shall be allowed as follows:

- a. Building Wall Signs.
 1. On a one-story or multiple-story building, the maximum area of such signs for each five (5) lineal feet of building wall shall be one (1) square foot.
 2. The maximum height of such sign shall not exceed three (3) stories.
 3. No part of such sign shall extend above a roofline.
 4. Such sign shall be installed with the exposed face of the sign in a plane parallel with the exposed face of the building wall.
 5. No part of such sign shall project from the wall of the building a distance greater than twelve (12) inches.
- b. Freestanding/Monument Signs.
 1. Such sign shall identify the building or development.

2. The maximum number of such signs per street front shall be one (1) sign.
3. The maximum area of such sign shall be twenty-four (24) square feet.
4. The maximum height of such sign shall be six (6) feet.
5. The maximum horizontal dimension of the cabinet or panel shall be eight (8) feet.
6. Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.

c. **Tower Signs.**

1. Tower signs are permitted only for developments or multiple tenant complexes with one-hundred-thousand (100,000) or more square feet of building floor area.
2. Such sign shall identify the building or development.
3. The maximum area of such sign shall be seventy-five (75) square feet.
4. The maximum height of such sign shall be twenty (20) feet.
5. The maximum number of such signs per street shall be one (1) sign.
6. Such sign shall be placed within a landscaped setting equal to four (4) feet for each one (1) square foot of sign area.

(iii) Traffic Directional Signs.

- a. The maximum number of such signs for each driveway shall be one (1) sign.
- b. The maximum height of such sign shall be three (3) feet.
- c. The maximum area of such sign shall be four (4) square feet.
- d. The maximum area of a building name or logo on such sign shall be one (1) square foot.
- e. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.
- f. Where a driveway is shared the maximum area of a building name or logo shall be two (2) square feet.

(iv) Directory Signs.

- a. The maximum number of signs for a site shall be determined by the staff review.
- b. The maximum height of such sign shall be seven (7) feet.
- c. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.

SECTION 9-26-110 TEMPORARY SIGNS

Temporary signs shall be allowed in all zones subject to the requirements in this section.

(a) Development Signs.

(1) Development signs are subject to the following guidelines:

- a. The maximum number of signs allowed for each street the property abuts shall be one (1) sign.
- b. The maximum area of such sign shall be forty-eight (48) square feet.
- c. The maximum height of such sign shall be ten (10) feet.
- d. Such sign may be illuminated by indirect lighting only.
- e. Such sign shall be removed immediately upon completion of construction of the announced development.
- f. Such sign shall be for the sole purpose of identifying a future development which has been approved by the staff development review or a development under construction.

(2) Project Signs. Signs advertising new subdivision, development, construction or other new property improvements shall be allowed. In order that persons seeking such improvements may be directed easily and resultant traffic minimized, such signs shall comply with the following standards.

(i) Such signs shall be limited to ground or wall signs. Signs located more than one-hundred (100) linear feet from the nearest public right-of-way shall not exceed sixty-four (64) square feet per sign face (or a total of one-hundred twenty eight (128) square feet for both faces) and shall not exceed twelve (12) feet in height. Signs located less than one-hundred linear feet from the nearest public right-of-way shall not exceed forty-eight (48) square feet per sign face (or a total of ninety-six (96) square feet for both faces) and shall not exceed seven (7) feet in height. Riders or attachments to such signs shall be permitted but shall be included in the sign area total square footage.

(ii) Project signs shall be displayed only on the property to which the sign pertains. One such sign shall be permitted per entry street, provided that the minimum distance between signs on any single development shall be one thousand (1,000) feet, as measured along streets.

(iii) Each development shall be allowed two (2) off-premises directional signs. Such signs shall display only the name of the development, the name of the developer, the location of the development, contact telephone numbers, and directional information to the development represented. Such signs shall be subject to the following regulations:

- a. Signs located less than one-hundred (100) linear feet from the nearest public right-of-way shall be limited to thirty-two (32) square feet in total area, and shall not exceed sixteen (16) square feet per side or seven (7) feet in height.
- b. Signs located more than one hundred (100) linear feet from the nearest public right-of-way, may be increased in sign area by three (3) square feet per side for each additional fifteen (15) linear feet from the right-of-way.

- c. In any case, maximum sign area shall not exceed sixty-four (64) square feet, and shall not exceed thirty-two (32) square feet per side or ten (10) feet in height.
- d. Written approval for sign locations shall be required from the property owner on which the sign is to be located prior to the issuance of a permit.
- e. In order to eliminate clustering, no two signs for any development shall be located closer than four-hundred (400) linear feet apart.

(iv) Developers of projects within the same master planned cluster may combine the sign area allowed for directional signs into a single sign. The combined sign may be no larger than the total sign area allowed to the individual participants up to a maximum of sixty-four (64) square feet. Each participating developer shall be represented on the combined sign.

- a. Sign height as measured from the nearest top back of curb to the top of a combined sign shall be no greater than eight (8) feet.
- b. Signs shall not be located less than one-hundred (100) feet from the nearest public right-of-way.
- c. Riders or attachments to such signs shall be permitted but shall be included in the sign area total square footage.

(v) In the case of a subdivision project, directional signs shall not be displayed prior to the date of recording, and shall be removed within two (2) years from the date of issuance of the first building permit in the project, or within thirty (30) days from the time that seventy-five (75) percent of the lots or dwellings in the pertinent subdivision or filing thereof have been issued building permits, whichever time period is least. The Zoning Administrator may extend such time period for up to one (1) year, upon request of the developer.

(vi) In addition to a project sign advertising a subdivision, in residential subdivisions, there shall be permitted one model home sign identifying each different model, not to exceed six (6) square feet in total area, on each lot where a model home is located. Such model home sign shall be removed when the unit ceases to be a model home.

(vii) Signs, banners, pendants and/or flags announcing the grand opening of a new subdivision may be permitted as temporary signs in accordance with the provisions set forth herein.

- a.. A grand opening sign permit must be applied for and issued within six (6) months from the date of issuance of the first building permit in the subdivision and shall not exceed sixty (60) days.
- b. Application for a grand opening sign permit shall include a detailed plan showing the size and location of all signs, banners, pendants, and/or flags.
- c. Upon approval, grand opening signs may exceed the sign sizes allowed elsewhere in the Chapter for the duration of the grand opening permit.

- d. Additional off-premise signs may be permitted under the provisions of this section as part of a grand opening permit.
- e. All signs permitted under this subsection shall comply with sign location standards set forth in this Chapter and shall be removed at the end of the permit term.

(b) Contractor or Subcontractor Signs.

- a. The maximum number of such signs for each contractor or subcontractor shall be one (1) sign.
- b. The maximum sign area allowed each contractor or subcontractor shall be four (4) square feet.
- c. The maximum height of such sign shall be ten (10) feet.
- d. All contractors and subcontractors engaged in construction or repair of buildings on an individual parcel of land may be listed on one (1) sign not to exceed an area of twenty-four (24) square feet.
- e. Upon completion of the construction or repair of the building such sign shall be removed immediately.
- f. Such sign shall be for the sole purpose of designating the contractor(s) and subcontractor(s) engaged in the construction or repair of a building or buildings on a parcel of land.

(c) Sale, Lease, and Rent Signs.

- a. Such sign shall be placed on property being rented, leased, or sold.
- b. The maximum sign area for a parcel containing an area of two (2) acres or less shall be four (4) square feet.
- c. The maximum sign area for a parcel containing more than two (2) but less than ten (10) acres in area shall be nine (9) square feet.
- d. The maximum sign area for a parcel containing ten (10) or more acres shall be fifteen (15) square feet.
- e. The maximum height of such sign shall be ten (10) feet.

(d) Subdivision, Condominium and Multifamily Directional Signs.

- a. The maximum number of such signs shall be for each subdivision or condominium two (2) signs.
- b. The maximum number of signs allowed per mile or where there is a change of direction shall be one (1) sign.
- c. The maximum area of such sign shall be forty-eight (48) square feet.
- d. The maximum height of such sign shall be ten (10) feet.
- e. Illumination shall be indirect only.
- f. Such signs for subdivision and condominium projects shall be removed immediately after the use they identify is fulfilled.

- g. All signage for multifamily is allowed for one hundred eighty (180) days from issuance of the sign permit only. Such sign may be granted a one-time extension not to exceed one hundred eighty (180) days.
- h. The text contained upon such sign shall be limited to:
 - 1. The recorded name of the subdivision or condominium.
 - 2. The direction to the subdivision or condominium.
 - 3. The distance to the subdivision or condominium.
- i. No sign shall be located within one hundred (100) feet of any residence.

(e) Open House Directional Signs.

(1) General Requirements:

- a. Open house directional signs shall be used to direct traffic to a residence for sale, and may be incorporated as a part of the subdivision directional signs.
- b. Such sign shall be used only when a sales person is on duty at the residence for sale or the property owner is present at the residence during the open house.
- c. The maximum number of such signs for each residence for sale shall be three (3) signs.
- d. The maximum area of each such sign shall be four (4) square feet.
- e. The maximum height of such sign shall be three (3) feet.
- f. Such sign shall not be illuminated.
- g. Such sign shall not be placed in any right-of-way.
- h. Such sign shall not be placed so as to create a traffic hazard.

(2) Real Estate and Tract Signs Not Requiring a Sign Permit. The following real estate and tract signs shall not require a sign permit:

(i) One unlighted real estate sign per lot advertising the sale, rental or lease of the premises on which it is maintained; not exceeding ten (10) square feet in area, five (5) square feet per sign face; and five (5) feet in height. Such sign shall be removed within seven (7) days after sale or rental of the subject property.

(ii) One building company sign per lot under construction, not exceeding thirty-two (32) square feet in area, sixteen (16) square feet per sign face, and six (6) feet in height. Such sign shall include only the builder's name, telephone number where an individual may contact the company, and a company logo. Such sign shall be removed within seven (7) days after sale or rental of the subject property.

(iii) Open house signs not exceeding six (6) square feet in area and four (4) feet in height, and limited to advertising real estate open for inspection, may be placed on private property in the vicinity of the property with the permission of the property owner. Open house signs may also be placed in developed parking strips

with the permission of the immediately adjacent property owner. Such signs shall be subject to the following conditions:

- a. Open house signs shall not be attached to trees, poles, street signs or placed in a dedicated right-of-way, except as otherwise permitted in developed parkstrips.
- b. Open house signs may only be displayed for the duration of the open house and shall be removed within thirty (30) minutes of the conclusion of the event.
- c. Open house signs not meeting the requirements of this section shall be subject to immediate removal by the Community Development Director or his designee. Open house signs removed by the City may be discarded or destroyed immediately.

(f) No Trespassing Signs.

- a. Such signs may be freestanding.
- b. The maximum area of such sign shall be four (4) square feet.
- c. Such signs on a parcel of land shall be separated by a distance of one hundred (100) feet.
- d. Such sign shall not be placed in any public right-of-way.
- e. Such sign shall not be placed so as to create a traffic hazard.
- f. No permit shall be required for such sign.

(g) Political Signs.

- a. Political signs are temporary signs supporting the candidacy for office or urging action on any other matter on the ballot of primary, general, and special elections.
- b. Such signs shall be limited to a period immediately preceding the election of sixty (60) days.
- c. The maximum area of such sign shall be thirty-two (32) square feet.
- d. The maximum height of such sign shall be ten (10) feet.
- e. Such sign may be freestanding.
- f. The person, party, or parties responsible for the erection or distribution of any such signs shall be jointly and severally liable for the removal of them within five (5) days after the election to which they refer.
- g. No permit shall be required for such sign.
- h. A sign exceeding three (3) feet in height shall not be placed where the sign violates visual obstruction regulations.

(h) Grand Opening Signs.

- a. Such signs shall contain the words "Grand Opening" only.
- b. Such signs may be displayed for a period of calendar days not to exceed thirty (30) days.

- c. The maximum number of grand opening signs for each business shall be one (1) sign.
- d. A plan showing the size and location of all proposed signs shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a permit. Upon approval, signs may be displayed which exceed the sign sizes which are allowed elsewhere in this Chapter for the duration of the grand opening period.
- e. Such signs shall comply with the location standards for signage in this Chapter and must be removed at the end of the grand opening period.

(i) Menu Signs.

- a. A menu sign shall be used to display the published menu and the corresponding prices.
- b. Such sign may indicate if the restaurant is open and list the hours of operation.
- c. The maximum number of such signs for each restaurant entrance shall be one (1) sign.
- d. The maximum area of such sign shall be four (4) square feet.
- e. Such sign shall be enclosed in a casing attached to the building and extending in depth from the wall not more than two (2) inches.
- f. Illumination shall be indirect only.
- g. No permit shall be required for such sign.

(j) Master Developer Identification Sign for Master Planned Communities.

- a. Such sign shall only indicate the name of the MPC, the name of the entity developing the MPC, and the MPC or developer logo.
- b. The maximum number of such signs for each arterial or major collector street leading to the MPC shall be one (1) sign.
- c. The maximum area of such sign shall be forty-eight (48) square feet.
- d. The maximum height of such sign shall be ten (10) feet.
- e. Illumination shall be indirect only.
- f. Such signs shall not be located at entrances which have permanent MPC entryway signs.

(k) Information Center Identification Sign for Master Planned Communities.

- (1) Such signs are allowed only for an MPC (master planned community)
- (2) Such signs shall be located on the site of the information center.

(3) Project Identification.

(i) Building wall signs.

- a. Such sign shall identify the project name only.

- b. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.
- c. The maximum sign height on a building shall be three (3) stories.
- d. No part of a building wall sign shall extend above a roof line.
- e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
- f. No part of such sign shall project from a building wall a distance greater than twelve (12) inches.

(ii) Freestanding Identification Signs

- a. Landscape Wall Signs.
 - 1. Such sign shall identify the project.
 - 2. The maximum height of such sign shall be five (5) feet.
 - 3. The maximum individual letter area shall be twelve (12) square feet.
 - 4. Such sign shall be placed within a landscaped setting of not less than one hundred twenty (120) square feet. In some cases, a staff review may determine that the existing landscaped area of a landscaped wall may be approved as a sufficient landscape requirement for a landscape wall sign.
- b. Monument Signs.
 - 1. Such sign shall identify the project.
 - 2. The maximum height of such sign shall be five (5) feet.
 - 3. The maximum sign area shall be twelve (12) square feet.
 - 4. The maximum vertical dimension of the unit shall be four (4) feet.
 - 5. The maximum horizontal dimension of the unit shall be ten (10) feet.
 - 6. Such sign shall be placed within a landscaped setting of not less than one hundred twenty (120) square feet.

(4) Sum Total Sign Area. The sum total area of all such signs shall not exceed forty (40) square feet.

(l) Master Planned Community Information Center Directional Signs.

- a. An MPC shall be allowed a number of such signs not to exceed ten (10) signs.
- b. The maximum area of such sign shall be ten (10) square feet.
- c. The maximum height of such sign shall be three (3) feet.
- d. Illumination shall be indirect.
- e. The text contained on such signs shall be limited to the following information:
 - i. The name of the information center.
 - ii. The direction to the information center.
 - iii. The distance to the information center.

(m) Master Planned Community Off-Premise Directional Signs.

(1) MPC off-premise directional signs are allowed as follows:

- a. The maximum number of such signs for each MPC shall be two (2) signs.
- b. The maximum number of signs allowed per mile or where there is a change of direction shall be one (1) sign.
- c. The maximum area of such sign shall be forty-eight (48) square feet.
- d. The maximum height of such sign shall be ten (10) feet.
- e. Illumination shall be indirect only.
- f. Such signs shall be removed within five (5) years from date of permit issuance.
- g. The text contained upon such sign shall be limited to:
 1. The recorded name of the master planned community.
 2. The direction to the master planned community.
 3. The distance to the master planned community.
- h. No sign shall be located within one hundred (100) feet of any residence.

(n) Window Signs (signs painted on windows or attached to the window)

(1) Signs on or inside the windows of a commercial establishment are permitted, but no signs are permitted in unglazed openings.

(2) The area of such signs shall not be deducted from the total sign area allowed but the total of all window signs shall not exceed the total sign area allowed for the use.

(3) No more than twenty-five (25) percent of any window pane that is more than three (3) feet in any dimension may be used for such signs.

(o) Auto Dealership Promotional Events.

(1) Auto dealerships are allowed signs for promotional events as follows:

- a. Miniature balloons [twelve (12) inches to twenty-four (24) inches] may be placed outside of the public right-of-way commencing on Friday at 12:00 noon through Monday at 12:00 noon, except on a holiday, which will extend to the next business day.
- b. Pennants may be individually placed outside of the public right-of-way commencing on Friday at 12:00 noon through Monday at 12:00 noon, except on a holiday, which will extend to the next business day. The height of such pennants shall not exceed the height of the adjacent building.

- c. A total of three (3) banners may be allowed on the site provided they are not visible off the property or installed in the public right-of-way. Such banners shall be limited to twenty-four (24) square feet in size.
- d. No permits will be required for these signs.

(p) Signs for "Not-for-Profit" Events Requiring a Sign Permit.

(1) Temporary signs or banners announcing a campaign, drive or event of a civic, philanthropic, non-profit, educational or religious organization shall be permitted in all districts.

(2) Such signs are subject to the following requirements:

(i) In order to protect the appearance of the community and to minimize clutter, such signs may be maintained for a period not to exceed thirty (30) days, including fourteen (14) days prior and seven (7) days after the event, and shall not exceed thirty-two (32) square feet in size.

(ii) Temporary signs shall not exceed seven (7) feet in height, shall not have more than two (2) faces, and must be securely attached to the ground by post.

(iii) Banners shall require specific approval of the City, and be securely attached to two (2) structures or poles which are permanently affixed to the ground.

(iv) One (1) on-site and three (3) off-site signs are allowed per event. Written permission of all property owners involved shall be provided to the Community Development Department before any sign permit will be issued.

(q) Special Events (Signs for "For-Profit" Events Requiring Sign Permit)

(1) Special events are allowed signs as follows:

(i) Events/activities which will occur on a designated date or during a limited period of time shall be allowed signage to promote the event/activity. The signage will support, promote and/or advertise the event/activity and may contain the names of a specific agency or business that is sponsoring the event/activity. All signs associated with the event/activity are temporary and must be removed by the date specified by the Zoning Administrator or designee.

(ii) The organization sponsoring the event/activity shall prepare and submit an application, consisting of a complete list and description of all signs, including directional signs, banners, pennants, flags, balloons, lighting, hot/cold air balloons and other features associated with the event/activity, and proposed times for erecting and removing the signs.

(iii) The application will be reviewed and approved by the Zoning Administrator or designee.

(iv) Names and logos of sponsoring agency(ies) or business(es) shall be limited to twenty (20) percent of the total area of lettering identifying the activity or event.

(v) All banners, pennants and flags shall be limited to twenty-four (24) square feet and shall be suspended no higher than thirty-six (36) feet above grade, except that all banners, pennants and flags suspended over roadways or driveways shall be no higher than eighteen (18) feet above grade and maintain a minimum clearance of fourteen (14) feet. Banners are allowed in the downtown area only.

(vi) All signs, banners, pennants and flags spanning walkways must maintain a minimum clearance of seven (7) feet six (6) inches.

(vii) Temporary off premise directional signs shall be limited in sign area to six (6) square feet for each sign. The total number and location of such signs shall be approved by the Zoning Administrator or designee.

(2) Holiday Periods. The period from the weekend proceeding Thanksgiving Day to the weekend following New Years Day and the fourteen days prior to and including Draper Days are hereby declared to be special holiday periods. During such periods the City may issue temporary sign permits to allow flags, banners and other similar festive type signs, which are not otherwise permitted.

(i) During the "special holiday" period signs may be displayed which exceed the sign sizes regulated elsewhere in this Chapter.

(ii) Signs allowed during holiday periods shall be removed on or before the last day of the designated time period.

(r) Other Temporary Signs Requiring a Sign Permit.

(1) Temporary signs not specifically regulated by the preceding subsections shall be displayed only in accordance with the following conditions:

(i) The total allowed area for all permitted signs for any business shall be limited in size to no more than the total allowed area for permanent signs plus twenty (20) square feet of temporary sign area per business.

(ii) Such signs shall comply with regulations governing size, height, location and illumination, but not material, as for similarly permitted permanent signs, as determined by the Zoning Administrator.

(iii) Such signs shall not remain in place for a period of more than fourteen (14) days, except that the Zoning Administrator may, upon review, issue an additional

permit extending the time period up to fourteen (14) days upon application therefore. Further extensions must be approved by the Planning Commission.

(iv) A maximum of six (6) fourteen (14) day temporary sign permits and/or permit extensions shall be issued per business per calendar year. "Grand Opening" and "Holiday" permits shall not be included in the total number of allowed permits.

(v) Except as otherwise permitted in this section, no more than one (1) temporary sign shall be permitted per adjacent street frontage at the same time for any business.

(vi) A business authorized pursuant to a temporary use permit granted under Chapter 9-40 of this Title may be issued a temporary sign permit for the same time duration applicable to the temporary use permit. The area of a temporary sign shall be determined in accordance with Section 9-26-060(f).

SECTION 9-26-120 FREEWAY SIGNS

(a) Freeway Signs. Any free-standing retail business or group of related, adjacent free-standing retail businesses shall be allowed the signs described in this subsection.

(1) To qualify for such signs the business or group of businesses shall meet all of the following requirements:

(i) If located on more than one lot or parcel, have a common driveway and unrestricted cross access between adjoining lots or parcels.

(ii) Have direct access to Pony Express Road, Minuteman Drive, Factory Outlet Drive, or any freeway frontage road or street.

(iii) Be located on a lot or parcel that abuts:

- a. Interstate 15, or;
- b. Pony Express Road, Minuteman Drive, Factory Outlet Drive, or any freeway frontage road or street if the right-of-way of any such street abuts the right-of-way of Interstate 15 at a point directly across from the lot or parcel.

(2) Businesses or a group of businesses which meet the qualifications of subsection one (1) may be allowed the signs described below:

(i) One (1) identification tower/pole or monument sign, which identifies the individual business or qualifying group of businesses.

- a. A pole sign shall not exceed twenty (20) feet in height.

- b. No sign shall exceed one hundred (100) square feet in area (sign face).
- c. In lieu of having an identification pole sign, any business which meets the criteria for an identification pole sign may have up to one hundred (100) square feet of additional wall sign area so long as the total sign area on any wall is no greater than fifteen percent (15%) of the wall area.

(ii) Monument and wall signs allowed under Section 9-26-100 of this Chapter, except that only a single pole or monument sign may be located on any single lot or parcel.

SECTION 9-26-130 AREAS OF SPECIAL DESIGNATION

RESERVED.

SECTION 9-26-140 PROHIBITED SIGNS

(a) **Purpose.** The intent of prohibiting signs listed in this section is to protect the safety and welfare of the people of the City, to minimize traffic hazards and distraction, and to promote beneficial community appearance.

(b) **Signs Prohibited.** The following signs shall not be permitted, erected, or maintained within the City:

- (1) Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description.
- (2) Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.
- (3) Signs with lights or illumination, which flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations.
- (4) Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations during the holiday season.
- (5) Signs which:
 - (i) Emit, or are designed to emit, by any means, a sound intended to attract attention.
 - (ii) Involve the use of live or preserved animals.

(iii) Create unsafe glare.

(6) Any sign (together with its supporting structure) now or hereafter existing which, seven (7) days or more after the premises have been vacated, advertises an activity, business, product or service no longer produced or conducted upon the premises where such sign is located. If the sign or sign structure is covered or the identifying symbols or letters removed, an extension of time may be granted by the Planning Commission upon good cause shown for such extension. This provision shall not apply to permanent signs accessory to businesses, which are open only on a seasonal basis, provided there is clear intent to continue operation of the business.

(7) Any sign which is installed or erected in or projects into or over any public right-of-way, except in the case of a sign for which a permit has been issued in conformance with the requirements of this Chapter.

(8) Signs not permanently affixed or attached to the ground or to any structure except for real estate signs attached to posts driven into the ground, and temporary signs and barriers as addressed elsewhere in this Chapter.

(9) Any sign or sign structure which:

(i) Constitutes a hazard to safety or health by reason of inadequate installation, maintenance or dilapidation; or

(ii) Does not conform to section 9-26-080 (f).

(10) Any sign or sign structure which:

(i) In any other way obstructs the view of, may be confused with, or purports to be an official traffic sign, signal or device or any other official sign; or,

(ii) Creates in any way an unsafe distraction for motor vehicle operators; or,

(iii) Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, private driveway, alley or other thoroughfare.

(11) Any sign which obstruct free ingress to or egress from a required door, window, fire escape or other required exit way.

(12) Any sign with a change panel or removable text or panel feature, except where specifically allowed under the provisions of this Chapter.

(13) Off-premise advertising signs or any other sign not pertinent and clearly incidental to the permitted use on the property where located, except as provided for elsewhere in this Title.

(14) Portable signs not permanently affixed to any structure on the site or permanently mounted to the ground, or otherwise located on one or more wheels.

(15) Signs mounted, attached or painted on motor vehicles, trailers or boats when used as additional advertising signs on or near the premises, not used in conducting a business or service, or used in an unusual way not associated with normal business operating or vehicle parking procedures.

(16) Signs for the purpose of general outdoor advertising of products or services, or signs advertising a use, service or attraction not located in the City, except as provided for elsewhere in this Title.

(17) Flags, banners, wind signs or other devices designed or allowed to wave, flap or rotate with the wind except for flags, pennants, and insignias permitted pursuant to section 9-26-080 (g) (11) of this Chapter. Company flags or banners on flag-poles shall be permitted as part of the allowable sign area as defined elsewhere in this Chapter. Flags and banners shall be allowed as part of a "grand opening" or designated "holiday period" permit as defined elsewhere in this Chapter.

(18) Sign Banners that are not associated with an approved "grand opening" period, or otherwise permitted in this Chapter.

(19) Decorative Banners, except as allowed under Town Center District Signage as stated in this Chapter.

(20) Inflatable objects, except those specifically allowed elsewhere in this Chapter.

(21) Roof-mounted signs or signs which project above the highest point of the roof line or fascia of the building.

(22) Sign of an advertising nature posted or glued directly on an exterior wall, fence or roof or affixed directly on such wall, fence or roof by any means of similar adhesive substance. No paper, cloth, vinyl or other non-rigid materials sign, except for flags as provided for elsewhere in this Chapter, shall be tacked directly on any exterior wall, fence or roof, except those allowed as temporary signs as defined elsewhere in this Chapter.

(23) Off-premise advertising signs.

(24) Billboards; except for those billboards existing prior to the adoption of this Chapter, as may be allowed under Utah State Law.

(25) Graffiti.

(26) Handbills posted on public places or objects.

(27) Commercial signs in residential and agricultural zones except where a conditional-use permit has been granted pursuant to the provisions of this Title.

(28) Any sign not in compliance with the provisions of this Chapter and/or any applicable provisions of this Title.