



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to amend the Weber County Zoning Ordinance Chapter 32 (Signs) by creating new regulations for business signs in the RE-15 and RE-20 Zones

Agenda Date: Tuesday, July 10, 2012

Applicant: Washington Heights Baptist Church

File Number: ZTA 2012-06

Property Information

Approximate Address: Not Applicable

Project Area: Not Applicable

Zoning: Not Applicable

Existing Land Use: Not Applicable

Proposed Land Use: Not Applicable

Parcel ID: Not Applicable

Township, Range, Section: Not Applicable

Adjacent Land Use

North: Not Applicable	South: Not Applicable
East: Not Applicable	West: Not Applicable

Staff Information

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Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 32 (Signs)

Background

The applicant is proposing to amend the Weber County Zoning Ordinance Chapter 32 (Signs) by creating new regulations for business signs in the RE-15 and RE-20 Zones. Section 7 (Sign/Zone Regulations) currently allows business signs in the RE-15 and RE-20 zones with the following regulations:

“One (1) or more signs not exceeding two (2) sq. ft. for each one (1) lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.”

The applicant’s proposed amendment is to create a conditional use exception to these regulations for properties in the RE-15 and RE-20 Zones which have at least 20 acres and 500 feet of frontage on a highway. The exception would allow qualifying parcels to have one or more signs not exceeding a combined total of 400 square feet. Individual signs would be limited to a maximum size of 150 square feet.

Summary of Planning Commission Considerations

The RE-15 and RE-20 Zones are residential zones which are intended to provide for and protect residential development at a low density in a semi-agricultural or rural environment. Commercial businesses are not generally anticipated in these zones, although uses such as day care, dog kennels, green houses, golf courses, and religious institutions are currently allowed. The business sign regulations in these zones are currently quite restrictive because they are intended for non-conforming uses which were legally created and have been allowed to continue despite changes to the zoning ordinance.

Staff agrees that the current regulations are appropriate for these types of non-conforming uses. However, other uses such as a golf course or religious institution may require additional signage, especially if the uses are on large parcels of land, have large structures, or have multiple access points. The applicant's request adequately addresses these potential issues and proposes a reasonable increase in the total signage allowed based on property size (20 acres) and frontage on a highway (500 feet). However, staff proposes that the term "highway" be removed and replaced by "road with a right-of-way of 80 feet or more in width." Based on a review of the zoning map, the only area where the proposed amendment would apply is on property in the Uintah area owned by the Washington Heights Baptist Church.

The Planning Commission should consider the following questions in making a recommendation to the County Commission:

- Are the proposed amendments to the numbers and sizes of signs reasonable considering the area and frontage requirements proposed?
- Should the proposed amendments be applied to other zones outside of RE-15 and RE-20?
- Are there any detrimental effects that may come from approving this amendment?

Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with the Western Weber County General Plan.

Conditions of Approval

Not Applicable

Staff Recommendation

Staff recommends approval of the proposed amendments as shown in Exhibit B. The Planning Commission's decision should be made as a recommendation to the County Commission.

Exhibits

- A. Applicant's draft proposal
- B. Weber County Zoning Ordinance Chapter 32 (Signs) proposed amendments