



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on legislative amendments to the Weber County Zoning Ordinance Chapter 32 (Signs), Chapter 1 (General Provisions) regarding various sign requirements including temporary signs

Agenda Date: Tuesday, February 12, 2013

Applicant: Weber County Planning Staff

File Number: ZTA-2012-04

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

Report Presenter: Robert Scott
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Report Reviewer: SW

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 1 (General Provisions)
- Weber County Zoning Ordinance Chapter 32 (Signs)
- Weber County Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)
- Weber County Zoning Ordinance Chapter 31 (Land Use Permit, Building Permit and Certificate of Occupancy)

Background

The Western Weber Planning Commission (WWPC) recommended on June 12, 2012 that the Weber County Commission adopt the draft ordinance. The Weber County Commission held a public hearing on July 17, 2012 and tabled the ordinance until July 31, 2012. At the July 31, 2012 meeting the Weber County Commission tabled the item until some additional issues identified by the Weber County Attorney's office, specifically the language dealing with content neutral, could be addressed. The Weber County Planning Division has worked with the Weber County Attorney's office and the attached draft is ready for a further review by the Western Weber Planning Commission.

The WWPC held a work session on January 15, 2013 to consider the edits to the ordinance amendments and directed Staff to prepare the ordinance for a hearing before the WWPC. This item is before the WWPC to receive input from the public and make a recommendation to the Weber County Commission.

The purpose and intent of Chapter 32 is to establish rules and procedures which govern signs in the Western Weber County Township. The Ogden Valley Township has its own sign ordinance Chapter 32-B.

This proposed amendment to Chapter 32 (Signs) addresses the issues identified by the Attorney's office. The proposal does three things, i.e., makes political signs content neutral, places them under the umbrella of temporary signs, and makes adjustments to definitions, and other minor changes to be consistent with Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy), Chapter 32-B (Ogden Valley Signs), Chapter 23 (Supplementary and Qualifying Regulations), and building and fire codes. Staff researched a number of other jurisdiction's ordinances in making this recommendation.

The following summary identifies the proposed amendments:

Chapter 1 – 6 Definitions

Chapter 1 has a subsection providing for definitions. This subsection has been revised to include a number of modified and new definitions that will help clarify the overall sign ordinance including temporary signs.

SIGN: A modified definition is presented that is a clearer definition of what constitutes a sign.

SIGN, ANIMATED: This is a new definition.

SIGN, BUSINESS / COMMERCIAL: This definition adds the word commercial and is also modified.

SIGN, CAMPAIGN: This definition identifies these signs as being those associated with an election.

SIGN, CONSTRUCTION: The definition for 'sign, construction' is taken from 32-B and placed here.

SIGN, DIRECTIONAL: This definition is modified to provide clarity.

SIGN, EVENT: This is a new definition.

SIGN, GROUND / MONUMENT: This definition adds the word monument and is modified to provide clarity.

SIGN, NONCONFORMING: This is a new definition.

SIGN, OCCASION: This is a new definition.

SIGN, POLE: This is a new definition.

SIGN, POLITICAL: This definition identifies these signs as those signs that comment on an issue or proposal not associated with an election.

SIGN, PUBLIC EVENT: This is a new definition.

SIGN, SEASONAL: This is a new definition.

SIGN, TEMPORARY: This definition is modified.

SIGN, VEHICLE: This is a new definition.

Chapter 32 - Signs

32-1. Purpose and Intent. A purpose and intent section is included to replace the Sign Type section. The purpose and intent statement is new along with clearly identifying that this ordinance is intended to be content neutral.

32-2. Definitions. The Chapter 32-B language is inserted which explains that sign definitions are found in Chapter 1.

32-3 General Provisions (With the insert of 32-2; General Provisions becomes 32-3)

1. Conformity. This provision is modified to eliminate the duplication from the building codes and make it clear that the requirements for signs must meet the requirements of this chapter.

8. Misleading, Fraudulent, Obscene, Immoral, Indecent or Signs of Unsightly Character Prohibited. At the recommendation of Legal Counsel this provision is deleted.

8. Noise Prohibited. This provision is renumbered from 9 to 8.

9. Painting, Pasting, Gluing Prohibited. This provision is renumbered and an exception is provided as identified in 32-4 Special Provisions.

10. Permit Required. This provision is renumbered and the general sign standard is modified to make it clear that a land use permit is required unless it meets the exception identified in Chapter 32-4 Special Provisions.

11. Refusal of Owner to Remove Dangerous Signs. This provision is renumbered and the process for applying liens has been updated to reflect current practice. The County Treasurer and County Clerk have been deleted since they are not involved in this process.

12. Removal of Conforming Signs. This provision is renumbered and a modification changes the responsibility of sign removal from the Chief Building Official to the County to make it consistent with Chapter 30 (Land Use Permit, Building Permit and Certificate of Occupancy).

13. Removal of Nonconforming Signs. This provision is renamed and renumbered and a definition is added for nonconforming use in Chapter 1. Outdated language is deleted and new language is added allowing maintenance and replacement of nonconforming signs.

15. Sign Inspection. This provision is being deleted. It is unnecessary since the building codes already provide for sign inspection.

16. Sign Not to Cover Window, Doors, or Similar Openings. This provision is being deleted. These provisions are already in the fire and building codes.

14. Sign on Private Property. With the deletion of Sign Inspection and Sign Not to Cover Window, Doors, or Similar Openings this provision becomes 14.

15. Sign on Public Property. This provision is renumbered from 18 to 15. An amendment clarifying when these are allowed is referenced in subsection 32-4 Special Provisions.

16. Sign Over Street Prohibited. This provision is renumbered from 19 to 16.

17. Sign Setback. This provision is renumbered from 20 to 17.

18. Signs, Zones Permitted and Controls. This provision is renumbered from 21 to 18.

19. Signs not to Constitute Traffic Hazard. This provision is renumbered from 23 to 19.

22. Violations a Misdemeanor. This provision is being deleted. The Zoning ordinance has a provision for violations. This provision is out of date.

32-4. Special Provisions (With the insert of 32-2; Special Provisions becomes 32-4)

3. Cloth Signs. This provision is deleted. The information from this section has been transferred to the definition section and tables.

6. Political or Campaign Signs. This provision is being deleted and replaced by 6 Temporary Signs.

6. Temporary Signs. A new provision that addresses temporary signs is provided.

A. First, temporary signs must be located on private property unless otherwise exempted.

B. Second, standards for temporary sign setbacks are given for streets with sidewalks, those without sidewalks, and clear view triangle.

C. Third, there are three tables provided.

Table C-1 identifies temporary sign types, display periods, removal requirements for all temporary signs, and whether or not a land use permit or special event permit is required for that sign type. Sign types are given three subheadings, occasion signs, seasonal signs, and event signs.

Table C-2 relates to agricultural and residential zone standards by sign types for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

Table C-3 relates to commercial and manufacturing zone standards by sign types for the maximum area per sign face, maximum height of the freestanding signs including the support structure, and the number of signs permitted.

8. Time Limitation for Construction Project or Land Development Signs. This provision is being deleted. The definition for these signs is moved to Chapter 1-6 Definitions.

32-5. Exempt Signs (With the insert of 32-2; Exempt Signs becomes 32-5)

3. This provision relating to signage for construction project identification is deleted. The provision for this is now included in Chapter 1-6 (Definitions)

32-6. Design Standards (With the insert of 32-2; Design Standards becomes 32-6)

32-7. Specialty Signs Prohibited (With the insert of 32-2; Specialty Signs becomes 32-7)

32-8. Sign / Zone Regulations (With the insertion of 32-2; Sign / Zone Regulations becomes 32-8 and the sign table is amended to delete all references to temporary signs)

Summary of Planning Commission Considerations

- Do the proposed amendments remedy the concerns of County Legal Counsel?
- Are the proposed amendments clear, objective, and reasonable?

Conformance to the General Plan

This is a legislative matter. The draft ordinance is consistent with both General Plans.

Conditions of Approval

Not Applicable

Staff Recommendation

Staff recommends that the Western Weber Planning Commission entertain public comment and identify any edits to Chapter 32 (Signs) and Chapter 1 (General Provisions) prior to making a recommendation to the Weber County Commission to adopt the amendments.

Exhibits

- A. Weber County Zoning Ordinance Chapter 32 (Signs) and Chapter 1 (General Provisions) Proposed Amendments

Chapter 1 GENERAL PROVISIONS

1-6 Definitions

~~SIGN: A presentation or representation of words, letters, figures, designs, pictures, or colors, publicly displayed so as to give notice relative to a person, a business, an article or merchandise, a service, an assemblage, a solicitation or a request for aid; also the structure or framework or any natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.~~ Any object, device, display, or structure, or part thereof, that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including, but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

~~SIGN, ANIMATED: A sign employing actual motion, the illusion of motion or light and / or color changes achieved through mechanical, electrical or electronic means.~~

~~SIGN, BUSINESS / COMMERCIAL: A sign which directs attention to a use conducted, project or commodity sold or service performed upon the premises.~~ Any sign with wording, a logo or other representation that directly or indirectly names, advertises or calls attention to a business, product, service, profession, commodity, commercial event, or other commercial activity, or otherwise contains commercial speech.

~~SIGN, CAMPAIGN: A temporary sign soliciting support for a person running for public office or a sign supporting, defending or objecting to an issue or proposal being placed before the public.~~

SIGN, CONSTRUCTION: Construction signs announcing the construction of a building or project naming owners, contractors, subcontractors and architects.

~~SIGN, DIRECTIONAL: Business incidental signs designed to guide or direct pedestrians or vehicular traffic:~~ Any sign located on private property at or near the public right-of-way, directing or guiding vehicular or pedestrian traffic onto the property and / or toward parking or other identified locations on the property.

~~SIGN, GROUND / MONUMENT: A sign placed upon the ground, or supported by a frame or supports placed in or upon the ground.~~ A free standing ground sign mounted on a base but not attached to any building or wall.

~~SIGN, NONCONFORMING: A sign that legally existed at the time that it was installed under the regulations in effect at that time but does not conform to the current applicable regulations of the area in which it is located and has been maintained continuously since the time the applicable regulations changed to render it nonconforming.~~

~~SIGN, OCCASION: A sign that is intended to support a business activity that is temporary in nature, e.g., construction, real estate, or temporary real estate sales office.~~

~~SIGN, POLE: A free standing sign that is mounted atop one or more poles and not attached or braced by any other structure.~~

~~SIGN, POLITICAL: A temporary sign making a statement either supporting, defending or objecting to an issue or proposal that is not being placed before the public.~~

~~SIGN, PUBLIC EVENT: A sign that is intended to support public events, e.g., religious, charitable, civic (youth soccer sign up), or festive occurrences, or in celebration of some event of religious, national,~~

state, or civic significance or in honor of a visit from a person or persons of note, i.e., public event banners, public event signs, and public event directional signs.

SIGN, SPECIAL EVENT: A sign that is intended to support special events, i.e., special event banners, special event signs, and special event directional signs.

SIGN, SEASONAL: A sign that is intended to advertise a business activity for a designated amount of time, e.g., a farmer's market, Christmas tree lot, or fruit and vegetable stand.

SIGN, TEMPORARY: Temporary signs as regulated by this Ordinance shall include any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials with or without frames, intended to be displayed for a short period of time only.

SIGN, TEMPORARY: Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: a grand opening banner; public event banner; political sign, real estate sign; special event sign.

SIGN, VEHICLE: Any sign permanently or temporarily attached to or placed on a vehicle or trailer.

Chapter 32 SIGNS

32-1 Major Sign Types Purpose and Intent

Business Signs, Identification and Information Signs, and Specialty Signs are considered as Major Sign Types for the purpose of this Ordinance. All signs will be classified as belonging to one of the Major Sign Types for regulatory measure.

The purpose and intent of the Sign Standards is to provide for reasonable display of all signage in the Western Weber Township to identify and advertise products, services, institutions, events, and business establishments for the information and convenience of the general public. These Standards and criteria are designed to protect and promote the public health, safety, and general welfare of persons within the community. The Standards are also designed to aid in the orderly development and promotion of business by providing regulations, which encourage aesthetics, effectiveness, and flexibility in the display and use of signs while protecting and enhancing community character in the Western Weber Township.

It is the County's policy to regulate signs in a manner that is consistent with the free speech protections and provisions of the United States Constitution and of the Constitution of the State of Utah by enacting regulations which do not restrict speech on the basis of its content, viewpoint or message; and do not favor one form of speech over another.

32-2 Definitions

Certain words, phrases, terms and concepts used in this Section are defined in Chapter 1-6, Definitions.

32-23 General Provisions

1. **1. Conformity and Safety.** If a sign does not conform with the requirements of this Chapter or if the construction, design, manner of use or method of anchoring or supporting any sign makes such sign unsafe, the Chief Building Official shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of a sign to conform with the requirements of this Chapter or to remedy the defect herein. All signs must meet the requirements of the Uniform Building Code and Safety Regulations of the County. this Chapter.

- 81 2. **Clearance.** There shall be a minimum clearance of ten (10) feet between the ground or
82 sidewalk and any part of projecting sign, with the exception of public necessity signs and
83 nameplates.
- 84 3. **Copy Area.** Copy area of a building facade signs or multiple copy signs shall not exceed forty
85 percent (40%) of the background facing to which it is applied.
- 86 4. **Height of Signs.** No sign shall exceed the height limitations established for each zone as set
87 forth in this Chapter.
- 88 5. **Lighting of Signs.** Signs may be illuminated by indirect lighting, floodlights, or luminous
89 tubes only. No lighting shall be installed in any way which will permit direct rays of such light to
90 penetrate onto any adjoining property used for residential purposes, or in any manner constituting
91 a nuisance. Animated signs are prohibited except as expressly provided herein.
- 92 6. **Location of Signs.** No part of any sign shall be permitted to extend across any property line or
93 located in any required front or side yard except as follows:
- 94 A. Business and identification signs attached to a building may project into a required front
95 or side yard not more than six (6) feet and not less than ten (10) feet above the ground or
96 sidewalk.
- 97 B. Ground business signs, including all portable types signs for conforming uses only, shall
98 not be located closer than ten (10) feet to a front or side property line for that portion of
99 the sign lower than ten (10) feet and not closer than three (3) feet for that portion of the
100 sign greater than ten (10) feet in height.
- 101 C. Property identification signs shall not be located closer than ten (10) feet to any property
102 line.
- 103 D. Nameplates may be located anywhere on the property.
- 104 7. **Maintenance of Signs.** Signs regulated by this Chapter shall be maintained in good visual
105 appearance and structural condition at all times. The County and its agents shall in no way be
106 liable for negligence or failure of the owner or the person responsible for maintaining any sign, to
107 keep such sign in good condition, or be responsible for any damage caused by defective
108 conditions.
- 109 ~~8. **Misleading, Fraudulent, Obscene, Immoral, Indecent or Signs of Unsightly Character**~~
110 ~~**Prohibited.** No sign shall be erected or maintained, or be permitted to remain publicly displayed~~
111 ~~which are a misleading, fraudulent, obscene, immoral, indecent, of unsightly character.~~
- 112 8. **Noise Prohibited.** It shall be unlawful to use in connection with any sign or to use for
113 advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or
114 transmitting device or instrument for the purpose of commercial advertising.
- 115 9. **Painting, Pasting, Gluing Prohibited.** No sign shall be painted, pasted or glued directly on
116 any wall or roof or affixed directly to any wall or roof by means of any similar adhesive
117 substance. No paper or cloth sign shall be tacked directly on any wall or roof **except as provided**
118 **in Chapter 32-4 Special Provisions.**
- 119 10. **Permit Required.** It shall be unlawful to erect or maintain or remodel any sign upon or over
120 public or private property, ~~with the County until a land use permit sign permit with respect to~~
121 ~~such sign has been obtained, except as exempted in Section 32-4 Special Provisions. from the~~
122 ~~Chief Building Official. The Chief Building Official may at his discretion request the Planning~~
123 ~~Commission to review a sign application.~~
- 124 11. **Refusal of Owner to Remove Dangerous Signs.** Removal by Chief Building Official. Where
125 immediate action is deemed necessary to protect, limb, life or property and where the owner of a
126 sign or the owner of the property on which the sign is erected fails to remove such sign pursuant
127 to notice from the Chief Building Official within a specified time fixed in such notice, the Chief
128 Building Official may proceed in any manner deemed necessary to cause the immediate removal
129 of such sign. The Chief Building Official shall certify a statement of the expenses incurred in
130 such removal. ~~to the County Treasurer, who in turn shall assess and charge the same against the~~
131 ~~real estate upon which the sign was erected, and Unless said assessment is paid within ninety (90)~~

days after and from the date of notice thereof the same shall, ~~when recorded in the offices of the County Clerk,~~ become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.

13. **12. Removal of Conforming Signs.** Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith shall, upon vacating the premises, or discontinuing the business advertises, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the ~~County Chief Building Official~~ shall be considered as a violation of this Chapter and shall subject the owner of the sign and the owner of the property to the penalties herein.

14. **13. Removal of Non-conforming Signs.**

- A. ~~Any sign not in conformance with the provisions of this Chapter and which was erected or installed without a permit, shall be removed within thirty (30) days upon notification from the Chief Building Official County.~~
- B. ~~Signs for which permits were previously issued and which are made nonconforming by the provisions of this Chapter shall be permitted to remain in accordance with Section 7. Under no circumstances shall such nonconforming signs be remodeled or replaced. The provisions of Section 2.12 shall apply to such nonconforming signs.~~
- C. ~~Any existing sign, conforming to the provisions of this Chapter relative to size and location, but nonconforming to structure requirements shall be removed or replaced within one (1) year upon written notice from the County. However, if they are deemed to be a hazard or more than fifty percent (50%) damaged, they shall be removed or repaired in accordance with the structural requirements of this Chapter, within ten (10) days after receiving notice from the County.~~
- D. ~~Any sign on a building determined to be abandoned shall be removed within thirty (30) days of notification from the County by the Chief Building Official to the property owner and/or owner of the business advertisement and/or owner of the sign.~~

A sign may be re-installed which duplicates the original non-conforming sign in dimensions and location. Any changes in size or location shall require conformance to this Ordinance.

15. ~~**Sign Inspection.** The Chief Building Official shall inspect each sign for which a permit has been issued and shall require the property maintenance of all signs subject to the provisions of this Chapter.~~

16. ~~**Sign Not to Cover Windows, Doors, or Similar Openings.** No sign shall cover a window, doorway or other opening providing light ventilation or exit facilities which are required by the Building Code or which are deemed by the Fire Department to be necessary to give the Fire Department access to the building or to afford the fire protection in the event of a fire; provided however, that flat signs, wall signs, cloth signs and projecting signs shall be permitted to cover transom.~~

17. **14. Sign on Private Property.** It shall be unlawful for any person to fasten or attach, paint or place any sign as defined in this Chapter upon any private wall, window, door, gate, fence or sign or upon any other personal property without the consent of the owner, or lessee, or someone authorized to act on behalf of such owner or lessee.

18. **15. Sign on Public Property.** It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this Chapter on any

building, street or property of the County. No sign shall be erected on or project over public property, except as permitted in Section 32-4 Special Provisions.

19. **16. Sign Over Street Prohibited.** It shall be unlawful to erect and/or maintain any sign over any street or alley, except as herein expressly provided.

20. **17. Sign Setback.** For purposes of this Chapter, the entire sign must comply with the specified setback regulations.

21. **18. Signs, Zones Permitted and Controls.** It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this Chapter. It is unlawful for any person to erect or otherwise install a sign located on a site or in a zone in violation of the regulations specified in Section 8.

22. ~~**Violations a Misdemeanor.** Any person who shall fail to comply with or shall violate any of the provisions of this Chapter, or any rules or regulations promulgated hereunder shall be deemed guilty of a misdemeanor and shall be punished as provided in State Code, by a fine of not more than \$299 or by imprisonment for not more than sixty (60) days, or by both such fine and imprisonment. The penalty provided herein shall be in addition to any suspension or revocation of any license or permit issued hereunder.~~

23. **19. Signs not to Constitute Traffic Hazard.** No light, sign, or other advertising structure as regulated by this Ordinance shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words, "STOP", "LOOK", "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

32-34 Special Provisions

3. ~~**Cloth Signs.** Permits may be issued by the Chief Building Official upon approval by the County Commission for hanging of display banners or other cloth decorations for special occasions, such as e.g., religious, charitable, civic, or festive occurrences, or for the Christmas decorations or in celebration of some event of religious, national, state or civic significance or in honor of a visit from a person or persons of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The Chief Building Official Public event banner signs may permit such signs to be hung over public streets or on walks after proper approval. Permits issued pursuant to this paragraph may be issued without charge of any fee, but shall specify a period of time, not to exceed fifteen (15) days during which such signs shall be permitted to be used.~~

6. ~~**Political or Campaign Signs.** Political or campaign signs are permitted in accordance with the following provisions provided that any such sign shall be erected not earlier than sixty (60) days prior to the election at which time the candidates or measure will be voted upon and shall be removed within fifteen (15) days after such election, campaign or event.~~

1. ~~In any residential zone, there is permitted not more than one stationary unlighted temporary sign on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or questions on the ballot, provided that any such sign shall not exceed six (6) feet in height or six (6) square feet in area. If attached, such sign shall not exceed the height of the eaves line of the building.~~

2. ~~In a commercial zone, there is permitted one or more temporary signs on a lot on behalf of a candidate for public office, or of a question on the ballot or announcing a campaign, drive or event of a civic, philanthropic, educational, or religious organization, provided that:~~

- ~~1. The total of such sign or signs on any lot shall not exceed sixty-five (65) square feet, except that larger signs may be placed upon any legally existing sign structure. If detached, signs shall not exceed fifteen (15) feet in height, and if attached not more than twenty-five (25) feet in height.~~
- ~~2. No such sign shall be a roof sign, except upon a legally existing sign structure, and no signs shall be erected in any required yard setback area unless attached to a building.~~

6. Temporary Signs. Temporary signs shall be permitted in accordance with standards set forth below, unless specified otherwise in this ordinance:

A. Setback standards for temporary signs:

1. Temporary signs must be located completely on private property, except as exempted in Section 32-4, Special Provisions.
2. Signs must be placed 10 feet behind the sidewalk, including those with grass strips between the street and the sidewalk, except for special event banners and special event directional signs.
3. On streets with no sidewalks and where it is not clear where the property line is located, signs must be placed 10 feet behind the curb or pavement and not hang into the street; and
4. At intersections, they must be placed beyond the site distance triangle (23-7 Clear View of Intersecting Streets).

B. Temporary Signs. Temporary signs in this section shall in no way regulate the content of speech, only the place and manner in which it is permitted.

C. Additional Standards

Table C-1			
Sign Type	Display Period	Removal Required 3 Days After	Land Use Permit or Special Event Permit Required
<u>Occasion Signs</u>			
<u>Campaign Signs</u>	<u>60 days prior to the election</u>	<u>Completion of the election</u>	<u>N</u>
<u>Construction Signs</u>	<u>Duration of construction</u>	<u>Completion of construction</u>	<u>N</u>
<u>Property / Real Estate Sign</u>	<u>Duration of listing</u>	<u>Closing / Lease Commencement Date</u>	<u>N</u>
<u>Short Term Vendors</u> <u>§ 34-3</u>	<u>120 days</u>	<u>End of Event</u>	<u>Y / LUP</u>
<u>Temporary Outdoor Sales</u> <u>§ 34-4</u>	<u>Per state code if applicable or 30 days prior to the event</u>	<u>End of Event</u>	<u>Y / LUP</u>
<u>Temporary Real Estate Sales Office</u>	<u>Duration of construction</u>	<u>Completion of Construction</u>	<u>Y / LUP</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>Duration of construction</u>	<u>Completion of Construction</u>	<u>Y / LUP</u>
<u>Seasonal Signs</u>			
<u>Farmers Market</u> <u>§ 34-5</u>	<u>June through October</u>	<u>End of Event</u>	<u>Y / LUP</u>
<u>Fruit and Vegetable Stand</u> <u>§ 5-2-8; 5B-2-8; 6-2-8; & 7-2-8</u>	<u>June through October</u>	<u>End of Event</u>	<u>Y / LUP</u>
<u>Political Sign</u>	<u>No limit</u>	<u>No limit</u>	<u>N</u>
<u>Event Signs</u>			
<u>Public Event Sign</u>	<u>30 days prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>
<u>Public Event Banner (on public property, over public streets or sidewalks)</u>	<u>30 days prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>
<u>Public Event Directional Sign</u>	<u>30 days prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>
<u>Special Event Sign</u>	<u>60 days prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>
<u>Special Event Banner (on public property)</u>	<u>30 days prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>
<u>Special Event Directional Sign</u>	<u>1 day prior to the event</u>	<u>End of Event</u>	<u>Y / SEP</u>

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Table C-2			
<u>Types of Temporary Signs Permitted in Agricultural and Residential Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs (Includes support structure)</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Occasion Signs</u>			
<u>Campaign Sign</u>	<u>4 square feet</u>	<u>6 feet</u>	<u>No limit</u>
<u>Construction Sign</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office</u>	<u>32 square feet</u>	<u>6 feet</u>	<u>1 per street frontage</u>
<u>Temporary Real Estate Sales Office Wall Sign</u>	<u>20 square feet</u>	<u>n/a</u>	<u>1 sign attached to the office</u>
<u>Seasonal Signs</u>			
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Fruit and Vegetable Stand</u>	<u>16 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>16 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Event Signs</u>			
<u>Public Event Sign</u>	<u>4 square feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Public Event Banner (on public property, over public streets or sidewalks)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Directional Sign</u>	<u>8 square feet</u>	<u>4 feet</u>	<u>No limit off premise directional signs</u>
<u>Special Event Sign</u>	<u>16 square feet onsite</u>	<u>6 feet</u>	<u>No limit onsite signs, either ground or banner signs</u>
<u>Special Event Banner (on public property)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Special Event Directional Sign</u>	<u>8 square feet offsite</u>	<u>4 feet</u>	<u>No limit off-premise directional signs</u>

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Table C-3			
<u>Types of Temporary Signs Permitted in Commercial and Manufacturing Zones</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height of Freestanding Signs</u>	<u>Number of Signs Permitted per Sign Type</u>
<u>Occasion Signs</u>			
<u>Campaign Sign</u>	<u>6 Square Feet</u>	<u>8 Feet</u>	<u>No limit</u>
<u>Construction Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Property / Real Estate Sign</u>	<u>64 square feet</u>	<u>12 feet</u>	<u>1 per street frontage</u>
<u>Short Term Vendors</u>	<u>16 square feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 total per frontage, either a ground sign or on vendor trailer, mobile store, tent, or kiosk</u>
<u>Temporary Outdoor Sales</u>	<u>16 feet</u>	<u>6 feet if set in the ground or anywhere on the building</u>	<u>2 per street frontage</u>
<u>Seasonal Signs</u>			
<u>Farmers Market</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Fruit and Vegetable Stand</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Political Sign</u>	<u>32 square feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Event Signs</u>			
<u>Public Event Sign</u>	<u>4 square feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Public Event Banner (on public property, over public streets or sidewalks)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Public Event Directional Sign</u>	<u>8 square feet</u>	<u>4 feet</u>	<u>No limit off premise directional signs</u>
<u>Special Event Sign</u>	<u>16 square feet onsite</u>	<u>6 feet</u>	<u>No limit onsite signs, either ground or banner signs</u>
<u>Special Event Banner (on public property)</u>	<u>12 square feet</u>	<u>n/a</u>	<u>1 per street frontage</u>
<u>Special Event Directional Sign</u>	<u>8 square feet offsite</u>	<u>4 feet</u>	<u>No limit off-premise directional signs</u>

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271 ~~8. Time Limitation for Construction Project or Land Development Signs.~~ No construction project
272 or land development sign shall be erected more than thirty (30) days prior to construction and
273 shall be removed not more than thirty (30) days after completion.

274 **32-45 Exempt Signs**

275 ~~3. Non-illuminated and non-floodlights flat signs, wall signs, and free standing signs having an area~~
276 ~~not in excess of thirty six (36) square feet announcing the destruction or construction or~~
277 ~~remodeling of a building or announcing the enterprise to be located in a building under~~
278 ~~construction or announcing the name and address of the architect or contractor of the building,~~
279 ~~or the owner thereof, provided that no more than one such sign shall be erected on each street~~
280 ~~frontage and also provided that said signs are not erected more than thirty (30) days prior to~~
281 ~~construction and are removed not more than thirty (30) days after completion.~~

282 32-56 Design Standards.

283 32-67 Specialty Signs Prohibited.

284 32-78 Sign / Zone Regulations (The sign table is amended to delete all references to temporary signs).