

OGDEN VALLEY PLANNING COMMISSION

AMENDED PLANNING MEETING AGENDA

September 05, 2017
5:00 p.m.

Pledge of Allegiance

Roll Call

1. Minutes: Approval of the August 22, 2017 Meeting Minutes
2. Remarks from Planning Commissioners
3. Planning Director Report
4. Remarks from Legal Counsel
5. Adjourn Public Meeting to Convene to a Work Session

WS1. DISCUSSION: ZTA 2017-01: An application proposing to amend the Ogden Valley Sign Code

*The meeting will be held in the Weber County Commission Chambers, Weber Center, 2380 Washington Blvd., Ogden UT
No pre-meeting is scheduled for a work session*

Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.

(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)

Minutes of the Ogden Valley Planning Commission meeting of August 22, 2017 held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Robert Wood
Steven Waldrip
John Howell
Chris Hogge

Member Excused: Jami Taylor, John Lewis, Laura Warburton

Staff Present: Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Steve Burton, Planner II, Felix Lleverino, Planner II, Tammy Aydelotte, Planner I

- Pledge of Allegiance
- Roll Call

Appointment of Acting Chair for this evening's meeting:

Steven Waldrip motions to elect Mr. Howell as acting chair. Commissioner Howell seconds motion. Vote taken: All ayes.

Minutes: Approval of the July 25, 2017 meeting minutes-Revisions from Courtlan Erickson.

Acting Chair Howell moves to approve the minutes with edits from Courtlan. Commissioner Hogge suggests amending '74%' to 78%, in addition to already noted modifications. Commissioner Hogge seconds the motion. Vote taken: All ayes.

2. Consent Agenda:

- 2.1. DR 2017-11 Consideration and action on a design review approval to reconstruct and improve two overflow parking areas at Snowbasin Resort. This project is located at 3925 East Snowbasin Road, in the Destination & Recreation Resort-1 (DRR-1) Zone. (Snowbasin Resort Company, Applicant; Shawn Shuler, Agent)**

No questions, no discussion.

- 2.2. UVL101816 Consideration and action on a request for final approval of the Ella O Fowles Subdivision consisting of six lots located at 148 N 10630 E, in the Forest-5 (F-5) Zone. (Rondell B Hansen, Applicant)**

No questions, no discussion.

Commissioner Waldrip moves to approve consent agenda. Commissioner Wood seconds the motion. Vote taken: All ayes.

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Weber County Planning Division

MEMORANDUM

To: Ogden Valley Planning Commission
From: Charles Ewert, AICP
Date: August 31, 2017
Subject: Ogden Valley Sign Code Text Amendment, Application ZTA 2017-01

Planning Commissioners,

In your September 5, 2017 meeting we will be having a work session with the Ogden Valley Business Association (OVBA) regarding their application to amend the Ogden Valley Sign ordinance.

We have recently received an amendment to their original request which significantly simplifies the issues that the OVBA desires their application to address (attached).

In the meeting, the Planning Commission will be presented with modified language to the Ogden Valley Sign ordinance that addresses the OVBA's request. In addition to addressing the concerns of the OVBA, staff is also addressing other long-standing concerns present in the current sign code. This is an effort to make the sign code easier to administer and more in conformance to the 2016 Ogden Valley General Plan. It is also to help facilitate a more simple transition into design regulations for village centers, as prescribed by the general plan.

In the event the simple modifications request by the OVBA gets stalled due to staff-proposed modifications the Planning Commission should consider separating the two.

The proposed language is attached. My notes and comments are in the margins as well. This is not a polished copy, and will need more work, but is a good starting point for conversation.

Ewert, Charles

From: Ashley Cross [ashley@newworlddistillery.com]
Sent: Tuesday, August 15, 2017 1:30 PM
To: Ewert, Charles
Subject: OVBA Sign Ordinance

Hi, Charlie!

The board met today and we have made the following decisions in regard to our Sign Ordinance Submittal:

1. Drop any and all references to the American Sign Council Formulas.
2. Drop the electronic sign verbiage with exception of the electronic window signs which we would still like to include.
3. KEEP permission to place sandwich boards on properties with permission of the owners. Perhaps work some discussion to limit the number and or duration of placement as well as to create a uniform look to all signs.
4. KEEP the part about allowing country flags, other than just the United States.

The Board of the Ogden Valley Business Association has carefully considered the input from county representatives and other committees such as the GEM committee and the Dark Skies folks in regard to the Valley Plan and the support of the rural character of the Ogden Valley. In doing so, we have determined to scale our submittal in such a way as to focus on those requests that will enable businesses to comply with the expectations of the Valley Plan and still promote the vibrant business community that continues to grow in Ogden Valley.

With the ongoing discussions of Way Signage, we are framing our requests in anticipation of some sort of directional signage at some point in the valley. We believe that this is a long way off and in the interim we are a growing and community of businesses in support of one another and in service to our community. We are perfectly amenable to revising the ordinances in regard to any changes that may be approved once Way Signage is a reality. In the meantime, we need directional and event-related signage to remain viable.

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1 Title 101 - GENERAL PROVISIONS

2 ...

3 Sec. 101-1-7. - Definitions.

Comment [c1]: Add in all sign definitions

4 *Building envelope.* The term "building envelope" means a portion of a lot, parcel, or tract of land which is
5 to be utilized as the building site as may be required by the cluster subdivision ordinance or as otherwise
6 volunteered on a subdivision plat. "Building envelope" shall not be construed to mean "buildable area" as
7 provided in this section.

8 *Building frontage.* The term "building frontage" means any building elevation which faces a street or
9 parking lot available for use by the general public.

10 *Building, height of.* The term "height of building" means the vertical distance from the average of the
11 highest natural grade and the lowest natural grade to the highest point of the coping of a flat roof, or to
12 the deck line of a mansard roof, or to the highest point of the ridge of a pitch or hip roof.

13 ...

14 *Flea market.* The term "flea market" means an occasional or periodic sales activity held within a building,
15 structure or open area where groups of individual sellers offer new, used, handmade, homegrown,
16 handcrafted, obsolete or antique items for sale to the general public, not to include private garage sales.

17 *Frontage.* See "street frontage" or "building frontage."

Comment [c2]: Review this term in the complete code. Make changes as necessary.

18 *Full-time equivalent employee (FTEE).* The term "full-time equivalent employee (FTEE)" means the
19 minimum number of employees required to provide a particular service based on the type and intensity of
20 the service. Where employee generation values or FTEEs are not provided by ordinance and a workforce
21 consists of a combination of full- and part-time employees, the FTEE shall be calculated by adding up the
22 total number of employee hours worked during a weekly pay period and then dividing that number by 32
23 hours to get the full-time equivalent employee number.

24 ...

25 ~~*Light, direct artificial.* The term "direct artificial light" means any light cast directly to an illuminated area
26 from an artificial light source, as defined by this section, or from any surface on or within the artificial light
27 source's luminaire that is intended to reflect, refract, or diffuse light from the artificial light source. This
28 does not include light reflected, refracted, or diffused from other surfaces such as nonreflective surfaces
29 on or within the luminaire, or the ground or adjacent walls, provided these surfaces are not primarily
30 intended for the reflection, refraction, or diffusion of the artificial light source. See also section 108-16-
31 9 for a graphic depiction.~~

32 *Light pollution.* The term "light pollution" means any artificial light that is emitted either directly or indirectly
33 by reflection that alters the appearance of the nighttime sky; interferes with astronomical observations;
34 interferes with the natural functioning of native wildlife, or disrupts the community character as defined in
35 the applicable general plan for the area.

36 *Light source, artificial.* The term "artificial light source" means the part of a lighting device that produces
37 light. See also section 108-16-9 for a graphic depiction.

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38 *Light trespass.* The term "light trespass" means the projection of any light from a direct artificial light
39 outside the lot or parcel boundary or street right-of-way where the artificial light source is located, unless
40 the projection outside the lot or parcel boundary or street right-of-way is intended, wanted, and lawfully
41 permitted. See also section 108-16-11 for a graphic depiction.

42 *Light, direct artificial.* The term "direct artificial light" means any light cast directly to an illuminated area
43 from an artificial light source, as defined by this section, or from any surface on or within the artificial light
44 source's luminaire that is intended to reflect, refract, or diffuse light from the artificial light source. This
45 does not include light reflected, refracted, or diffused from other surfaces such as nonreflective surfaces
46 on or within the luminaire, or the ground or adjacent walls, provided those surfaces are not primarily
47 intended for the reflection, refraction, or diffusion of the artificial light source. See also section 108-16-
48 9 for a graphic depiction.

49 *Lighting, outdoor.* The term "outdoor lighting" means the illumination of an outdoor area or object by any
50 outdoor artificial light source.

51 *Lighting, recreation facility.* The term "recreation facility lighting" means outdoor lighting used to illuminate
52 the recreation activity area of a stadium, sports field or court, rink, ski area, swimming pool, theater,
53 amphitheater, arena, or any similar use intended for recreational activity. See also section 108-16-15 for a
54 graphic depiction.

55

56 *Lot, corner.* The term "corner lot" means a lot abutting on two intersecting or intercepting streets, where
57 the interior angle of intersection or interception does not exceed 135 degrees.

58 ~~*Lot, double frontage.* The term "double frontage lot" means any building lot which has both the front and~~
59 ~~rear yard lot line abutting a street.~~

60 *Lot, flag.* The term "flag lot" means an "L" shaped lot comprised of a narrow access strip connected to a
61 street (staff portion) which opens into the lot area (flag portion).

62 ~~*Lot, frontage.* The term "frontage lot" means all the property fronting or abutting one side of the street~~
63 ~~and/or right-of-way. No lot shall utilize any part of the temporary end or dead end of a street for frontage.~~
64 ~~At no point shall the frontage be less than 50 feet, and shall meet the lot width at the front yard setback.~~

65 *Lot, interior.* The term "lot, interior" means any building lot other than a corner lot.

66 ...

67 *Stream corridor.* The term "stream corridor" means the water's passageway defined by the stream's
68 ordinary high water mark.

69 *Street frontage.* The distance along which a property line of a lot or parcel adjoins a street right-of-way.

70 *Street frontage, double.* The term "double street frontage" means any building lot or parcel which has both
71 the front and rear yard lot line abutting a street right-of-way.

72 *Street, collector.* The term "collector street" means a street existing or proposed of considerable continuity
73 which is the main means of access to the major street system.

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74 ...

75 | *Sign, ~~master~~ entrance ground.* The term "~~master~~ entrance ground sign" means the primary ground
76 | monument sign used and approved, with a master sign plan, at the entrance of a multi-occupant
77 | commercial complex.

Comment [c3]: Verify alphabetical order.

78 ...

79 | *Sign, ground/monument.* The term "ground/monument sign" means a free-standing ground sign mounted
80 | on a base but not attached to any building or wall.

Comment [c4]: Consider consolidating this term into "monument sign" throughout, an improving its definition.

81 ...

82 **Title 102 – ADMINISTRATION**

83 ...

84 **CHAPTER 2. - PLANNING COMMISSION**

85 ...

86 **Sec. 102-2-2. - Planning area boundaries.**

87 | The unincorporated county is divided into two planning advisory areas. All of the unincorporated area of
88 | the County, located ~~The mountain area facing west of from Mount Ogden~~ the ridge of the Wasatch
89 | Mountains, except for the Ogden Canyon, shall be the Western Weber County Planning Area. All of the
90 | unincorporated area of the county, ~~faciing~~ located east of ~~Mount Ogden~~ ridge of the Wasatch Mountains,
91 | including the Ogden Canyon, shall be the Ogden Valley Planning Area. Graphic depictions of the
92 | planning area's boundaries can be found in the Ogden Valley General Plan and the Western Weber
93 | County Resource Management Plan.

94 ...

95 **Title 108 - STANDARDS**

96 ...

97 **CHAPTER 2. - OGDEN VALLEY ARCHITECTURAL, LANDSCAPE AND SCREENING DESIGN**
98 **STANDARDS**

99 ...

100 | **Sec. 108-2-8. - Clear ~~sight distance for landscaping and screening~~ view of intersecting streets and**
101 | **access-ways.**

102 | All landscaping and screening shall comply with the requirements of Section 108-7-7. ~~When an access~~
103 | way intersects with a public right-of-way, or when the subject property abuts the intersection of two or
104 | more public rights of way, all landscaping and screening within the triangular areas described below shall
105 | provide unobstructed cross-visibility at a level between two and eight feet in height. Trees may be planted
106 | inside the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-
107 | visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall

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108 ~~not be located closer than three feet from the edge of any access-way pavement. The triangular areas~~
109 ~~referred to above are defined as follows:~~

110 ~~(1)~~

111 ~~The area of property on either side of an access-way formed by the intersection of each side of the~~
112 ~~access-way and the public right-of-way line. The two sides of the triangle shall be ten feet in length~~
113 ~~measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends~~
114 ~~of these two sides.~~

115 ~~(2)~~

116 ~~The area of property located at a corner formed by the intersection of two or more public rights-of-way.~~
117 ~~The two sides of the triangle shall be formed by the street rights-of-way lines for a length of 40 feet back~~
118 ~~from their intersection and the third side being a line connecting the ends of these two sides.~~

119 ...

120 CHAPTER 7. - SUPPLEMENTARY AND QUALIFYING REGULATIONS

121 ...

122 **Sec. 108-7-7. - Clear view of intersecting streets and access-ways.**

123 In all zones which require a front yard setback, no obstruction to the view of cross traffic on an
124 intersecting street right-of-way shall be placed in a space that is two feet above the travel surface,
125 extending upward to a maximum height necessary to ensure a clear view of the intersecting street right-
126 of-way, but not less than eight feet, for the entire area of a triangle as measured as follows:

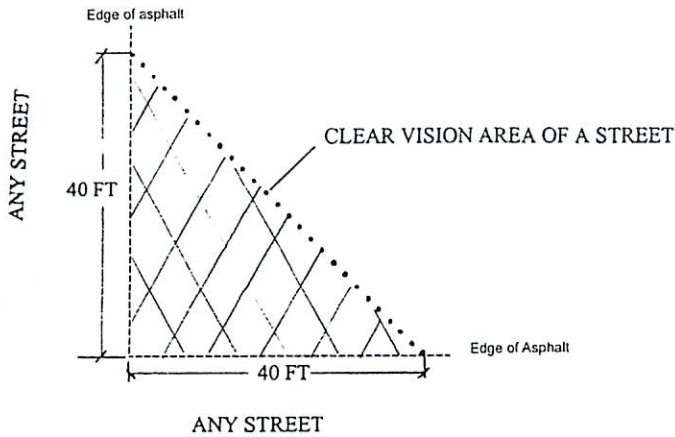
127 (a) For an intersecting street right-of-way, driveway or parking lot approach generally open for use by
128 the public, or a private right-of-way serving shared access to five or more lots or parcels, the clear
129 view triangle is a triangular area formed by the edge of each right-of-way, extending 30 feet from
130 their intersecting node. Where a right-of-way does not exist or is indefinable, the edge of right-of-way
131 shall be determined to be 10 feet from the edge of vehicle travel surface.

132 (b) For an intersecting private driveway, private right-of-way, or other point of access, the clear view
133 triangle is a triangular area formed by the edge of the travel surface of the driveway, right-of-way, or
134 other point of access, and the edge of the right-of-way to which it intersects, extending 10 feet from
135 their intersecting node. Where the right-of-way to which the driveway, private right-of-way, or other
136 access point intersects does not exist or is indefinable, the edge of right-of-way shall be determined
137 to be 10 feet from the edge of vehicle travel surface.

138 (c) The following are example of a clear view triangle.

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139

140 (PLACEHOLDER IMAGE – Insert better graphics)

141 ~~in excess of three feet in height shall be placed on any corner lot within the area designated as the clear~~
142 ~~view triangle, except those noted below. The clear view triangle is a triangular area formed by the front~~
143 ~~and side (street facing) property lines and a line connecting them at points 40 feet from their intersection.~~

144 ...

145 **Title 110 – SIGNS**

146 ...

147 **CHAPTER 2. - OGDEN VALLEY SIGNS**

148 **Sec. 110-2-1. - Purpose and intent.**

149 The purpose and intent of the sign standards is to provide for reasonable display of all signage ~~in~~
150 ~~the~~ within the Ogden Valley Planning Area to identify and advertise products, services, institutions, events,
151 and business establishments for the information and convenience of the general public. These standards
152 and criteria are designed to protect and promote the public health, safety, and general welfare of persons
153 within the community. The standards are also designed to aid in the orderly development and promotion
154 of business by providing regulations, which encourage aesthetics, effectiveness, and flexibility in the
155 display and use of signs while protecting and enhancing community character in the unincorporated
156 portion of the Ogden Valley in Weber County, as described in the Ogden Valley General Plan.

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

161 **Sec. 110-2-2. - Applicability.**

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162 (a) *Permit required.* ~~Unless specified otherwise by this chapter, no person shall erect, alter or relocate~~
 163 ~~any sign without first obtaining a land use permit, and meeting~~ Each application for a land use
 164 permit shall demonstrate that the proposed sign meets the standards set forth in this ~~section~~ Chapter.
 165 Signs conforming to the requirements of this section which identify seasonal business may be
 166 removed for the seasons during which the business is not in operation, and may be reinstalled
 167 without a new permit. All applications for land use permits shall be accompanied by plans, designs,
 168 specifications, and drawings, specifically stating ~~specifically~~ all dimensions, lighting (see also
 169 Section 108-16-6 for application requirements for lighting) ~~and~~ colors, and a plan of ~~for~~ installation
 170 stating clearances and setbacks. A land use permit for a sign shall ~~expire~~ six months after
 171 issuance if the sign is not erected or altered pursuant to the permit.

Comment [c5]: Verify compliance with LUP expiration provisions in Title 102.

172 (b) *Maintenance and repainting exempt.* The repainting, changing of parts, and general maintenance of
 173 signs located on the site shall not be deemed alterations requiring a permit, except for
 174 nonconforming signs as set forth in section 110-2-4, Nonconforming signs.

175 **Sec. 110-2-3. - Master signage plan.**

176 A master signage shall be required for the approval of multiple signs on one or more development
 177 lots or parcels. A master signage plan shall be required to ensure compliance with standards and
 178 requirements of this Land Use Code when multiple signs are allowed and/or multiple tenants, businesses
 179 or other entities occupy a single building or storefront.

180 (1) *Approval of the master signage plan.* ~~The master signage plan is subject to site plan approval,~~
 181 ~~and once approved, all individual land use permits shall comply therewith. A master signage~~
 182 plan shall be submitted and considered as part of the design review process or, if applicable,
 183 the conditional use permit review process set forth in this land use code. Each land use permit
 184 for a sign, as required in 110-2-2, shall comply and with and be deemed a supplement to the
 185 approved master signage plan.

186 (2) *Amendment to the master signage plan.* The master signage plan may be amended from time
 187 to time. Master signage plan amendments that comply with this chapter and are routine and
 188 uncontested may be approved by the Planning Director. Otherwise, the approval authority for a
 189 master signage plan amendment shall be the land use authority that authorized the original
 190 master signage plan.

191 (2) *Requirements.* Each master signage plan shall clearly indicate the location, size, illumination
 192 details, type and all dimensions, including height, of each sign on the property, as well as the
 193 distribution or allowed signage among multiple tenants, businesses or entities within a building
 194 or complex.

195 ...

196 **Sec. 110-2-5. - Signs ~~Allowable~~ signs by zoning district.**

197 The following are provisions for certain sign types by zone. If the zone is not listed these sign types are
 198 not allowed.

199 (a) *Valley Commercial CV-1, CV-2 and the Manufacturing MV-1 Zoning Districts.*

200 (1) *Wall, projecting, or canopy signs.* Wall signs, projecting signs, and canopy signs, are allowed
 201 provided compliance with the following:

202 a. The cumulative sign area shall be equal to two square feet for each lineal feet of building
 203 frontage or 120 square feet, whichever is less.

204 b. There shall be no more than two signs per business, building occupant, or unit occupant
 205 per building frontage, and if applicable, each sign shall be located below the third story
 206 floor.

207 c. For each public access door located on a side or rear of a building not having building
208 frontage, one 25 square foot or less wall sign, projecting sign, or canopy sign is permitted
209 above each public access door, for a maximum of one sign per business, building
210 occupant, or unit occupant per side.

211 d. A canopy and projecting sign shall have a minimum vertical clearance of eight feet from
212 any walking or travel surface. A projecting sign, including support structure, may project a
213 maximum distance of four feet from the surface to which it is affixed.

214 ~~Wall signs. Each freestanding building or complex of buildings is allowed one wall sign per street~~
215 ~~frontage which shall not exceed five percent of the square footage of the front of the building~~
216 ~~(linear footage of the front of the building, multiplied by the height of the building, multiplied by~~
217 ~~five percent) not including false fronts. If multiple units, each unit to be allowed five percent of~~
218 ~~width of the unit multiplied by the height.~~

219 (2) ~~Ground/monument sign. Each freestanding building or each complex of buildings wholly~~
220 ~~occupied by the same entity, having primary or secondary entry from a street, shall be allowed~~
221 ~~one ground/monument sign per street frontage. The ground/monument sign is allowed a sign~~
222 ~~face, not to exceed eight feet in height and 12 feet in width or less, with an overall sign structure~~
223 ~~nine feet in height and 13 feet in width or less. The sign may be placed on a landscaped,~~
224 ~~mounded berm up to two feet from finished grade. Each individual building within the project~~
225 ~~area may have a ground monument sign and shall meet the requirements of this chapter, with~~
226 ~~the signs being approved as part of the master signage plan.~~

Comment [c6]: Hoping to not encourage absorbing nice architectural considerations into sign face by allowing a sign structure a little larger than the sign face.

227 (3) ~~On premise Entrance ground sign. One entrance ground sign. Each building or complex of~~
228 ~~buildings with multiple businesses or building occupants on a multiple building/tenant project~~
229 ~~shall be allowed one on-premise entrance ground sign. The entrance ground sign is allowed a~~
230 ~~sign face may have a maximum sign height of 14 feet in height and a maximum width of 12 feet~~
231 ~~in width, with an overall sign structure 15 feet in height and 13 feet in width or less. This sign~~
232 ~~replaces the allowance for one ground/monument sign that is allowed for one of the buildings in~~
233 ~~a multiple building/tenant project. The entrance ground sign shall be approved as part of the~~
234 ~~master signage plan.~~

Comment [c7]: Hoping to not encourage absorbing nice architectural considerations into sign face by allowing a sign structure a little larger than the sign face.

235 (4) ~~Off premise entrance ground sign Conditional use. As a conditional use, commercial or~~
236 ~~manufacturing developments of multiple lots or parcels that are developed on an interior~~
237 ~~section of ground with lots having no frontage along major roads (a collector or arterial street,~~
238 ~~as identified by the general plan's streets and roads map) will be allowed an one entrance~~
239 ~~ground sign, meeting the requirements of this chapter, at a single the location where the~~
240 ~~development's main access street or road local roads intersects with the a collector or arterial~~
241 ~~major road street, provided that intersection is within one quarter mile of the development, which~~
242 ~~lead directly to the development. The entrance ground sign will announce the businesses within~~
243 ~~the development. Hotels/motels will be allowed "Vacancy/No Vacancy" on this sign. The~~
244 ~~entrance ground sign is allowed a sign face 14 feet in height and 12 feet in width, with an overall~~
245 ~~sign structure 15 feet in height and 13 feet in width or less.~~

Comment [c8]: Hoping to not encourage absorbing nice architectural considerations into sign face by allowing a sign structure a little larger than the sign face.

246 (5) Driveway approach entrance and exit signs. Signs placed at the entrance or exit of an approved
247 driveway approach for commercial or manufacturing uses are allowed. They shall be allowed a
248 maximum of three square feet per side with a maximum height of five feet from the ground
249 directly below the sign to the top of the sign, and shall be in compliance with the They shall be
250 setback ten feet from any street right-of-way or in accordance with the front setback of the zone,
251 whichever is less.

Comment [c9]: Moved from elsewhere in this code.

252 (b) Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-
253 3), FR-1, FR 3, F-5, F-10, and F-40.

254 (1) Nonresidential uses For all uses except developments devoted only to residential uses, the
255 following apply:

- 256 a. Wall, projecting, or canopy sign. Wall signs, projecting signs, and canopy signs, are
- 257 allowed provided compliance with the following:
- 258 1. The cumulative sign area shall be equal to two square feet for each lineal feet of
- 259 building frontage or 120 square feet, whichever is less.
- 260 2. There shall be no more than two signs per business, building occupant, or unit
- 261 occupant per building frontage, and if applicable, each sign shall be located below
- 262 the third story floor.
- 263 3. For each public access door located on a side or rear of a building not having
- 264 building frontage, one 25 square foot or less wall sign, projecting sign, or canopy sign
- 265 is permitted above each public access door, for a maximum of one sign per business,
- 266 building occupant, or unit occupant per side.
- 267 4. A canopy and projecting sign shall have a minimum vertical clearance of eight feet
- 268 from any walking or travel surface. A projecting sign, including support structure, may
- 269 project a maximum distance of four feet from the surface to which it is affixed.

~~Wall signs—Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building, multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.~~

- 275 b. Ground/monument sign. Each ~~freestanding building or~~ each complex of buildings wholly
- 276 occupied by the same entity having primary or secondary entry from a street, shall be
- 277 allowed one ground/monument sign per frontage, with a sign face not to exceed eight feet
- 278 in height and 12 feet in width and with an overall sign structure nine feet in height and 13
- 279 feet in width or less. The sign may be placed on a landscaped, mounded berm up to two
- 280 feet from finished grade.

- 281 c. On premise entrance ground sign. Each building or complex of buildings with multiple
- 282 businesses or building occupants shall be allowed one on-premise entrance ground sign.
- 283 The entrance ground sign is allowed a sign face 14 feet in height and 12 feet in width, with
- 284 an overall sign structure 15 feet in height and 13 feet in width or less. This sign replaces
- 285 the allowance for one ground/monument sign. Entrance ground sign. One entrance ground
- 286 sign on a multiple building project may have a maximum sign height of 14 feet and a
- 287 maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for
- 288 one of the buildings in a multiple building/tenant project. The entrance ground sign shall be
- 289 approved as part of the master signage plan.

- 290 d. Driveway approach entrance and exit signs. Signs placed at the entrance or exit of an
- 291 approved driveway approach for commercial or manufacturing uses are allowed. They
- 292 shall be allowed a maximum of three square feet per side with a maximum height of five
- 293 feet from the ground directly below the sign to the top of the sign, and shall be setback ten
- 294 feet from any street right-of-way or in accordance with the front setback of the zone,
- 295 whichever is less.

Comment [c10]: Hoping to not encourage absorbing nice architectural considerations into sign face by allowing a sign structure a little larger than the sign face.

Comment [c11]: Moved from elsewhere in this code.

(2) Residential uses.

- 297 a. Single-family, two-family, or multiple-family dwelling and residential units of less than eight
- 298 units. For a single single-family, two-family, or multiple-family dwelling, one six square
- 299 foot or less wall sign identifying the name of the owner and/or property, not to exceed six
- 300 square feet is permitted.
- 301 b. Multiple-family residential uses dwelling of eight units or more. For a multiple-family
- 302 dwelling of eight units or more, one 20 square foot or less wall sign not to exceed 20
- 303 square feet in area is permitted.

304 ~~e. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument~~
305 ~~sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a~~
306 ~~landscaped, mounded berm up to two feet from grade.~~

Comment [c12]: Redundant with 110-2-9(a)(4)

307 (c) Destination and recreation resort zone. In the destination and recreation resort zone, the applicability
308 of any sign requirement specified by this chapter may be waived or altered by the execution of a
309 development agreement that contains a master signage plan.

310 (1) Nonresidential uses.

311 a. Wall, projecting, or canopy sign. Wall signs, projecting signs, and canopy signs, are
312 allowed provided compliance with the following:

313 1. The cumulative sign area shall be equal to two square feet for each lineal feet of
314 building frontage or 120 square feet, whichever is less.

315 2. There shall be no more than two signs per business, building occupant, or unit
316 occupant per building frontage, and if applicable, each sign shall be located below
317 the third story floor.

318 3. For each public access door located on a side or rear of a building not having
319 building frontage, one 25 square foot or less wall sign, projecting sign, or canopy sign
320 is permitted above each public access door, for a maximum of one sign per business,
321 building occupant, or unit occupant per side.

322 4. A canopy and projecting sign shall have a minimum vertical clearance of eight feet
323 from any walking or travel surface. A projecting sign, including support structure, may
324 project a maximum distance of four feet from the surface to which it is affixed.

325 ~~a. Wall signs. Each freestanding building or complex of buildings is allowed one wall sign per~~
326 ~~street frontage which shall not exceed five percent of the square footage of the front of the~~
327 ~~building (linear footage of the front of the building, multiplied by the height of the building;~~
328 ~~multiplied by five percent) not including false fronts. If multiple units, each unit to be~~
329 ~~allowed five percent of width of the unit multiplied by the height.~~

330 b. Ground/monument sign. Each building or each complex of buildings wholly occupied by the
331 same entity shall be allowed one ground/monument sign per frontage with a sign face not
332 to exceed six feet in height and ten feet in width and with an overall sign structure seven
333 feet in height and eleven feet in width or less. The sign may be placed on a landscaped,
334 mounded berm up to two feet from finished grade. Each freestanding building or complex
335 having primary or secondary entry from a street, shall be allowed one ground sign per
336 frontage, not to exceed six feet in height and ten feet in width. The sign may be placed on
337 a landscaped, mounded berm up to two feet from finished grade. The planning commission
338 may approve up to two ground/monument signs at each main resort entrance/portal when
339 presented as part of a master signage plan as described in section 110-2-3.

340 c. Entrance ground sign. A recreation resort shall be allowed two ground/monument signs at
341 each main resort entrance with a sign face not to exceed six feet in height and ten feet in
342 width and with an overall sign structure seven feet in height and eleven feet in width or
343 less. The sign may be placed on a landscaped, mounded berm up to two feet from finished
344 grade.

345 ~~e. Portable signs. A frame or sandwich signs not exceeding nine square feet may be placed~~
346 ~~outside of a particular subdivision, project or event site; however, the sign must remain~~
347 ~~within the resort boundary.~~

Comment [c13]: Now provided in 110-2-6

348 d. Banners not to exceed 21 square feet each. Each sign shall be safely secured to a
349 permanent fixture and extend no closer than eight feet to the ground.

350 e. Changeable copy signs. In addition to the provisions of section 110-2-10, Manual signs, one
351 reader board or changeable copy sign, not exceeding 16 square feet, is permitted and may

352 | ~~be displayed within a resort village area when the village area consists of six or more~~
353 | ~~commercial buildings, only meeting the requirements as listed in section 110-2-10(b)~~
354 | ~~(Special purpose signs—destination and recreation resort manual changeable copy signs).~~

355 | (2) Residential uses.

356 | a. ~~Single-family, two-family, or multiple-family dwelling of less than eight units. For a single~~
357 | ~~single-family, two-family, or multiple-family dwelling, one six square foot or less wall sign is~~
358 | ~~permitted. Single-family and residential units of less than eight units. One wall sign~~
359 | ~~identifying the name of the owner and/or property, not to exceed six square feet is~~
360 | ~~permitted.~~

361 | b. ~~Multiple-family dwelling of eight units or more. For a multiple-family dwelling of eight units~~
362 | ~~or more, one 20 square foot or less wall sign is permitted. Multifamily residential uses of~~
363 | ~~eight units or more. One wall sign not to exceed 20 square feet in area is permitted.~~

364 | ~~e. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument~~
365 | ~~sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a~~
366 | ~~landscaped, mounded berm up to two feet from grade.~~

Comment [c14]: Already provided for in 110-2-9(a)(3)

367 | (3) Sign plan. Within any Ogden Valley recreation and resort zone, at elevations of at least 6,200
368 | feet above sea level, where a master plan has been approved by the planning commission, the
369 | planning commission may modify the applicability of any provision of this chapter by approving
370 | a sign plan created by the developer (as defined in the applicable zoning development
371 | agreement) if the planning commission determines that the plan is consistent with the approved
372 | master plan.

373 | Sec. 110-2-6. - Reserved ~~Optional and alternative signs:~~

374 | ~~(a) Canopy signs. Canopy signs may be substituted for wall signs, subject to approval of the master~~
375 | ~~signage plan. Any approved canopy sign shall have a minimum vertical clearance of eight feet from any~~
376 | ~~walking surface.~~

377 | ~~(b) Projecting signs. Projecting signs that are perpendicular to a building may be substituted for wall~~
378 | ~~signs, subject to approval of the master signage plan. No sign face of a projecting sign may project more~~
379 | ~~than four feet from the wall to which it is mounted. Any projecting sign shall have a minimum vertical~~
380 | ~~clearance of eight feet from any walking surface.~~

381 | ~~(c) Entrance/exit signs. Entrance/exit signs are limited to two signs for each approved driveway~~
382 | ~~opening for commercial uses and multi-tenant dwellings, and shall be limited to a maximum of three~~
383 | ~~square feet per side, and shall be no higher than five feet above the ground at the top of the sign.~~
384 | ~~Setbacks shall be ten feet from right of way. Content is limited to "Entrance" and "Exit."~~

Comment [c15]: All standards here incorporated into changes elsewhere in this chapter.

386 | Sec. 110-2-7. - Window signs.

387 | Signs displayed in windows of buildings or storefronts are allowed in all zoning districts, are
388 | permitted. A sign permit is not required for their display, provided compliance with the following standards
389 | are met:

390 | (1) Size limit. Window signage shall occupy no more than 25 percent of the area of the window in
391 | which the signs are displayed. In no event shall window signage exceed 16 square feet in any
392 | one window ~~that would~~ when the sign causes a reduction in air and/or light.

Comment [c16]: Need picture
-Normal window sign
-Window sign mimicking neon or LED.

393 (2) *Prohibited features of window signs.* No window sign, nor any other sign within a building or
 394 structure shall flash, blink, rotate, or be ~~mechanically or electronically~~ animated in any way so
 395 as to be visible from outside of the building or structure ~~for purposes of public safety. The~~
 396 provisions of Title 108 Chapter 16 notwithstanding, only one interior window sign, measuring no
 397 greater than four square feet in area, may be illuminated in any manner, provided it shall only
 398 be illuminated during business hours.

399 **Sec. 110-2-8. - Prohibited signs.**

400 The following signs and types of signs are prohibited in all zoning districts in the Ogden Valley of
 401 Weber County:

402 (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or
 403 otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light
 404 beams, lasers or other like decorations.

405 (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or
 406 otherwise intended to attract attention to a sign.

407 (3) *Rotating beacon lights.*

408 (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being
 409 used for passenger flight.)

410 (5) ~~Portable signs. Changeable copy trailer, a frame, sandwich, or portable signs, except as~~
 411 ~~permitted in section 110-2-10, Special purpose signs and section 110-2-5(e), Destination and~~
 412 ~~recreation resort zone.~~

413 (5b) *Banners.* Banners, except as permitted in section 110-2-11, temporary sign usage, section 110-
 414 2-9 (49b)(5), other signs, and section 110-2-5(c) ~~destination and recreation resort zone.~~

415 (6f) *Changeable copy signs.* Electronic changeable copy signs ~~and manual changeable copy~~
 416 ~~signs, except as permitted in section 110-2-10, Special purpose signs.~~

417 (7g) *Off-site signs.* Unless otherwise specifically provided for in this chapter, All off-site, off-
 418 premises and directional signs which advertise businesses, establishments, activities, facilities,
 419 goods, products, or services not made, produced, sold or present on the premises or site where
 420 the sign is installed and maintained are prohibited ~~except as exempted in section 110-2-9,~~
 421 ~~Other signs. Notwithstanding the foregoing, except~~ where access to a parcel is via an adjacent
 422 parcel, signs allowed by this chapter may be located on such that adjacent parcel.

423 (8g) *Signs on motor vehicles, except for student driver signs.* ~~Vehicle signs~~ A non illuminated sign
 424 may be allowed on a vehicle, provided the purpose of the use of the vehicle is not primarily for
 425 the signage; ~~but they may not be illuminated or parked on a long-term basis to be used as a~~
 426 ~~sign for the purpose of advertising a product or directing people to a business activity as listed~~
 427 ~~in section 110-2-9, Other signs.~~

428 (49g) *Luminous tube signs.* Unless otherwise specifically provided for in this chapter Eexternal
 429 gas filled luminous tubes, such as neon, argon or fluorescent, signs or valances; ~~unless inside~~
 430 ~~a building or in a window and not to exceed four square feet in area, except as listed in section~~
 431 ~~110-2-12, Sign materials and display standards, and may not flash or blink.~~

432 (4410) *Other temporary signs.* Any other device in the form of a sign, which is of a temporary
 433 nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly
 434 to the ground, except as permitted in section 110-2-11, Temporary sign usage.

435 (4211) *Roof signs.* Signs mounted on a roof or atop a parapet wall.

436 (4312) *Billboards.*

Comment [c17]: Need image

437 | (+13) **Pole signs.** Except one pole sign per public, private, and charter school, consisting of not
438 more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than
439 ten feet and not more than 15 feet above the sidewalk, may be permitted.

Comment [c18]: Need image

440 | (+14) **Public property signs.** It shall be unlawful for any person to fasten or attach, paint or place
441 any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or
442 otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole,
443 electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or
444 street. It shall be unlawful to paste, place, paint or attach any sign defined in this chapter on any
445 building, street or property of the county. No sign shall be erected on or project over public
446 property, except as permitted in section 110-2-9, other signs, and section 110-2-11, temporary
447 sign usage.

448 | **Sec. 110-2-9. - Other allowed signs.**

449 | ~~In addition to being regulated by other ordinances and state or federal law, the following signs are only~~
450 ~~regulated in the following manner:~~

451 | (a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:

452 |
453 | (1) **Conservation property sign.** A conservation property sign, as defined in Section 101-1-7, may
454 be erected on any property complying with the minimum provisions of the definition. The sign
455 shall either be a monument sign or a freestanding sign (pole sign) in compliance with the
456 following:

457 | a. ~~Ground/monument sign.~~ For a monument sign the width shall be no greater than ten feet
458 and the height shall be no greater than eight feet, with a sign face no greater than 24
459 square feet.

Comment [c19]: ?

460 | b. **Freestanding sign (pole sign).** For a freestanding sign (pole sign) the width shall be no
461 greater than eight feet and the height shall be no greater than ten feet with a sign face no
462 greater than 24 square feet. The sign face shall be mounted between the sign poles, which
463 shall be constructed of timbers that measure at least eight inches by eight inches and
464 extend from the ground to the top of the sign face. The top of the sign face and the bottom
465 of the sign face shall be completely bounded by timbers that have a minimum vertical
466 height of eight inches. When placed adjacent to a street with shoulders that slope
467 downward toward the sign base, a freestanding sign may be installed atop a rock or
468 earthen-berm base that is no greater than three feet in height.

469 | c. **Example.** The following images are examples of each:



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471 (2) Gate or arch sign. A gate or arch sign situated over the primary entry of a lot or parcel of land,
472 provided that the sign face does not exceed 30 square feet and that the sign provides a vertical
473 clearance of at least 14.5 feet from the driving surface, not to exceed 18 feet in height and a
474 minimum passable width of 20 feet, not to exceed 30 feet pole to pole. Depth of the Arch shall
475 not exceed two feet. A land use permit, to verify compliance with applicable standards, and a
476 building permit to verify proper installation of footings and to ensure wind tolerance, is required.

477 (3) Portable sign. The only portable signage allowed, excluding temporary signs regulated by 110-
478 2-11, is an a-frame sign, also known as a sandwich board sign, in compliance with the
479 following:

Comment [c20]: The purpose of this addition is to allow a-frame signs while limiting the risk of the appearance of clutter and tackiness.

480 a. Number, location, and timing for an a-frame sign. One a-frame sign per business is
481 permitted on site. Up to two a-frame signs are permitted per commercial business offsite,
482 provided they are located outside any public street right-of-way, with permission of the
483 landowner, and not within 100 feet of another. The sign shall be properly anchored to the
484 ground in a manner that keeps it in place and upright. The sign shall only be on display
485 outside during the hours of operation of the business.

486 b. A-frame sign standards. The maximum sign area shall be nine square feet with a height
487 when folded of no greater than three feet. Both sides of the sign shall have a four-sided
488 frame of either natural, stained, or antiqued-painted wood or similarly appearing faux wood,
489 or natural antiqued metal and the same applies to the sign supports. The sign face shall
490 have light lettering on a dark background.

491 c. Violation. Any violation of this subsection shall result in the forfeiture of the right for one
492 year.

Comment [c21]: Confirm with Iris.

493 d. Examples. The following are examples of allowed portable signs:



Comment [c22]: Pictures need to be edited.

494
495 (4) Subdivision entry signs. An approved, recorded subdivision may locate one ground/monument
496 sign, including, if applicable, a ground/monument sign allowed in Section 110-2-5, at each
497 entrance. If not governed otherwise by Section 110-2-5, the ground/monument sign shall be
498 allowed a sign face not to exceed four feet in height and 10 feet in width with an overall sign
499 structure five feet in height and 11 feet in width or less. The sign may be placed on a
500 landscaped, mounded berm up to two feet from finished grade. Placement and height of the
501 sign shall be consistent with Section 108-7-7.

Comment [c23]: Ground/monument?

502 ~~The sign shall be a ground or monument sign, and shall meet all specifications/requirements for~~
503 ~~monument signs in Section 110-2-5. In the event the location of the subdivision entry sign is in a~~
504 ~~zone not governed by Section 110-2-5, the dimensions of the sign shall be no greater than~~
505 ~~allowed in the AV-3 zone. The planning commission shall approve location and design style. A~~
506 ~~double entry sign may be approved by the planning commission where there is a divided center~~
507 ~~island entry street.~~

508 (b) The following signs are allowed in all zoning districts in the Ogden Valley ~~of Weber County~~, and are
509 exempt from the standards of Section 110-2-12(a):

510 (1) Addressing numbers. Addressing numbers shall be no more than 12 inches in height. An
511 addressing number sign is also exempt Section 110-2-12(b)(8).

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512 (2) *Athletic field scoreboard signs.* An athletic field scoreboard sign shall not exceed 120 square
513 feet in any zone. An athletic field scoreboard sign is also exempt from Section 110-2-12(b)(3).

514 ~~(3) *Business signs.* No more~~

515 (4) *Flags.* ~~Official governmental~~ Properly displayed ~~Flags of an the United States~~ official country
516 ~~recognized by the United Nations, the State of Utah of a state or territory of the United States,~~
517 ~~or of Weber County, and which are properly displayed, and provided they are~~ Flags shall not
518 mounted on a roof or atop other signs. One corporate flag may be displayed along with a proper
519 display of any or all of the official flags listed in this subsection. Flagpole height may not exceed
520 the maximum height allowed in the zone for which it is being placed. ~~If over the height allowed~~
521 ~~in the zone, the flagpole shall have a conditional use permit approved by the planning~~
522 ~~commission.~~ Governmental uses, such as libraries and schools, shall be exempt from height
523 requirements of this sub-section.

524 ~~(5) *Grand opening Banner signs.*~~ On a one-time basis, a business establishment shall be permitted
525 one banner not to exceed 12 square feet, to be displayed for a period of not more than 30 days.

526 ~~(7) *Guidance signs.* Guidance and other informational signs authorized by the Utah Department of~~
527 ~~Transportation or other governmental agency.~~

528 ~~(7) *Historical signs.*~~ Historical name signs for sites and/or structures designated by the board of
529 county commissioners as having historical significance to the county (and as identified in the
530 Ogden Valley Master Plan).

531 ~~(8) *Murals.*~~ Murals, when depicted on the sides or rear of a building or storefront, provided that the
532 mural has no connection or advertising context to any business conducted or any product or
533 service offered therein.

534 ~~(9) *Nameplate signs.*~~ Nameplate signs not to exceed four square feet that identify the
535 occupants/owners and/or home occupation of a residential property.

536 ~~(10) *Private warning signs.*~~ Private warning signs, provided they do not exceed four square
537 feet.

538 ~~(11) *Signs on vehicles.*~~ Signs for business identification which may include name, address,
539 and telephone number, not to exceed two feet by three feet upon the side door of a vehicle.

540 ~~(12) *Statuary and sculptures.*~~ Freestanding statuary and sculptures which are considered to
541 be works of art and which are placed on private property clearly for the benefit and interest of
542 the general public.

543 ~~(13) *Traffic signs.*~~ All signs erected in or adjacent to a public right-of-way by a public agency
544 or ~~as authorized by a public agency, or~~ in a private road right-of-way for the purpose of
545 controlling or directing traffic. A traffic sign is exempt from all of the standards of Section 110-2-
546 12.

547

548 **Sec. 110-2-10. - Special purpose signs.**

549 (a) *Manual changeable copy signs.* One reader board or changeable copy sign per business is
550 permitted to be displayed, at one square foot of sign area per linear foot of building frontage, and
551 may be either ground monument or wall sign by the following types of businesses:

552 (1) Theaters. Motion picture theaters and playhouses.

553 (2) Auditoriums and performing arts facilities.

554 (3) Convention facilities. Businesses with convention facilities.

Comment [c24]: Violates Reed v Gilbert decisions.

Comment [c25]: Listed above

Comment [c26]: Check all parts of the ordinance below for consistency with what was adopted in the lighting code.

Comment [c27]: Violates Reed v Gilbert and is already offered in "traffic sign" below.

Comment [c28]: Reed

Comment [c29]: Ground monument

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555 (4) Gasoline stations. Businesses which sell motor fuels at retail cost, dispensed from pumps on
556 premises.

557 (5) Grocery stores.

558 (6) Public, private or charter schools.

559 ~~(b) Destination and Recreation Resort Zone manual changeable copy sign. One reader board or~~
560 ~~changeable copy sign, not exceeding 16 square feet, is permitted and may be displayed within a~~
561 ~~resort village area when the village area consists of six or more commercial buildings.~~

Comment [c30]: Provided for in 110-2-5(c)

562 (b) *Movie poster signs.* Motion picture theaters, facilities for performing arts, and retail stores whose
563 primary business is the sale and/or rental of pre-recorded video tape and/or discs to the general
564 public shall be permitted to display a maximum of two poster signs. Movie posters shall be displayed
565 in a display case which shall be permanently affixed to the wall of the building or storefront. Movie
566 posters shall not be affixed directly to a wall as a temporary sign. Movie poster display cases may be
567 lighted, and shall not exceed 12 square feet in area. The area of any movie poster sign conforming
568 to this section shall not count toward the total signage allowed by section 110-2-5, Allowable signs
569 by zoning district.

570 **Sec. 110-2-11. - Temporary sign usage.**

571 Temporary signs shall be permitted in accordance with standards set forth below, unless specified
572 otherwise in this ordinance:

573 (1) *Setback standards for temporary signs.*

574 a. Temporary signs must be located completely on private property, except as exempted in
575 section 110-2-9, other signs.

576 b. Signs must be placed ten feet behind the sidewalk, including those with grass strips
577 between the street and the sidewalk, except for special event banners and special event
578 directional signs.

579 c. On streets with no sidewalks and where it is not clear where the property line is located,
580 signs must be placed ten feet behind the curb or pavement and not hang into the street;
581 and

582 d. At intersections, they must be placed beyond the site distance triangle as found in section
583 108-7-7, clear view of intersecting streets.

584 (2) *Temporary signs.* Temporary signs in this section shall in no way regulate the content of
585 speech, only the place and manner in which it is permitted.

586 (3) *Additional standards.* The following table applies to temporary sign use:

Sign Type	General Standards in all Zones			Specific Standards for the Agricultural, Forest and Residential Zones			Specific Standards for the Commercial, Manufacturing and Resort Zones		
	Display Period	Removal Required 3 Days After	Land Use Permit or Special Event Permit Required	Maximum Area per Sign Face	Maximum Height of Freestanding Signs (includes support structure)	Number of Signs Permitted per Sign Type	Maximum Area per Sign Face	Maximum Height of Freestanding Signs	Number of Signs Permitted per Sign Type
Occasional Signs:									
Campaign signs	60 days prior to the election	Completion of the election	N	32 square feet	6 feet	No limit	32 square feet	8 feet	No limit
Construction signs	Duration of construction	Completion of construction	N	32 square feet	6 feet	1 per street frontage	64 square feet	12 feet	1 per street frontage
Property/real estate sign	Duration of listing	Closing/lease commencement date	N	8 square feet	6 feet	1 per street frontage	64 square feet	12 feet	1 per street frontage
Short-term vendors § 108-13-3	120 days	End of event	Y/LUP	Not Applicable	Not Applicable	Not Applicable	16 square feet	6 feet if set in the ground or anywhere on the building	2 total per frontage, either a ground sign or on vendor trailer, mobile store, tent, or kiosk
Temporary outdoor sales § 108-13-4	Per state code if applicable or 30 days prior to the event	End of event	Y/LUP	Not Applicable	Not Applicable	Not Applicable	16 feet	6 feet if set in the ground or anywhere on the building	2 per street frontage
Temporary real estate sales office	Duration of construction	Completion of construction	Y/LUP	32 square feet	6 feet	1 per street frontage	Not Applicable	Not Applicable	Not Applicable
Temporary real estate sales office wall sign	Duration of construction	Completion of construction	Y/LUP	20 square feet	N/A	1 sign attached to the office	Not Applicable	Not Applicable	Not Applicable

<i>Continued...</i>	General Standards in all Zones			Specific Standards for the Agricultural, Forest and Residential Zones			Specific Standards for the Commercial, Manufacturing and Resort Zones		
Seasonal Signs:									
Farmer's markets § 108-13-5	June through October	End of event	Y/LUP	32 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage
Fruit and vegetable stand § 104-5-3 (8)	June through October	End of event	Y/LUP	16 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage
Political sign	No limit	No limit	N	16 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage
Event Signs:									
Public event sign	30 days prior to the event	End of event	Y/SEP	4 square feet	3 feet	1 per street frontage	4 square feet	3 feet	1 per street frontage
Public event banner (on public property, over public streets or sidewalks)	30 days prior to the event	End of event	Y/SEP	12 square feet	N/A	1 per street frontage	12 feet	N/A	1 per street frontage
Public event directional sign	30 days prior to the event	End of event	Y/SEP	8 square feet	4 feet	No limit off-premises directional signs	8 square feet	4 feet	No limit off-premises directional signs
Special event sign	60 days prior to the event	End of event	Y/SEP	16 square feet on-site	6 feet	No limit onsite signs, either ground or banner signs	16 square feet onsite	6 feet	No limit onsite signs, either ground or banner signs
Special event banner (on public property)	30 days prior to the event	End of event	Y/SEP	12 square feet	N/A	1 per street frontage	12 square feet	N/A	1 per street frontage
Special event directional sign	1 day prior to the event	End of event	Y/SEP	8 square feet offsite	4 feet	No limit off-premises directional signs	8 square feet offsite	4 feet	No limit off-premises directional signs
Special event off-site sign	30 days prior to the event	End of event	Y/SEP	32 square feet	10 feet	2 offsite per event either a ground sign or banner	32 square feet	10 feet	2 offsite per event either a ground sign or banner

Sec. 110-2-12. - Sign materials and display standards.

- (a) *Sign materials.* All materials used to construct signs, supports or fasteners shall conform to the following standards:
- (1) Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.
 - (2) Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
- ...
- (b) *Display standards.* The display of all signs regulated by this Land Use Code shall conform to the standards of this section.
- (1) No obstruction permitted. No sign shall obstruct a clear view to and from traffic along any street right-of-way, entrance or exit.
 - (2) No projection within right-of-way. No signs, except traffic signs and similar regulatory notices shall be allowed to project or be located within a public right-of-way.
 - (3) *Illumination.* An illuminated sign, as defined in section 101-1-7, shall comply with the requirements of chapter 108-16 and the following provisions, examples of which are graphically depicted in section 110-2-15.
 - a. Unless otherwise specified in this subsection, all exterior lighting of a sign shall be downward directed from the top of the sign, and oriented so as to illuminate only the sign area, as defined in section 101-1-7, excluding the supports.
 - b. No direct artificial light, as defined in section 101-1-7, shall be projected from the sign area or beyond the sign area, including by means of diffusion or refraction through a translucent or transparent surface. However, direct artificial light, excluding diffused or refracted light, for a sign area that does not have a frame or separate background, as in the case of a logo or individual lettering mounted to a wall without a defined sign perimeter, may illuminate or reflect onto a background surface, such as a wall, beyond the exterior perimeter of the sign area, provided that:
 1. It shall not exceed six inches beyond the sign area;
 2. It shall be shielded so as not to project light onto any other surface.
 - c. Exterior lighting of a sign shall not exceed a ratio of 75 lumens per square foot of sign area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the sign area. See section 110-2-15 for a graphic depiction.
 - d. The land use authority may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter.
 - (4) Wall signs mounted on parapets. A wall sign mounted on a parapet wall shall be mounted six inches or more below the top of the parapet wall.

- (5) No imitation of traffic signs. Signs shall not resemble, imitate or approximate the shape, size, form or color of traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices, not be lighted in a way that can cause glare or impair driver visibility upon roads.
- (6) No prevention of ingress/egress. Signs shall not be erected, relocated or maintained in such a way that prevents free ingress or egress from any door, window or fire escape, and no sign shall be attached to a standpipe or fire escape.
- (7) No mounting on natural features. No signs shall be painted or mounted on trees. No land-form or naturally occurring land feature (rocks, cliff faces, etc.) shall be defaced for purposes of displaying a sign.

~~(8) Clearance. The clearance of a projecting, canopy or wall sign shall be measured from the lowest edge of the overhang eight feet to the driving or walking surface below.~~

Comment [c31]: Already provided for with new changes in wall sign subsections

~~(8)~~ Sign setbacks.

- a. ~~Monument and/or ground~~ Ground/monument signs. Any monument sign or ground/monument sign shall be setback from any property line or any street right-of-way in accordance with the setback standards if the zone, or ten feet, whichever is less, be set back a minimum of ten feet from any property line. Signs fronting on state highways shall be set back ten feet from the right-of-way.
- b. Projections into public right-of-way. Projections into the public right-of-way are not allowed, except for signs set by public agencies for safety purposes, such as the state department of transportation.
- c. Clear view triangle. Signs shall not be placed within the clear view triangle as defined in ~~title 108, chapter 7 of the Weber County Land Use Code.~~ Section 108-7-7.

Comment [c32]: This seems antiquated – especially for walkable village areas. Interest in changing it?

~~(10) Landscaping. The ground area around the base of all ground/monument signs shall be landscaped in accordance with the requirements of applicable chapters of the Weber County Land Use Code. The planning commission may exempt some monument/ground signs from this standard where it is demonstrated, by the owner/developer, that the landscaping would unduly interfere with pedestrian or vehicular traffic, interfere with traffic visibility or for other reasons be impractical.~~

Comment [c33]: Already covered in the 108-2

~~(11) No street frontage. When a freestanding building, complex or storefront does not face a public street or approved private road, and is accessed via a pedestrian area or common parking and driveway area, the linear footage of building or storefront facing the pedestrian area or common parking area shall substitute for purposes of determining allowable signage.~~

Comment [c34]: Better provided with new definitions of building frontage and street frontage.

~~(12) Sign area. The area of a sign shall be measured as provided in the definition of "sign area" as provided in section 101-1-7.~~

Comment [c35]: Already defined.

Sec. 110-2-13. - Dangerous or defective signs.

- (a) *Removal or repair by owner.* Any sign which is found to be in a dangerous or defective condition shall be removed or repaired by the owner of the premises or the owner of the sign. Upon failure of the owner to remove or repair a dangerous or defective sign, the planning director shall proceed with enforcement measures.
- (b) *Removal by planning director.* The planning director may cause the removal of any sign that endangers the public safety or a sign for which no sign permit has been issued, if, after giving notice the owner has not remedied the violation.
- (c) *Cost of removal.* The cost associated with the removal of a sign by the planning director shall be paid by the owner of the property on which the sign is located. If the cost is not paid within 30 days, the unpaid balance shall be considered a lien against the property and said lien shall be filed by the county attorney.

Sec. 110-2-14. - Construction standards.

Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in the uniform building code, as adopted by the county. A building permit for the sign structure shall be required, as well as a land use permit. If there is any indication, in the opinion of the county engineer, that the proposed structure may not resist wind, seismic forces or other loads or stresses, a state registered engineer's certificate on the sign's structural plans shall be required.