

- (3) Flooding problems along lakes from tectonic subsidence shall be reduced using standard techniques such as raising structures above expected flood levels and dikes can be built. Development adjacent to lakes or reservoirs shall be prohibited within three feet of elevation above projected lake levels to protect against natural rises from wet periods, storm waves and earthquake-induced seiching, as well as hazards associated with tectonic subsidence.
- (4) Rises in the water table accompanying tectonic subsidence may cause water to pond, flood basements and disrupt buried facilities in areas of shallow groundwater adjacent to the fault on the down dropped side.
- (5) The principal application of the identified tectonic subsidence areas is to make the public aware of the hazard and to indicate those areas where further study may be necessary. Site-specific tectonic subsidence reports and studies are recommended only for critical facilities in areas of potential lake-margin and ponded shallow groundwater flooding. However, certain vulnerable facilities such as high cost wastewater treatment plants and hazardous waste facilities should also consider potential tilting.

(d) *Rock fall.*

- (1) Rock falls are a naturally occurring erosional process in mountain areas in Weber County. As development advances higher onto the bench areas and into the canyons the risk from falling rocks becomes greater. A primary mechanism responsible for triggering rock falls is water in outcrop discontinuities. Rock falls present a hazard because of the potential damage a large rock mass, traveling at a relatively high velocity, could cause to structures and personal safety. When new developments cannot be designed around a rock fall path, and hazard reduction measures must be considered, a study and report as provided in section 108-22-3, is required. Mitigation shall require design by a Utah licensed geotechnical engineer, and may include rock stabilization techniques such as bolting, cable lashing, burying, and grouting discontinuities, removal or break-up of potential rock clasts, as well as deflection berms, slope benches, and rock catch fences to stop or at least slow down falling rocks. Strengthening a structure to withstand impact is an example of modifying what is at risk. Mitigation problems can arise when rock source areas are located on land not owned by the developer.
- (2) In areas where the rock fall hazard is present but very low, disclosure of a potential hazard to land owners and residents with an acknowledgment of risk and willingness to accept liability may be an acceptable alternative to avoidance or mitigation for single-family residences.

(e) *Debris flows.*

- (1) Debris flows are mixtures of water, rock, soil and organic material (70—90 percent solids by weight) that form a muddy slurry much like wet concrete and flow down slope, commonly in surges or pulses, due to gravity. They generally remain confined to stream channels in mountainous areas, but may reach and deposit debris over large areas on alluvial fans at and beyond canyon mouths.
- (2) The county debris flow hazard maps were constructed from the boundaries of active alluvial fans and areas with slopes steeper than 30 percent. Any proposed development in areas identified as debris flow hazard areas shall be evaluated prior to approval of the proposed development. A study and report, as provided in section 108-22-3, shall be prepared by an engineering geologist for any development proposed in or adjacent to a debris flow hazard area and shall include:
 - a. An analysis of the history of debris flow at the site based on subsurface exploration to determine the nature and thickness of debris flow and related

alluvial fan deposits. If, in the engineering geologist's professional opinion, geologic conditions have changed enough to render a debris flow inactive, the analysis may estimate the nature and approximate thickness of the debris flow and related alluvial fan deposits in lieu of subsurface exploration.

- b. An analysis of the drainage basin's potential to produce debris flows based on the presence of debris slides and colluvium-filled slope concavities, and an estimate of the largest probable volumes likely to be produced during a single event.
- c. An analysis of the stream channel to determine if the channel will supply additional debris, impede flow, or contain debris flows in the area of the proposed development.
- d. An analysis of manmade structures upstream that may divert or deflect debris flows.
- e. Recommendations concerning any channel improvements, flow modifications and catchment structures, direct protection structures or floodproofing measures, if necessary, in order to protect the development.

(f) *Liquefaction areas.*

- (1) Earthquake ground shaking causes a variety of phenomena which can damage structures and threaten lives. One of these is termed soil liquefaction. Ground shaking tends to increase the pressure in the pore water between soil grains, which decreases the stresses between the grains. The loss of intergranular stress can cause the strength of some soils to decrease nearly to zero. When this occurs, the soil behaves like a liquid. When liquefaction occurs, foundations may crack, buildings may tip, buoyant buried structures such as septic tanks and storage tanks may rise, and even gentle slopes may fail as liquefied soils and overlying materials move down slope.
- (2) Areas of potential liquefaction have been delineated and the following regulations and mitigation measures have been adopted in order to reduce the hazard and consequences. Areas of moderate to high liquefaction potential need not be avoided. Structural measures and site modification techniques are available to reduce a hazard. A site-specific liquefaction study and report shall be required pursuant to section 108-22-3, and shall be prepared by an engineering geologist and/or a state licensed geotechnical engineer and shall comply with the following:
 - a. Standard soil foundation study, for the proposed development, shall include liquefaction potential evaluation based upon depth to groundwater, soil types and ground failure hazard.
 - b. If liquefiable soils are present, standard penetration tests and/or cone penetration tests shall be required to determine critical accelerations needed to induce liquefaction.
 - c. The study and report shall include an accurate map of the area showing any proposed development, the location of bore holes and/or test pits, the site geology, and location and depths of any liquefiable soils noted, along with the probability of critical accelerations needed to induce liquefaction in these soils being exceeded for appropriate time periods.
 - d. The report shall include recommendations for hazard reduction techniques.

(g) *Flood.*

- (1) The floodplain standards are written to minimize the loss of life and property when floods do occur, not to ban development outright from the floodplain. In the event the following provisions conflict with those in title 22 of the Weber County Code, the most restrictive shall apply. The Federal Emergency Management Agency (FEMA) has produced official floodplain maps, depicting areas of potential stream flooding for major drainages in Weber County.
 - (2) FEMA recommends that no new development be permitted in the 100-year floodplain unless:
 - a. Detailed engineering study and reports, as required by section 108-22-3, prepared by a state-licensed engineer, show that the proposed development will not increase the flood hazard to other property in the area. Recommendations shall be made for floodproofing or other mitigation techniques for development within flood hazard areas. (Site investigations for proposed development in lake-flooding areas near Great Salt Lake need only indicate the site elevation. Development proposals in areas with elevations less than 4,218 feet will be reviewed with respect to lake-flooding potential and compatibility of proposed use.)
 - b. The proposed development is elevated above the 100-year flood base elevation.
 - c. For federally-insured loans, flood insurance is purchased from a company participating with the Federal Insurance Administration or a like private carrier.
 - (3) The study and report, as may be required by section 108-22-3, shall consider the following:
 - a. [Alluvial fans.] Alluvial fan flooding, which is not mapped under the FEMA program, may be a hazard on all active alluvial fans identified on debris flow hazard maps. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken.
 - b. Sheet flow. Certain areas of the Ogden Valley have been identified and mapped as areas of sheet flow flooding. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken.
- (h) Other hazards.
- (1) As in many counties in the Western United States, development in the county is constrained by the presence of natural and manmade hazards. These hazards include, but are not limited to, avalanche, slope movement, soils categorized as having severe building limitations and slopes exceeding 30 percent.
 - (2) Not all hazardous sites and conditions have been identified in the county. As a hazard or potential hazard becomes known, the county has discretion to require any study and report that is necessary to understand how the hazard or potential hazard may impact development. The study or report shall provide appropriate hazard mitigation measures.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

HISTORY
Amended by Ord. [2021-17](#) on 5/25/2021

Sec 108-22-3 Studies And Reports Required

(a) Requirement for a study and report. Unless exempted in section 108-22-5, any application for development on a parcel of land within a natural hazard study area shall be submitted to the planning division with two hard copies and one electronic (pdf) copy of a site-specific natural hazard study and report, where required for such development according to the following chart:

Land Use (Type Facility) of	Liquefaction Potential High/Moderate	Landslide/Rock Fall/Debris Flow Study Area	Surface Fault Rupture Study Area	Tectonic Subsidence Study Area	Flood Study Area	Other Hazardous Areas
Critical facilities	Yes	Yes	Yes	Recommended	Yes	As determined by the county engineer
Industrial, commercial, or multifamily (4 or more units)	Yes	Yes	Yes	No	Yes	As determined by the county engineer
Residential subdivisions	No**	Yes, unless otherwise provided by section 108-22-2(d)(2).	Yes	No	Yes	As determined by the county engineer
Residential, single lots/multifamily (less than 4 units)	No**	Yes, unless otherwise provided by section 108-22-2(d)(2).	Yes	No	Yes	As determined by the county engineer

** Although no study and report is required, disclosure is required as described in section 108-22-4.

- (1) Each natural hazard study and report shall be prepared by an engineering geologist. In the case of a snow avalanche hazard, the study and report shall be prepared by an experienced avalanche expert. The study and report shall be signed by the preparer and shall also include the qualifications of the preparer.
- (2) Each natural hazard study and report shall be site-specific and identify, to the extent practicable, all known or suspected potential natural hazard(s) originating on-site or off-site which present a reasonable likelihood of adversely affecting the particular property.
- (3) Each natural hazard study and report shall include a detailed site map (scale: one inch equals 200 feet or larger), showing the location and type of hazard with delineation of the recommended setback distances from the hazard and the recommended location for structures.
- (4) Each natural hazard study and report shall address the potential adverse effects of the hazard on the proposed development and occupants thereof in terms of the reasonable likelihood of potential damage.
- (5) Each natural hazard study and report shall contain recommendations for avoidance or mitigation of the identified adverse effects of the hazard consistent with the purposes set

forth in Section 108-22-1 of this chapter. The evidence on which recommendations and conclusions are based shall be clearly stated in the report.

- (6) Trench logs (scale: one inch equals five feet or larger), trench photos, aerial photographs, references with citations, and other supporting information, as applicable, shall also be included in each natural hazard study and report.
- (b) *Review of the study and report.* In order to fulfill the purposes of this chapter, the land use authority shall review any proposed development which requires preparation of a natural hazard study and report under this chapter to determine the possible risks to the safety of persons or property from a natural hazard.
- (1) Prior to consideration by the land use authority of any such development, the county engineer may submit the study and report, and, if applicable, site-specific plan, to outsourced qualified professionals for review and recommendation. Any cost for the review shall be paid by the applicant prior to any land use authority action.
 - (2) The county engineer has discretion to reject the scope, techniques, methodology, conclusions, or specific types of information presented in the study and report if industry standards of care were not used. All conclusions of the study and report shall be supported by adequate data.
 - (3) The county engineer shall prepare a final review and recommendation of an acceptable study and report, and, if applicable, site-specific plans, for the land use authority's consideration.
 - (4) Whenever the land use authority determines that an area is subject to a natural hazard which presents an unreasonable risk to the safety of persons or property, including public streets, such area shall not be approved for development unless the applicant can demonstrate that such a risk can be reduced to a reasonable and acceptable level in a manner which has a minimum effect on the natural environment.
 - (5) The land use authority may set requirements or conditions necessary to reduce the risks from a natural hazard as a condition to the approval of any development which requires preparation of a natural hazard study and report.
- (c) *Study and report verification.* The project engineering geologist shall submit with the study a signed and sealed verification letter stating that the study was conducted in accordance with industry standards of care, and that it complies with this Land Use Code and all other applicable laws. Written verification shall be provided from the issuer of professional errors and omissions liability insurance, in the amount of \$1,000,000.00, which covers the engineering geologist, and which is in effect on the date of preparation of all required studies and reports.
- (d) *Development design verification.* Whenever possible, avoidance of development in an area with an identified natural hazard is strongly encouraged. However, pursuant to requirements of this chapter, development in an area with an identified natural hazard shall be permitted when it is designed to mitigate, and is reasonably safe from, the identified hazard. Final design of the development shall not be accepted by the county unless:
- (1) The development's state licensed engineer, or, if applicable, engineers, provide(s) the county with a signed and sealed verification letter stating that, pursuant to the considerations, findings, recommendations, and conclusions of the development's engineering geologist's study and report, the development has been designed to mitigate, and is reasonably safe from, the identified hazard.
 - (2) The development's engineering geologist submits a signed and sealed verification letter stating that the final design of the development adequately provides for the

considerations, findings, recommendations, and conclusions of the study and report, and is reasonably safe from the identified hazard.

- (3) Written verification is provided from the issuer(s) of professional errors and omissions liability insurance, in the amount of \$1,000,000.00, which covers the engineering geologist and state licensed engineer(s), and which is in effect on the date of preparation of all required reports and certifications.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-4 Disclosure Required

(a) When a natural hazard report shows that a hazard exists which affects a particular parcel:

- (1) A copy of the report shall be kept for public inspection in the county planning division office.
- (2) A notice that runs with the land shall be recorded, and, if applicable, a note on the subdivision plat shall be required, which provide:
 - a. Notice that the parcel is located within a natural hazard study area;
 - b. Notice that a natural hazard study and report is available for public inspection in the county planning division office;
 - c. Notice that a hazard has been identified on the parcel and the type and severity of the hazard;
 - d. The professional who prepared the report, with his or her contact information; and
 - e. Any restrictions on the use of the parcel required within the natural hazard report, or by the land use authority.

(3) When a natural hazard report is not required, but where the parcel is located within a natural hazard study area, notice that the parcel is located within such an area shall be recorded running with the land and noted on the subdivision plat (if applicable), and shall be written in a form satisfactory to the county engineer and county attorney.

(4) The natural hazard ordinance codified in this chapter and natural hazard map represent only those potentially hazardous areas known to the county, and shall not be construed to include all possible potential hazard areas. The natural hazards listed in this chapter may be amended as new information becomes available. The provisions of this chapter do not in any way assure or imply that areas outside its boundaries will be free from the possible adverse effects of a natural hazard. This chapter shall not create liability on the part of the county, any officer or employee thereof for any damages from a natural hazard that result from reliance on this chapter or any administrative requirement or decision lawfully made thereunder.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-5 Exemptions From Natural Hazard Study And Report

The following are exemptions from natural hazard study and report requirement:

- (a) A proposed structure that is not a structure designed for human occupancy shall not be required to provide a natural hazard report; except a report shall be provided for a critical facility if

required by section 108-22-3, or when otherwise required by the planning director or county engineer due to natural hazards conditions known to be in the area.

- (b) When clear evidence exists that no study and report is necessary, the planning director or county engineer may waive the requirement.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-6 Costs To Be The Responsibility Of The Developer/Applicant

Any of the above described technical reports and/or studies shall be performed by qualified professionals on behalf of the applicant. The cost of outsourced qualified professionals used by the county to aid in the review required in section 108-22-3 is the responsibility of the applicant. Any other costs incurred in providing technical reports or testimony by qualified professionals or expert witnesses shall be solely the responsibility of the applicant and not the county.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-7 Change Of Use

No change in use which results in the conversion of a building or structure not designed for human occupancy to one designed for human occupancy shall be permitted unless the building or structure complies with the provisions of this chapter.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-8 Conflict Between Boundaries Of Study Area Or Identified Hazard

Where there is a conflict between the boundaries of an identified natural hazard study area and actual field conditions, or where detailed investigations show that the identified hazard is not present within a particular area, the conflict shall be settled as follows:

- (a) The person disputing the natural hazard study area boundary shall submit technical and geologic evidence to support such claim to the county engineer in the form of a site-specific natural hazard report.
- (b) The county engineer may request outsourced qualified professionals to review the evidence and make a recommendation prior to making a final written decision concerning the dispute. The cost of the outsourced qualified professional's review shall be paid by the person disputing the boundary.
- (c) The county engineer may allow modifications to the boundary only if the evidence clearly and conclusively establishes that the natural hazard study area boundary location is incorrect, or that the identified hazard is not present within a particular area.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

Sec 108-22-9 Appeals

- (a) Except as allowed in subsection (b) of this section, an appeal of any written decision in the application of this chapter shall be appealed in accordance with title 102, chapter 3 Board of Adjustment, of this Land Use Code.
- (b) When a written decision provided under this chapter contains technical aspects, an applicant may request the county to assemble a panel of qualified professionals to serve as the appeal authority for the sole purpose of determining those technical aspects.

State Law reference—Related provisions, U.C.A. 1953, § 17-27a-703(2)

- (1) The technical aspects of the administration and interpretation of this chapter are decisions related to:
 - a. The acceptance or rejection of scope, techniques, methodology, conclusions or specific types of information presented in a study or report;
 - b. The review and recommendation of an acceptable study or report for the land use authority's consideration;
 - c. The interpretation or application of any technical provisions of a study or report that is required by this chapter; or
 - d. The modification of a natural hazard study area boundary.
- (2) Unless otherwise agreed by the applicant and county, if an applicant makes a request under this subsection, the county shall assemble the panel consisting of:
 - a. One qualified professional designated by the county;
 - b. One qualified professional designated by the applicant; and
 - c. One qualified professional chosen jointly by the county's designated qualified professional and the applicant's designated qualified professional.
- (3) A member of the panel may not be associated with the application that is the subject of the appeal.
- (4) The applicant shall pay for one half the cost of the panel in addition to the county's appeal fee.
- (5) The panel shall be governed by the same appeal provisions of the board of adjustment provided in title 102, chapter 3 Board of Adjustment, of this Land Use Code.

(Ord. No. 2016-17, Exh. A, 11-8-2016)

[Title 109 \(Reserved\)](#)

[Title 110 Signs](#)

[Chapter 110-1 Western Weber Signs](#)

[Chapter 110-2 Ogden Valley Signs](#)

[Chapter 110-1 Western Weber Signs](#)

[Sec 110-1-1 Purpose And Intent](#)

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[Sec 110-1-5 Design Standards](#)

[Sec 110-1-6 Specialty Signs Prohibited](#)

[Sec 110-1-7 Sign/Zone Regulations](#)

Editor's note—Ord. No. 2013-16, pt. 1, adopted June 18, 2013, amended the title of title 110, chapter 1 to read as herein set out. The title of chapter 1 formerly read "General Provisions."

[Sec 110-1-1 Purpose And Intent](#)

The purpose and intent of the sign standards is to provide for reasonable display of all signage in the Western Weber Planning Area 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 unincorporated portion of the Western Weber Planning Area.

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.

(Ord. of 1956, § 32-1; Ord. No. 7-75; Ord. No. 2013-16, pt. 1, 6-18-2013; Ord. No. 2015-22, Exh. A, 12-22-2015)

Sec 110-1-2 General Provisions

- (a) *Conformity.* All signs must meet the requirements of this chapter.
- (b) *Clearance.* There shall be a minimum clearance of ten feet between the ground or sidewalk and any part of projecting sign, with the exception of public necessity signs and nameplates.
- (c) *Copy area.* Copy area of a building facade signs or multiple copy signs shall not exceed 40 percent of the background facing to which it is applied.
- (d) *Height of signs.* No sign shall exceed the height limitations established for each zone as set forth in this chapter.
- (e) *Lighting of signs.* Signs may be illuminated by indirect lighting, floodlights, or luminous tubes only. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property used for residential purposes, or in any manner constituting a nuisance. Animated signs are prohibited except as expressly provided herein.
- (f) *Location of signs.* No part of any sign shall be permitted to extend across any property line or located in any required front or side yard except as follows:
 - (1) Business and identification signs attached to a building may project into a required front or side yard not more than six feet and not less than ten feet above the ground or sidewalk.
 - (2) Ground business signs, including all portable type signs for conforming uses only, shall not be located closer than ten feet to a front or side property line for that portion of the sign lower than ten feet and not closer than three feet for that portion of the sign greater than ten feet in height.
 - (3) Property identification signs shall not be located closer than ten feet to any property line.
 - (4) Nameplates may be located anywhere on the property.
- (g) *Maintenance of signs.* Signs regulated by this chapter shall be maintained in good visual appearance and structural condition at all times. The county and its agents shall in no way be liable for negligence or failure of the owner or the person responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions.
- (h) *Noise prohibited.* It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or transmitting

device or instrument for the purpose of commercial advertising.

- (i) *Nonconforming signs.* A sign may be reinstalled which duplicates the original nonconforming sign in dimensions and location. Any changes in size or location shall require conformance to this chapter.
- (j) *Painting, pasting, gluing prohibited.* No sign shall be painted, pasted or glued directly on any wall or roof or affixed directly to any wall or roof by means of any similar adhesive substance. No paper or cloth sign shall be tacked directly on any wall or roof except as provided in section 110-1-3, special provisions.
- (k) *Permit required.* It shall be unlawful to erect or maintain or remodel any sign upon or over public or private property until a land use permit has been obtained, except as exempted in section 110-1-3, special provisions.
- (l) *Refusal of owner to remove dangerous signs; removal by chief building official.* Where immediate action is deemed necessary to protect limb, life or property and where the owner of a sign or the owner of the property on which the sign is erected fails to remove such sign pursuant to notice from the chief building official within a specified time fixed in such notice, the chief building official may proceed in any manner deemed necessary to cause the immediate removal of such sign. The chief building official shall certify a statement of the expenses incurred in such removal. Unless said assessment is paid within 90 days after and from the date of notice thereof, the same shall become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.
- (m) *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 30 days after notice from the county 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.
- (n) *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.
- (o) *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 110-1-3, special provisions.
- (p) *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.
- (q) *Sign setback.* For purposes of this chapter, the entire sign must comply with the specified setback regulations.
- (r) *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.

- (s) *Signs not to constitute traffic hazard.* No light, sign, or other advertising structure as regulated by this chapter 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.

(Ord. of 1956, § 32-2; Ord. No. 7-75; Ord. No. 2009-14; Ord. No. 2013-16, pt. 1, 6-18-2013)

Sec 110-1-3 Special Provisions

The following special provision shall apply to signs:

- (a) *Animated signs.* No animated signs shall be erected or maintained in, nor closer than 75 feet from any residential zone. Revolving animated signs are limited to six revolutions per minute and may not have flashing lights attached thereto.
- (b) *Blanketing.* To prevent blanketing, no projecting or marquee sign shall be erected to project more than 24 inches. Projection shall be measured from the facing of the building and/or structure to which the sign is attached.
- (c) *Electric signs.* All signs which utilize or are illuminated by electricity shall comply with the adopted electrical code and fire prevention code of the county.
- (d) *Marquee signs.* Marquee signs may be placed on, attached to, or constructed in a marquee. For the purpose of determining height, projection and clearance, the standards as specified in the Uniform Building Code for Marquee shall govern.
- (e) *Shopping center signs.* In shopping centers, frontage for each separate store shall be based on the width of the front of each business, and signs for such businesses shall be attached to the front of each store. One detached or attached sign for each street frontage may be used to designate the name of the shopping center. In no instance may shopping center name signs be multiple copy to advertise any business in the center.
- (f) *Temporary signs.* Temporary signs shall be permitted in accordance with standards set forth below, unless specified otherwise in this ordinance:
- (1) *Setback standards for temporary signs.*
 - a. Temporary signs must be located completely on private property, except as exempted in section 110-1-3, special provisions.
 - b. Signs must be placed ten 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.
 - c. On streets with no sidewalks and where it is not clear where the property line is located, signs must be placed ten feet behind the curb or pavement and not hang into the street; and
 - d. At intersections, they must be placed beyond the site distance triangle section 108-7-7, clear view of intersecting streets.
 - (2) *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.
 - (3) *Additional standards.*

Table 1

Sign Type	Display Period	Removal Required 3 Days After	Land Use Permit or Special Event Permit Required
Occasion Signs			
Campaign signs	60 days prior to the election	Completion of the election	N
Construction signs	Duration of construction	Completion of construction	N
Property/real estate sign	Duration of listing	Closing/lease commencement date	N
Short-term vendors § 108-13-3	120 days	End of event	Y/LUP
Temporary outdoor sales § 108-13-4	Per state code if applicable or 30 days prior to the event	End of event	Y/LUP
Temporary real estate sales office	Duration of construction	Completion of construction	Y/LUP
Temporary real estate sales office wall sign	Duration of construction	Completion of construction	Y/LUP
Seasonal Signs			
Farmer's Market § 108-13-5	June through October	End of event	Y/LUP
Fruit and vegetable stand § 104-5-3(h)	June through October	End of event	Y/LUP
Political sign	No limit	No limit	N
Event Signs			
Public event sign	30 days prior to the event	End of event	Y/SEP
Public event banner (on public property, over public streets or sidewalks)	30 days prior to the event	End of event	Y/SEP
Public event directional sign	30 days prior to the event	End of event	Y/SEP
Special event sign	60 days prior to the event	End of event	Y/SEP
Special event banner (on public property)	30 days prior to the event	End of event	Y/SEP
Special event directional sign	1 day prior to the event	End of event	Y/SEP

Table 2

Types of Temporary Signs Permitted in Agricultural and Residential Zones	Maximum Area per Sign Face	Maximum Height of Freestanding Signs (includes support structure)	Number of Signs Permitted per Sign Type

Occasion Signs			
Campaign sign	32 square feet	6 feet	No limit
Construction sign	32 square feet	6 feet	1 per street frontage
Property/real estate sign	8 square feet	6 feet	1 per street frontage
Temporary real estate sales office	32 square feet	6 feet	1 per street frontage
Temporary real estate sales office wall sign	20 square feet	N/A	1 sign attached to the office
Seasonal Signs			
Farmer's market	32 square feet	10 feet	1 per street frontage
Fruit and vegetable stand	16 square feet	10 feet	1 per street frontage
Political sign	16 square feet	10 feet	1 per street frontage
Event Signs			
Public event sign	4 square feet	3 feet	1 per street frontage
Public event banner (on public property, over public streets or sidewalks)	12 square feet	N/A	1 per street frontage
Public event directional sign	8 square feet	4 feet	No limit off-premises directional signs
Special event sign	16 square feet onsite	6 feet	No limit on-site signs, either ground or banner signs
Special event banner (on public property)	12 square feet	N/A	1 per street frontage
Special event directional sign	8 square feet off-site	4 feet	No limit off-premises directional signs

Table 3

Types of Temporary Signs Permitted in Commercial and Manufacturing Zones	Maximum Area per Sign Face	Maximum Height of Freestanding Signs	Number of Signs Permitted per Sign Type
Occasion Signs			
Campaign sign	32 square feet	8 feet	No limit
Construction sign	64 square feet	12 feet	1 per street frontage

Property/real estate sign	64 square feet	12 feet	1 per street frontage
Short-term vendors	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	16 feet	6 feet if set in the ground or anywhere on the building	2 per street frontage
Seasonal Signs			
Farmer's market	32 square feet	10 feet	1 per street frontage
Fruit and vegetable stand	32 square feet	10 feet	1 per street frontage
Political sign	32 square feet	10 feet	1 per street frontage
Event Signs			
Public event sign	4 square feet	3 feet	1 per street frontage
Public event banner (on public property, over public streets or sidewalks)	12 square feet	N/A	1 per street frontage
Public event directional sign	8 square feet	4 feet	No limit off-premises directional signs
Special event sign	16 square feet on-site	6 feet	No limit onsite signs, either ground or banner signs
Special event banner (on public property)	12 square feet	N/A	1 per street frontage
Special event directional sign	8 square feet offsite	4 feet	No limit off-premises directional signs

(Ord. of 1956, § 32-3; Ord. No. 7-75; Ord. No. 2013-16, pt. 1, 6-18-2013)

Sec 110-1-4 Exempt Signs

The following signs shall be exempt from zoning regulations:

- (a) Memorial tablets or tablets containing the names of buildings and date of the erection and use of the building when built into the walls of the building and constructed of bronze, brass, marble, stone or other noncombustible material.
- (b) Nameplates not to exceed two square feet. Any nameplates exceeding two square feet are prohibited in all zones.
- (c) Nonilluminated and nonfloodlights flat signs, wall signs, and freestanding signs having an area not in excess of 36 square feet announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof, provided that no more than one such sign shall be erected on each street frontage and

also provided that said signs are not erected more than 30 days prior to construction and are removed not more than 30 days after completion.

- (d) Nonilluminated and nonfloodlighted religious, charitable and educational ground signs having an area not in excess of 12 square feet.
- (e) Nonilluminated and nonfloodlighted signs having an area not in excess of four square feet, that advertise the place of business of a doctor, dentist, or other profession or home occupation.
- (f) Traffic and other municipal signs, house numbers, legal notices, railroad crossing signs and danger signs and warning signs.
- (g) Painting, repainting or cleaning or an advertising structure, or the changing of the advertising copy of the message thereon shall not be considered an erector or alteration which requires a sign permit unless structural change is made thereto

(Ord. of 1956, § 32-4; Ord. No. 7-75)

Sec 110-1-5 Design Standards

All design standards shall be in accordance with the latest adopted revision of the Uniform Building Code.

(Ord. of 1956, § 32-5; Ord. No. 7-75)

Sec 110-1-6 Specialty Signs Prohibited

The following specialty signs are prohibited in the county: wind sign, banner sign, portable sign, A-frame sign and any other similar specialty signs.

(Ord. of 1956, § 32-6; Ord. No. 7-75)

Sec 110-1-7 Sign/Zone Regulations

Signs are permitted in their applicable zones together with size, location and height regulations as listed in the following tables:

Type of Sign	Zone in Which Sign Is Permitted	Maximum Size of Sign; Total Area of All Signs on Property	Location of Sign on Site; Lineal Spacing of Signs	Maximum Height Regulations
1. BUSINESS SIGNS				
Flat Freestanding Projecting Wall Legal nonconforming commercial or industrial use	RE-15, RE-20, S-1G, S-2G, A-1, A-2, A-3, F-1, F-5, F-10, F-40, S-1, R-1-12, R-1-10,	1 or more signs not exceeding 2 sq. ft. for each 1 lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed 100 sq. ft.; such uses not	Signs shall not be located in any required front or side yard except that signs attached to a building may project not more than 6 feet into a required yard, not less than 10 feet above the ground.	No freestanding signs shall be permitted with a maximum height of more than 25 feet above the street level immediately adjoining said sign, except in C-2, C-3, M-1, M-2, and M-3 Zones, where the maximum height of such signs shall be 50 feet. No sign shall be erected higher than

	R-2, R-3, RMHP, RMH-1-6	occupying frontage may have 1 or more signs not exceeding 40 sq. ft. in combined total area.		the height of the main building to which it is attached.
		Exception allowed as a conditional use: Parcels in the RE-15 and RE-20 Zones which meet the following standards may have one or more signs not exceeding a combined total of 400 square feet, with a maximum of 150 square feet per sign: <ul style="list-style-type: none">• The parcel must have an area of at least 10 acres.• The parcel must have at least 500 feet of frontage on a road with an existing right- of-way width of at least 80 feet, or on a road projected to have a right-of-way width of at least 80 feet as shown on the Western Weber County Transportation Plan.		

<p>Flat Freestanding Projecting Roof Wall</p>	<p>M-1, M-2, M-3</p>	<p>Not exceeding in area 5 sq. ft. for each foot of street frontage with a maximum of 650 sq. ft., provided that business signs adjacent to and within 666 feet on an Interstate Freeway or Federal Aid Primary Highway may have a maximum size of 1,000 sq. ft. for each sign.</p>	<p>No freestanding sign shall be located closer than 10 feet to any property line. When a building setback is required from a property line, no sign shall project across such property line or be attached to a building or other structure in such a way as to project closer than 10 feet to such property line. Projecting signs shall not be less than 10 feet above the ground or sidewalk.</p>	<p>No sign shall be erected higher than the height of the building to which it is attached. No freestanding sign shall be permitted with a maximum height above the street level immediately adjoining said sign, of more than 25 feet in a C-1 Zone and 50 feet in a C-2 or C-3, M-1, M-2, M-3 Zone.</p>
				<p>Exception as a Conditional Use: A freeway-oriented freestanding sign located within 660 feet of the centerline of an interstate freeway may have a maximum height of 65 feet provided further that the height of the freeway-oriented ground sign located within 1,500 feet from the centerpoint of a freeway interchange either along the freeway or fronting the approach highway may be measured from the highest road level of the interchange.</p>
<p>Flat Freestanding Projecting Roof Wall</p>	<p>C-1, C-2, C-3</p>	<p>1 or more signs not exceeding in total area 3 sq. ft. for each 1 lineal ft. of street frontage occupied by a commercial or industrial use. No 1 sign shall exceed 400 sq. ft. in area and the combined total area of business signs for each separate use shall not exceed 600 sq. ft. Where such use does not occupy frontage on a street, said use may have 1 or more signs not exceeding 50 sq. ft. in combined total area.</p>		

		<p>Exception allowed as a Conditional Use: A freeway-oriented sign, when located within 660 feet of the centerline of an interstate freeway, or fronting on an approach highway to and within 1500 ft. of the centerline of a freeway interchange, may have an area based upon street frontage up to, but not exceeding 1,000 sq. ft. and the combined total area of business signs for each separate use and the combined total area of business signs for each separate use shall not exceed 1,200 sq. ft.</p>		
Flat Freestanding Wall	N/A			
2. NAMEPLATES				
Flat Wall	All Zones	<p>One nameplate for each dwelling unit, not exceeding 2 sq. ft. in area, indicating the name of the occupant and/or a permitted home occupation.</p>	<p>May be located anywhere on the property, but not closer than 10 ft. to a property line. (Sec. 23-19-1)</p>	<p>No roof sign shall be erected higher than the height of the main building to which it is attached.</p>
				<p>No freestanding sign shall be erected higher than 25 ft.</p>
3. IDENTIFICATION AND INFORMATION				

Directional Flat Freestanding Projecting Wall	All Zones	1 sign, not exceeding 8 sq. ft. in area for conforming buildings or conforming uses other than dwellings, boardinghouse, or lodginghouse, and multiple dwellings except for in the M-3 Zone in which case the area allowed is 20 sq. ft.	No part of any sign shall be permitted to extend across any property line or into any required front or side yard except herein specifically provided.	No signs shall be permitted with a maximum height of more than 25 ft. above the street level immediately adjoining said sign. No sign shall be erected higher than the height of the main building to which it is attached.
			In commercial and manufacturing zones, signs may be permitted in a required yard but not closer than 10 ft. to any property line.	

4. PROPERTY SIGNS

Directional Flat Freestanding Projecting Wall	All Zones	1 or more signs not exceeding 8 sq. ft. in combined total area for each street frontage of the lot, appertaining to lease or sale of the property.	Signs attached to a building may project not more than 6 ft. into a required yard, not less than 10 ft. above the ground.	
			Property signs shall be located no closer than 10 ft. to any property line in any zone.	

5. SERVICE SIGNS

Directional Flat Freestanding Projecting	All zones except: FR-1, FR-3, O-1	1 or more service signs not exceeding 24 sq. ft. in combined total area for each residential or commercial use lawfully occupying the premises provided no 1 sign shall exceed 8 sq. ft. in area	May be located anywhere on the property, subject to clear view of intersection requirements for corner lots.	3 feet
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6. ANIMATED

Flat Freestanding Projecting wall Roof	C-2	3 sq. ft. per lineal ft. of frontage with a maximum of 300 sq. ft.	No sign shall be located closer than 10 ft. to a property line. No sign shall be placed in any required yard except that a sign attached to a building may project not more than 6 ft. into a	No roof sign shall be erected higher than the height of the main building to which it is attached. Freestanding signs may not exceed 40 ft. in height in a C-2 Zone and (50) ft. in height in a
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			required yard. (Sec. 108-7-19(b))	C-3, M-1, M-2 and M-3 Zone.
	C-3, M-1, M-2, M-3	4 sq. ft. per lineal ft. of frontage with a maximum of 400 sq. ft.		
	C-1 only time and temperature type	12 sq. ft.	Must not be placed on public property or extend over public property.	No sign shall extend above roof line or parapet wall. No freestanding signs shall be permitted with a maximum height of more than 25 ft.

7. OFF-PREMISES SIGNS

A. Billboards: Directional Flat Freestanding Projecting Roof Wall	C-3, M-1, M-2, M-3	1,000 sq. ft. maximum area.	Must not be placed on public property or extend over public property. No projecting sign may extend more than 24" from the building to which it is attached. No freestanding sign shall be located closer than 10 ft. to any property line. Signs shall not be less than 10 ft. above the ground or sidewalk.	50 ft. unless attached to a building and then no more than 40 ft. above roof or parapet wall. In the A-2, A-3, & C-3 Zones no sign shall be erected higher than the height of the main building to which it is attached.
B. Advertising: Directional Flat Freestanding Projecting Roof Wall	A-2, A-3, C-3, M-1, M-2, M-3	20 sq. ft. maximum area	The minimum distance between any 2 billboards adjacent to and facing a freeway or highway shall be 500 ft. A minimum distance of 500 ft. must exist between any billboard and the beginning of the pavement widening for an entrance or exist ramp on freeway. In addition, billboards adjacent to freeways shall comply with State of Utah Outdoor Advertising Regulations.	
8. ATHLETIC FIELD SCOREBOARD SIGNS	Allowed in All Zones	120 sq. ft. 400 sq. ft.	The planning commission shall approve the location of all scoreboard signs in all zones except Commercial or Manufacturing Zones.	Zoning Ordinance Limit by Applicable Zone
9. EDUCATIONAL	Allowed as a Condition	2 signs with a total maximum area of 100 sq. ft.	10 feet from the property line.	35 feet

INSTITUTIONAL IDENTIFICATION SIGN	Permitted Use in All Zones			
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NOTE—Ordinances containing Signs and Sign Amendments:

- (a) Original Uniform Zoning Ord. adopted 12-30-58.
- (b) Ord. 8-67.
- (c) Ord. 7-75.
- (d) Ord. 2-77.
- (e) Ord. 11-79.
- (f) Ord. 6-80.

Also see title 108, chapter 723-19 "Signs and Lighting."

(Ord. of 1956, § 32-7; Ord. No. 7-75; Ord. No. 2012-15, 8-28-2012; Ord. No. 2013-16, pt. 1, 6-18-2013; Ord. No. 2015-3, 2-17-2015)

GUIDE TO DETERMINING WEBER COUNTY ZONING ORDINANCE SIGN REGULATIONS

Zones with Sign Types and Regulations Contained in Its Own Chapter	Zones Which Refer to Chapter 32 (Sign Chapter) for Sign Regulations
F-1, F-5, F-10, & F-40 FR-1, FR-3 M-1, M-2, M-3	RE-15 & RE-20 G-1 & G-2 A-1, A-2 & A-3 S-1 (Permitted Use 9A-2-10) RE- Zones R-1, R-2, R-3 RMHP RMH-1-6 C-1, C-2 & C-3 O-1
For Sign Types and Standards: Compare: 1) Each zone sign regulations 2) Sections 108-7-19(a), 23-19-1 3) Title 108, chapter 7, Chart Where different, most restrictive shall apply	For Sign Types and Standards: Compare: 1) Title 108, chapter 7, section 7(a) 2) Title 108, chapter 7, Chart Where different, most restrictive shall apply

Chapter 110-2 Ogden Valley Signs

[Sec 110-2-1 Purpose And Intent](#)

[Sec 110-2-2 Applicability](#)

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[Sec 110-2-5 Allowable Signs By Zoning District](#)

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[Sec 110-2-8 Prohibited Signs And Sign Devices](#)

[Sec 110-2-9 Other Allowed Signs](#)

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[Sec 110-2-11 Temporary Sign Usage](#)

[Sec 110-2-12 Sign Materials And Display Standards](#)

[Sec 110-2-13 Dangerous Or Defective Signs](#)

[Sec 110-2-14 Construction Standards](#)

[Sec 110-2-15 Examples Of Sign Illumination](#)

Sec 110-2-1 Purpose And Intent

The purpose and intent of the sign standards is to provide for reasonable display of all signage in the Ogden Valley 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 unincorporated portion of the Ogden Valley in Weber County, as described in the Ogden Valley General Plan.

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.

(Ord. of 1956, § 32B-1; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013)

Sec 110-2-2 Applicability

(a) *Permit required.* No person shall erect, alter or relocate any sign without first obtaining a land use permit, and meeting the standards set forth in this section. Signs conforming to the requirements of this section which identify seasonal business may be removed for the seasons during which the business is not in operation, and may be reinstalled without a new permit. All applications for land use permits shall be accompanied by plans, designs, specifications and drawings stating specifically all dimensions, lighting (see also section 108-16-6), colors and plan of installation stating clearances and setbacks. Land use permits expire six months after issuance if the sign is not erected or altered pursuant to the permit.

(b) *Exemptions.* The following are exemptions from the requirements of this chapter:

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

(2) *Flags.* A flag, as defined in Section 101-1-7, is not a sign provided it complies with the following:

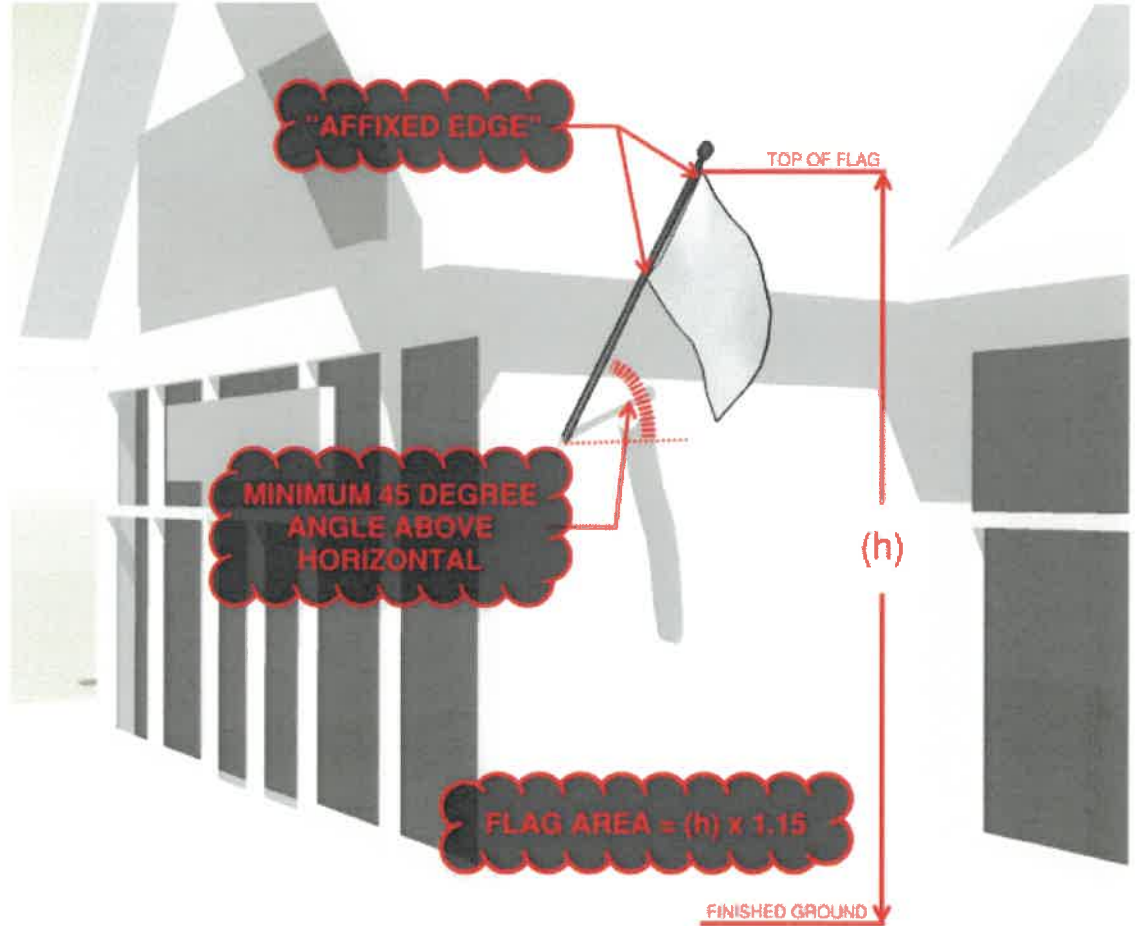
a. It shall not be mounted on a roof, atop any sign, or higher than the maximum building height allowed in the zone as measured from the top of the flag to the finished ground directly below;

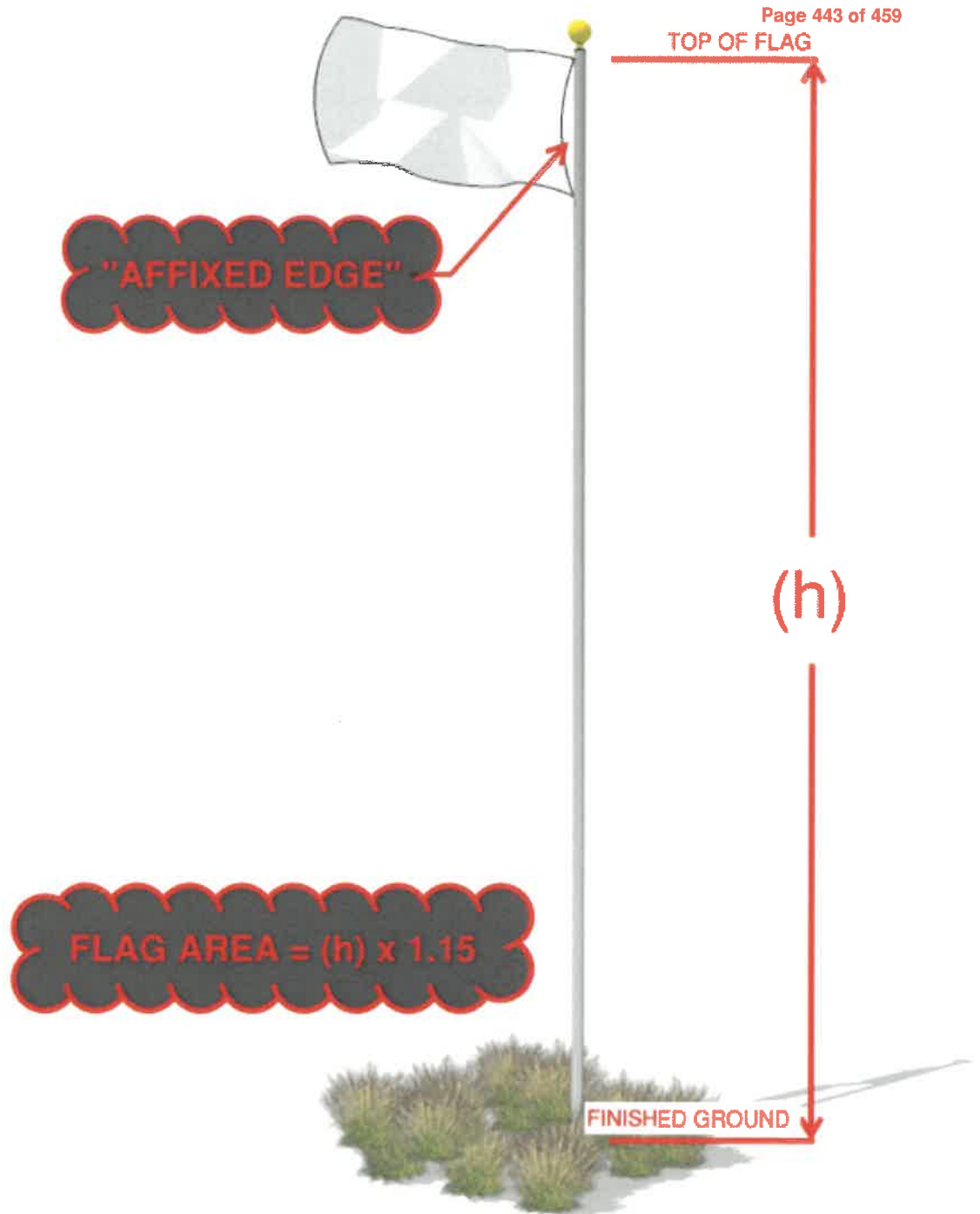
b. It shall be a rectangle, mounted or affixed on only one edge to a support that angles no less than 45 degrees above the horizontal, except during a government-sponsored half-staff period at which time it may be flown full horizontal;

c. The length of the edge of the flag that is mounted or affixed shall be less than or equal to the length of an intersecting edge and shall be mounted or affixed in a manner so that it hangs or drapes when no wind is present; and

d. The area of the flag in square feet shall be no greater than 1.15 times the linear feet of the flag height as measured from the top of the flag to the finished ground directly below.

e. Examples of non-sign flags:





(Ord. of 1956, § 32B-2; Ord. No. 2009-30; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)

Sec 110-2-3 Master Signage Plan

A master signage plan shall be required to ensure compliance with standards and requirements of this Land Use Code when multiple signs are allowed and/or multiple tenants, businesses or other entities occupy a single building or storefront.

- (a) *Approval of the master signage plan.* The master signage plan is subject to site plan approval, and once approved, all individual land use permits shall comply therewith.

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

(Ord. of 1956, § 32B-3; Ord. No. 2009-30)

Sec 110-2-4 Nonconforming Signs

After the effect of this chapter, which is August 1, 2017, any sign that does not comply with the requirements of this chapter shall be considered a nonconforming sign. A nonconforming sign that is not defined as a billboard under U.C.A. 1953, § 17-27a-103 shall be phased out in accordance with the following schedule:

- (a) *Sign replacement.* The replacement of any nonconforming sign shall comply with the requirements of this chapter;
- (b) *Building exterior modification.* When the replacement of a building's exterior materials exceeds 25 percent of the building's exterior area, excluding roof area, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming signs on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. This shall not include repainting or re-roofing.
- (c) *Building expansion.* When a building's expansion exceeds the threshold established in this subsection, whether by a single expansion project or by an accumulation of separate expansion projects, all nonconforming signs on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. The established threshold of expansion shall be the smaller of the following:
- (1) Twenty-five percent of the total area of the building as it exists on August 1, 2017; or
 - (2) Two thousand five hundred square feet; and
- (d) *Site improvements.* When a site improvement which requires a land use permit, conditional use permit, or design review approval, modifies an area that exceeds the threshold established in this subsection, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming signs on the premises shall be brought into compliance with the requirements of this chapter. The established threshold of modification shall be the smaller of the following:
- (1) Twenty-five percent of the site area; or
 - (2) Twenty thousand square feet.

(Ord. of 1956, § 32B-4; Ord. No. 2001-32; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24, Exh. B, 6-27-2017)

Sec 110-2-5 Allowable Signs By Zoning District

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

- (1) *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.

- (2) *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade. Each individual building within the project area may have a ground monument sign and shall meet the requirements of this chapter, with the signs being approved as part of the master signage plan.
 - (3) *Entrance ground sign.* One entrance ground sign on a multiple building/tenant project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 - (4) *Conditional use.* As a conditional use, commercial or manufacturing developments of multiple lots that are developed on an interior section of ground with lots having no frontage along major roads (collector or arterial) will be allowed an entrance ground sign meeting the requirements of this chapter, at the location where the local roads intersect the major road, which lead directly to the development. The entrance ground sign will announce the businesses within the development. Hotels/motels will be allowed "Vacancy/No Vacancy" on this sign.
- (b) *Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-3), FR-1, FR 3, F-5, F-10, and F-40.*
- (1) *Nonresidential uses.*
 - a. *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.
 - b. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.
 - c. *Entrance ground sign.* One entrance ground sign on a multiple building project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 - (2) *Residential uses.*
 - a. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
 - b. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
 - c. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.
- (c) *Destination and recreation resort zone.*

(1) *Nonresidential uses.*

- a. *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.
- b. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from finished grade. The planning commission may approve up to two ground/monument signs at each main resort entrance/portal when presented as part of a master signage plan as described in section 110-2-3.
- c. *Portable signs.* A-frame or sandwich signs not exceeding nine square feet may be placed outside of a particular subdivision, project or event site; however, the sign must remain within the resort boundary.
- d. *Banners not to exceed 21 square feet each.* Each sign shall be safely secured to a permanent fixture and extend no closer than eight feet to the ground.
- e. *Changeable copy signs.* Manual signs only meeting the requirements as listed in section 110-2-10(b) (Special purpose signs—destination and recreation resort manual changeable copy signs).

(2) *Residential uses.*

- a. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
- b. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
- c. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

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

(Ord. of 1956, § 32B-6; Ord. No. 2006-6; Ord. No. 2009-30; Ord. No. 2016-4, Exh. G2, 5-24-2016)

Sec 110-2-6 Optional And Alternative Signs

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

- (b) *Projecting signs.* Projecting signs that are perpendicular to a building may be substituted for wall signs, subject to approval of the master signage plan. No sign face of a projecting sign may project more than four feet from the wall to which it is mounted. Any projecting sign shall have a minimum vertical clearance of eight feet from any walking surface.
- (c) *Entrance/exit signs.* Entrance/exit signs are limited to two signs for each approved driveway opening for commercial uses and multi-tenant dwellings, and shall be limited to a maximum of three square feet per side, and shall be no higher than five feet above the ground at the top of the sign. Setbacks shall be ten feet from right-of-way. Content is limited to "Entrance" and "Exit."

(Ord. of 1956, § 32B-7; Ord. No. 2009-30)

Sec 110-2-7 Window Signs

Signs displayed in windows of buildings or storefronts are allowed in all zoning districts. A land use permit for a sign is not required for their display, provided they comply with the following:

- (a) *Size limit of window sign.* The cumulative sign area for window signage shall occupy no more than 25 percent of the area of the window in which the signage is displayed. Signage necessary to fulfill a governmental regulation or requirement is exempt.
- (b) *Illumination of window sign.* Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.
- (c) *Prohibited features of window sign.* No window sign or any other sign within a building or structure shall move, flash, blink, rotate, or be animated in any way that is visible from outside the property's boundaries.

(d) Example of window signs:



(Ord. of 1956, § 32B-8; Ord. No. 2009-30; Ord. No. 2017-31, Exh. A, 10-31-2017)

Sec 110-2-8 Prohibited Signs And Sign Devices

All signs not specifically listed as allowed are prohibited, including:

- (a) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
- (b) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
- (c) *Rotating beacon lights.*
- (d) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
- (e) *Flags.* Flags not exempted in section 110-2-2.
- (f) *Banners.* Banners, unless specifically provided otherwise in this chapter.
- (g) *Changeable copy signs.* Electronic changeable copy signs, except as permitted in section 110-2-9(b)(13). Manual changeable copy signs except as permitted in section 110-2-10.
- (h) *Off-site signs.* All off-site, off-premises and directional signs which advertise businesses, establishments, activities, facilities, goods, products, or services not made, produced, sold or present on the premises or site where the sign is installed and maintained are prohibited, except as exempted in section 110-2-9, Other signs. Notwithstanding the foregoing, where access to a parcel is via an adjacent parcel, signs may be located on such adjacent parcel.

- (i) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may be allowed on vehicles, but they may not be illuminated or parked on a long-term basis to be used as a sign for the purpose of advertising a product or directing people to a business activity as listed in section 110-2-9, Other signs.
- (j) *Luminous tube signs.* External gas filled luminous tubes, such as neon, argon or fluorescent, signs or valances, unless inside a building or in a window and not to exceed four square feet in area, except as listed in section 110-2-12, Sign materials and display standards, and may not flash or blink.
- (k) *Other temporary signs.* Any other device in the form of a sign, which is of a temporary nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly to the ground, except as permitted in section 110-2-11, Temporary sign usage.
- (l) *Roof signs.* Signs mounted on a roof or atop a parapet wall.
- (m) *Billboards.*
- (n) *Pole signs.* Except one pole sign per public, private, and charter school, consisting of not more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than ten feet and not more than 15 feet above the sidewalk, may be permitted.
- (o) *Public property signs.* 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 110-2-9, other signs, and section 110-2-11, temporary sign usage.

(Ord. of 1956, § 32B-9; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2016-4, Exh. G2, 5-24-2016; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)

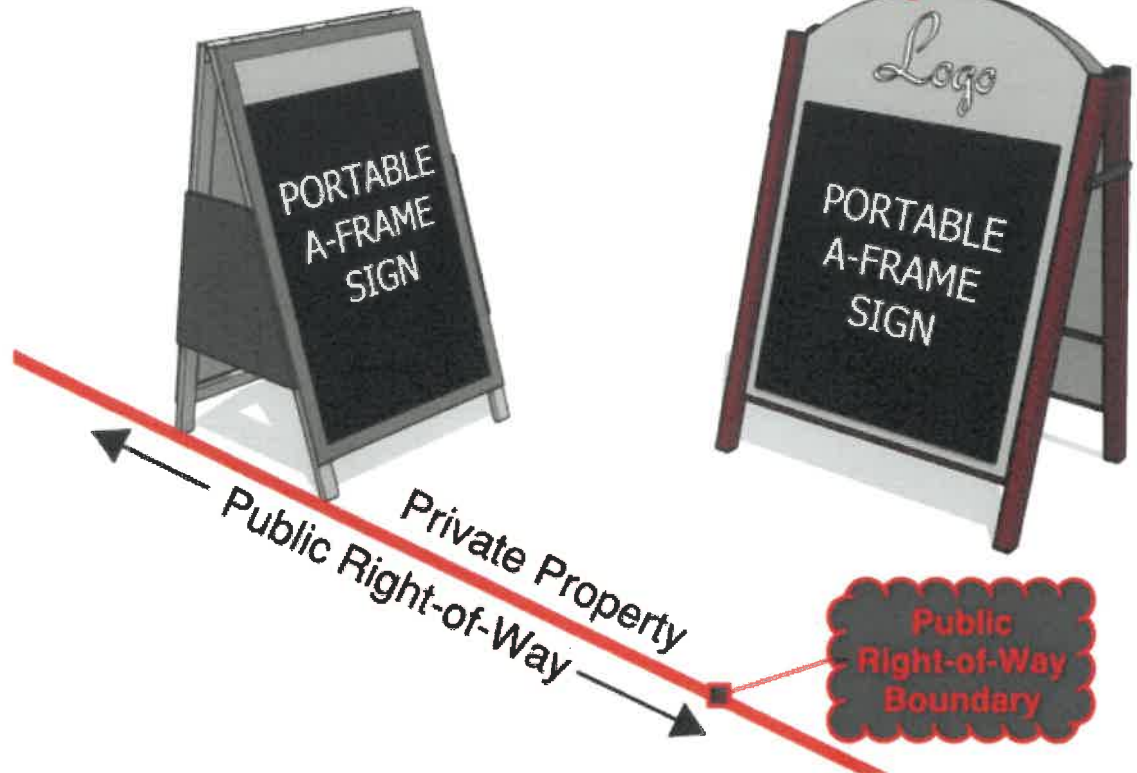
Sec 110-2-9 Other Allowed Signs

- (a) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County:
 - (1) *Conservation property sign.* A conservation property sign, as defined in section 101-1-7, may be erected on any property complying with the minimum provisions of the definition. The sign shall either be a monument sign or a freestanding sign (pole sign) in compliance with the following:
 - a. *Monument sign.* For a monument sign, the width shall be no greater than ten feet and the height shall be no greater than eight feet, with a sign face no greater than 24 square feet.
 - b. *Freestanding sign (pole sign).* For a freestanding sign (pole sign), the width shall be no greater than eight feet and the height shall be no greater than ten feet with a sign face no greater than 24 square feet. The sign face shall be mounted between the sign poles, which shall be constructed of timbers that measure at least eight inches by eight inches and extend from the ground to the top of the sign face. The top of the sign face and the bottom of the sign face shall be completely bounded by timbers that have a minimum vertical height of eight inches. When placed adjacent to a street with shoulders that slope downward toward the sign base, a freestanding sign may be installed atop a rock or earthen-berm base that is no greater than three feet in height.
 - c. *Example.* The following images are examples of each:



- (2) *Gate or arch sign.* A gate or arch sign situated over the primary entry of a lot or parcel of land, provided that the sign face does not exceed 30 square feet and that the sign provides a vertical clearance of at least 14.5 feet from the driving surface, not to exceed 18 feet in height and a minimum passable width of 20 feet, not to exceed 30 feet pole to pole. Depth of the arch shall not exceed two feet. A land use permit, to verify compliance with applicable standards, and a building permit to verify proper installation of footings and to ensure wind tolerance, is required.
 - (3) *Subdivision entry signs.* An approved, recorded subdivision may locate one sign at each entrance. The sign shall be a ground or monument sign, and shall meet all specifications/requirements for monument signs in section 110-2-5. In the event the location of the subdivision entry sign is in a zone not governed by section 110-2-5, the dimensions of the sign shall be no greater than allowed in the AV-3 zone. The planning commission shall approve location and design style. A double entry sign may be approved by the planning commission where there is a divided center island entry street.
- (b) The following signs are allowed in all zoning districts in the Ogden Valley of Weber County, and are exempt from the standards of section 110-2-12(a):
- (1) *Addressing numbers.* Addressing numbers shall be no more than 12 inches in height. An addressing number sign is also exempt section 110-2-12(b)(8).
 - (2) *Athletic field scoreboard signs.* An athletic field scoreboard sign shall not exceed 120 square feet in any zone. An athletic field scoreboard sign is also exempt from section 110-2-12(b)(3).
 - (3) *Business signs.* No more than one "Open/Closed" and one "Vacancy/No Vacancy" sign, one "Hours of Operation" sign, and one "Credit Card Acceptance" sign, not to exceed a total of four square feet in area, displayed for each business.
 - (4) *Grand opening signs.* On a one-time basis, a business establishment shall be permitted one banner not to exceed 12 square feet, to be displayed for a period of not more than 30 days.
 - (5) *Guidance signs.* Guidance and other informational signs authorized by the Utah Department of Transportation or other governmental agency. A guidance sign is exempt from all of the standards of section 110-2-12.
 - (6) *Historical signs.* Historical name signs for sites and/or structures designated by the board of county commissioners as having historical significance to the county (and as identified in the Ogden Valley Master Plan).

- (7) *Murals*. Murals, when depicted on the sides or rear of a building or storefront, provided that the mural has no connection or advertising context to any business conducted or any product or service offered therein.
- (8) *Nameplate signs*. Nameplate signs not to exceed four square feet that identify the occupants/owners and/or home occupation of a residential property.
- (9) *Portable sign*. The only portable signage allowed, excluding temporary signs regulated by 110-2-11, is an a-frame sign, also known as a sandwich board sign, in compliance with the following:
- a. *Number, location, and timing for a portable sign*. One portable sign per commercial business is permitted on site. Up to two portable signs are permitted per commercial business offsite, provided the offsite portable signs comply with the following:
 1. The commercial business shall have a physical location within the Ogden Valley planning area, or Huntsville Town, and a valid business license;
 2. The portable sign shall be located outside any public street right-of-way;
 3. The portable sign shall be located no closer than ten feet from any other portable sign;
 4. If located outside a commercial, manufacturing, or resort zone, the portable sign shall only be located adjacent to a collector or arterial street right-of-way;
 5. The business shall receive landowner permission for the specific location of the portable sign;
 6. The portable sign shall be properly placed and anchored to the ground in a manner that keeps it in place, upright, and level; and
 7. The portable sign shall only be on display outside during the hours of operation of the business.
 - b. *Standards for a portable sign*. The maximum sign area shall be nine square feet with a width and height when folded of no greater than three feet each. Both sides of the sign shall have a four-sided frame of natural, stained, rustic, or antiqued-painted wood or similarly appearing faux wood, or natural antiqued metal; and the same applies to the sign supports. The sign background shall be at least 50 percent darker than the sign message, as discerned using industry best practices, and shall only use earth-toned colors that are clearly visible, without instruments, from the sign location.
 - c. *Permit and expiration*. A land use permit is required for a portable sign pursuant to section 110-2-2. A land use permit for an offsite portable sign shall expire annually at the time the business license for the commercial business to which it belongs expires or on December 31. An offsite portable sign shall not be included as a part of a master signage plan.
 - d. *Examples*. The following are examples of allowed portable signs:



- (10) *Private warning signs.* Private warning signs, provided they do not exceed four square feet.
- (11) *Signs on vehicles.* Signs for business identification which may include name, address, and telephone number, not to exceed two feet by three feet upon the side door of a vehicle.
- (12) *Statuary and sculptures.* Freestanding statuary and sculptures which are considered to be works of art and which are placed on private property clearly for the benefit and interest of the general public.
- (13) *Traffic signs.* All signs erected in or adjacent to a public right-of-way by a public agency or in a private road right-of-way for the purpose of controlling or directing traffic. A traffic sign is exempt from all of the standards of section 110-2-12.

(Ord. of 1956, § 32B-10; Ord. No. 2001-25; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)

Sec 110-2-10 Special Purpose Signs

- (a) *Manual changeable copy signs.* One reader board or changeable copy sign per business is permitted to be displayed, at one square foot of sign area per linear foot of building frontage, and may be either ground or wall sign by the following types of businesses:
 - (1) Theaters. Motion picture theaters and playhouses.
 - (2) Auditoriums and performing arts facilities.
 - (3) Convention facilities. Businesses with convention facilities.
 - (4) Gasoline stations. Businesses which sell motor fuels at retail cost, dispensed from pumps on premises.
 - (5) Grocery stores.

(6) Public, private or charter schools.

- (b) *Destination and Recreation Resort Zone manual changeable copy sign.* One reader board or changeable copy sign, not exceeding 16 square feet, is permitted and may be displayed within a resort village area when the village area consists of six or more commercial buildings.
- (c) *Movie poster signs.* Motion picture theaters, facilities for performing arts, and retail stores whose primary business is the sale and/or rental of pre-recorded video tape and/or discs to the general public shall be permitted to display a maximum of two poster signs. Movie posters shall be displayed in a display case which shall be permanently affixed to the wall of the building or storefront. Movie posters shall not be affixed directly to a wall as a temporary sign. Movie poster display cases may be lighted as long as they comply with the sign illumination standards found in Section 110-2-12 of this chapter. Movie poster display cases shall not exceed 12 square feet in area. The area of any movie poster sign conforming to this section shall not count toward the total signage allowed by section 110-2-5, Allowable signs by zoning district.

(Ord. of 1956, § 32B-11; Ord. No. 2009-30)

HISTORY

Amended by Ord. [2020-8](#) on 6/16/2020

Sec 110-2-11 Temporary Sign Usage

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 110-2-9, other signs.
- (2) Signs must be placed ten 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 ten 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 as found in section 108-7-7, 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.* 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	End of event	Y/LUP	Not Applicable	Not Applicable	Not Applicable	16 feet	6 feet if set in the ground or anywhere	2 per street frontage

	prior to the event							re of the building	
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
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 on-site 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

(Ord. of 1956, § 32B-12; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24, Exh. B, 6-27-2017)

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 (b), 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 landform 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.
- (9) *Sign setbacks.*
 - a. *Monument and/or ground signs.* Any monument sign or ground sign shall 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.
- (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.
- (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.
- (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.
- (13) *Directional or circulation signs not visible offsite.* Directional or circulation signs that are not visible from any point outside of the property boundary are not subject to the illumination requirements of this subsection (b) or the outdoor lighting requirements of chapter 108-16. An applicant wishing to install such an exempt illuminated directional or circulation sign shall have the burden of proof by communicating the proposed sign height, location, and visibility from any point outside of the property boundaries through the submission of an outdoor lighting plan to the land use authority. Directional or circulation signs claiming exemption from the illumination requirements of this chapter or chapter 108-16 shall not allow their illumination to extend past the horizontal plain of the upper sign boundary into the night sky.

(Ord. of 1956, § 32B-13; Ord. No. 2009-30; Ord. No. 2017-24, Exh. B, 6-27-2017)

HISTORY

Amended by Ord. [2020-8](#) on 6/16/2020

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.

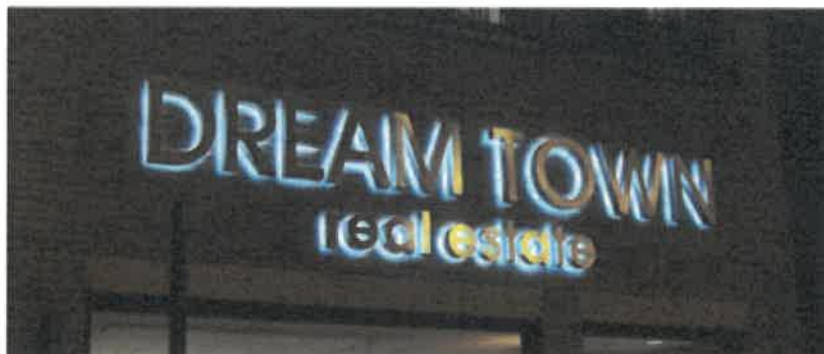
(Ord. of 1956, § 32B-14; Ord. No. 2009-30)

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.

(Ord. of 1956, § 32B-15; Ord. No. 2009-30)

Sec 110-2-15 Examples Of Sign Illumination



- Unacceptable color temperature. ❌
- Fully shielded artificial light source. No visible direct artificial light. ✅
- Light buffers no more than six inches around perimeter of sign area. ✅



- Acceptable color temperature. ✅
- Direct artificial light source projected by means of diffusion through translucent surface. ❌
- Light buffers no more than six inches around perimeter of sign area. ✅



- Lumen per Square Foot Ratio
- | | |
|-----------------------------|--------------------------|
| 1650 Lumen Bulb | 50 Lumens per |
| 33 Square Foot of Sign Area | Square Foot of Sign Area |
| = | |
- Total combined lumens less than or equal to 50 lumens per square foot. ✅
 - Acceptable color temperature. ✅
 - Light only illuminates sign area. ✅
 - No visible direct artificial light. ✅

(Ord. No. 2017-24, Exh. B, 6-27-2017)

EXHIBIT L
(Form of Development Report)

JDC Ranch Development Report

Date: / /

Village Area	Base Units	Not to Exceed Units	Total Units Proposed at Submittal	Total Units Built	Total Submitted Units Remaining	Notes:
Southwest	121	140				
West	37	43				
East Central	94	109				
South	201	232				
Northeast	95	110				
North	177	204				
TOTAL:	725	N/A				