

# Weber County Land Use Permit Application

Application submittals are recommended to be submitted with an appointment.  
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

## Property Owner Contact Information

Name <b>NORDIC VALLEY SKYLINE MOUNTAIN BASE LLC</b>		Mailing Address <b>3567 NORDIC VALLEY WAY</b>
Phone <b>801 745 3511</b>	Fax	
Email Address <b>INFO@NORDICVALLEY.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>ARTHUR GIOCANTI</b>		Mailing Address of Authorized Person <b>PO BOX 1005 - EDEN 84310</b> <del>ARTHUR GIOCANTI</del>	
Phone <b>801-931-7880</b>	Fax		
Email Address <b>A.GIOCANTI@GMAIL.COM</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Address <b>3567 NORDIC VALLEY WAY</b>		Land Serial Number(s)	
Subdivision Name	Lot Number	Current Zoning	Acreage
Culinary Water Provider	Secondary Water Provider	Waste Water Provider	Frontage

Detailed Description of Proposed Use/Structure

## Property Owner Affidavit

I (We), *Joshua Roberts*, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

*[Signature]*  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this *5<sup>th</sup>* day of *January*, 20 *15*



*[Signature]*  
(Notary)



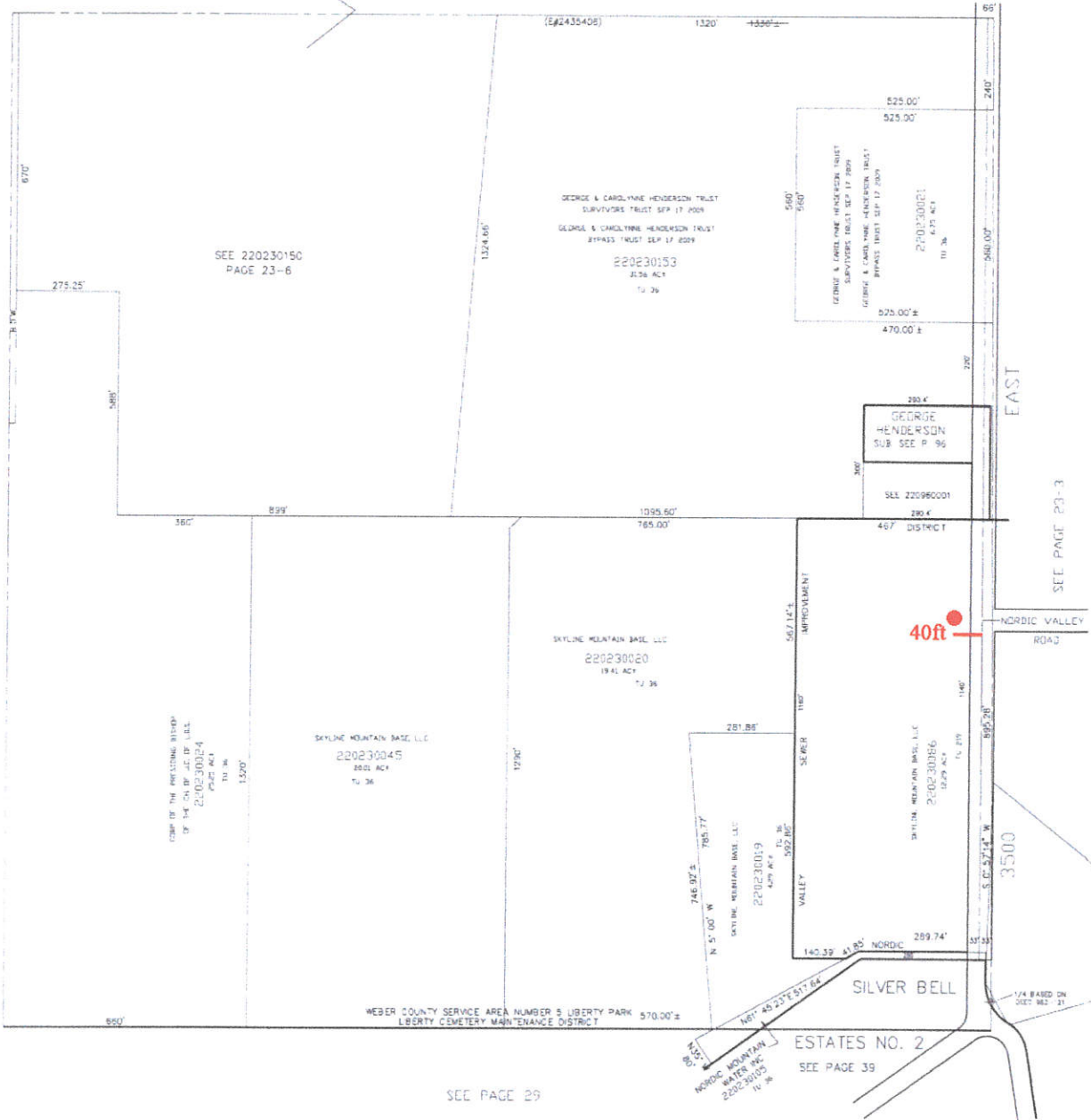
TAXING UNIT: 36, 219

S.W. 1/4  
SECTION 29, T.7N., R.1E., S.L.B. & M.  
IN WEBER COUNTY  
SCALE 1" = 200'

23-5

SEE PAGE 23-6

SEE PAGE 25



Arthur Giocanti  
Wasatch Parc / Giocanti-Milelli LLC  
PO Box 1005 – Eden 84310  
801-931-7880  
a.giocanti@gmail.com

New Sign Proposal – Nordic Valley Resort  
Ground/monument sign - 110-2-5 (c) (1) b.



- Material: Wood
- Size : ~~w7.5~~<sup>4x4</sup> x h4.91ft
- Distance from the center of the road : 40ft
- No lights

Handwritten signature of Arthur Giocanti.



**Weber County**

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning). Copies of the applicable Weber County Land Use Codes and other helpful information are also available at this web site.

### Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer's Markets Land Use Permit Application

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Date Submitted/Completed	Fees (office Use)	Receipt Number (office Use)
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#### Property Owner/Lessee Contact Information

Name <i>ARTHUR GIOCANTI</i>	Mailing Address <i>PO BOX 1105 - EDEN 84310</i>
Phone <i>801 931 7820</i> Fax	
Email Address <i>A.GIOCANTI@GMAIL.COM</i>	Preferred Method of written correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

#### Property Information

Property Owner	Address	Land Serial number(s)		
Subdivision Name	Lot Number	Current Zoning	Acreage	Frontage

Type of Business to be conducted

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## Property Owner Contact Information

Name

Mailing Address

Phone

Fax

Email Address

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Mailing Address of Authorized Person

Phone

Fax

Email Address

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Address

Land Serial Number(s)

Subdivision Name

Lot Number

Current Zoning

Acreage

Culinary Water Provider

Secondary Water Provider

Waste Water Provider

Frontage

Detailed Description of Proposed Use/Structure

## Property Owner Affidavit

I (We), \_\_\_\_\_, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)

## CHAPTER 34

### HOME OCCUPATION- SHORT TERM VENDORS-TEMPORARY OUTDOOR SALES- FARMER'S MARKETS

2-90, 17-11

- 34-1. Purpose and Intent
  - 34-2. Home Occupation
  - 34-3. Short Term Vendors
  - 34-4. Temporary Outdoor Sales
  - 34-5. Farmer's Markets
- 

#### 34-1. Purpose and Intent

The purpose and intent of this chapter is to allow persons residing in dwellings in residential, forest, and agricultural zones, to provide a service, operate certain kinds of small businesses, or maintain a professional, or business office while not changing the character of the neighborhood.

This chapter also addresses short term vendors, temporary outdoor sales, and farmers markets.

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#### 34-2. Home Occupation

##### A. Use Regulations

Home occupations are allowed in specified zones in accordance with the regulations and restrictions of this ordinance. The following uses are not allowed as home occupations, i.e., tanning salons and tattoo parlors.

The following uses are examples of allowable home occupations:

1. Barber with not more than 2 stations on the premises.
2. Business Office to include book keeping and phone calls.
3. Child day care of not more than eight (8) children, including care giver's children under six (6) years of age.
4. Computer information services.
5. Group instruction or motivational meetings as a forum for sales presentations held not more than once every month.
6. Massage Therapy Salons
7. Musical instruction.
8. Nail Salons
9. Phone-order or mail order services.

##### B. Required Conditions

A home occupation must meet all of the following conditions and requirements:

1. A land use permit is required in order to verify zoning requirements and setbacks.
2. A home occupation may be carried on in a dwelling unit by the resident(s) who actually reside on the premises; except that 2 non-resident employees may be allowed having complied with the following standards:
  - a. The minimum lot size shall be one acre.
  - b. Parking standards will comply with Chapter 24 the parking ordinance for residential dwellings and in addition shall require one parking space for each non-resident employee and one for each visiting clientele.
3. The home occupation shall retain the general character and appearance of a residential dwelling and not change the general character of the neighborhood except for approved signage and vehicle parking.



4. Home occupations shall be allowed provided that the home occupation is limited in extent, incidental and secondary to the use of the dwelling unit for residential purposes, and does not substantially increase foot and vehicular traffic, parking, noises, lighting, vibration, smoke, or anything that is uncommon to the established character of the neighborhood to such a degree as to constitute an annoyance to the residents of the immediate area.
5. The home occupation shall not occupy more than 400 square feet or 25 percent, whichever is less, of the ground floor area of the home. This does not apply for child day care.
6. The home occupation shall not use any space in an attached or unattached garage, accessory building, yard or any space on the premises outside of the dwelling. Child day care may have an outdoor yard space.
7. The home occupation must obtain an annual business license.
8. The home occupation shall not be open to the public at times earlier than 8:00 a.m. or later than 9:00 p.m. The hours of operation for child day care shall not begin any earlier than 6:00 a.m., or operate later than 10 p.m. seven days a week.
9. Home occupations with visiting clientele will be subject to the following standards:
  - a. Parking standards will comply with Chapter 24 the parking ordinance for residential dwellings and in addition shall require one parking space for each visiting clientele.
  - b. No more than one home occupation with visiting clientele shall be permitted within any single dwelling.
  - c. No home occupation with visiting clientele shall be allowed in multi-family dwelling units consisting of four units or more.
10. Home occupations shall provide adequate off-street parking as specified in Chapter 24 of the Weber County Zoning Ordinance.
11. There shall be no storage or parking on the premises or on the adjacent streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off-premise business for which the dwelling is being used as a home occupation office except that not more than one truck of one-ton capacity or less may be parked on premise during off work hours at night. A work trailer up to 22 feet in length may be parked at night as part of the home occupation business. All trucks and trailers used as part of the home occupation business shall be licensed and registered, and parked in accordance with Chapter 24 of the Weber County Zoning Ordinance.
12. The home occupation approval may be revoked by the Planning Commission if the home occupation does not remain in compliance with this ordinance.
13. The property owner's written authorization shall be submitted as part of the application for home occupation.
14. Home occupations that require bodily contact with patrons or equipment that create a potential for contamination between residents and clients are not allowed, e.g., tanning salons and tattoo parlors.

C. Signs

One (1) flat sign or name plate not exceeding two (2) square feet attached to the house or mail box may be permitted. A land use permit is required. Any modification made to the permitted sign requires a new land use permit. No freestanding or banner signs shall be permitted.

34-3. Short Term Vendors

Short term vendor consists of the sales of goods and/or services from a trailer, mobile store, or kiosk on a commercially zoned property. Application for a short term vendor is subject to the following requirements:

- A. A design review application.
- B. Site plan.
- C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
- D. Water and sanitation facility plans to be approved by the Health Department.
- E. Signage plan.
- F. A building permit for temporary power.
- G. A land use permit shall be obtained for a short term vendor.

A short term vendor's business license expires one hundred and twenty (120) consecutive days after the date of issuance.

34-4. Temporary Outdoor Sales

Temporary outdoor sales site consist of the sale of seasonal goods (e.g. Christmas tree lot, pumpkins, or fireworks), that are associated with a recognized holiday, on a commercially zoned property. An application for a temporary outdoor site is subject to the following requirements:

- A. A design review application.
  - B. Site plan.
  - C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
  - D. Water and sanitation facility plans to be approved by the Health Department.
  - E. Signage plan.
  - F. The sales lot area shall not exceed 10 percent of the parking area on an improved commercial lot.
  - G. The period of operation for a sales site shall be as per State Code, if established, and in no case shall be more than thirty (30) days from the date of the holiday. The sales site shall be cleared of all debris and restored within five (5) days after the day of the holiday.
  - H. Temporary fencing, including chain link, up to six feet in height.
  - I. A building permit for temporary power.
  - J. All outdoor lighting, including temporary lighting, shall comply with Chapter 39, Ogden Valley Lighting, for outdoor sale sites located within the Ogden Valley Township.
  - K. A land use permit shall be obtained for a temporary outdoor sale site.
- 

34-5. Farmer's Markets

A farmer's market consists of a group of local farmers and other vendors who gather to sell fresh produce, other food products, and craft items on a commercially zoned property or at a public park. Operation of a farmer's market is from June through October. Application for a farmer's market is subject to the following requirements:

- A. A design review application.
  - B. Site plan.
  - C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
  - D. Water and sanitation facility plans to be approved by the Health Department.
  - E. The property owner(s) shall sign the application.
  - F. The vendors at these markets are limited to local farmers/growers selling products from their own farms or gardens, crafters selling their own crafts and food vendors.
  - G. A building permit for temporary power.
  - H. All vendors planning to sell or dispense food or beverages at public events shall have permits from the Health Department prior to the start of the event.
  - I. A land use permit shall be obtained for a farmer's market.
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CHAPTER 2. - OGDEN VALLEY SIGNS

\* material for sign  
\* exact location of sign on property with setback lines.  
\* height of sign & size of sign.

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, 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) *Maintenance and repainting exempt.* 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.

(Ord. of 1956, § 32B-2; Ord. No. 2009-30)

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.

- (1) *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.
- (2) *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.

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 and the current lighting ordinance.

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) *Valley Commercial Resort (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.

(Ord. of 1956, § 32B-6; Ord. No. 2006-6; Ord. No. 2009-30)

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 permitted. A sign permit is not required for their display, provided the following standards are met:

- (1) *Size limit.* Window signage shall occupy no more than 25 percent of the area of the window in which the signs are displayed. In no event shall window signage exceed 16 square feet in any one window that would reduce air and/or light.
- (2) *Prohibited features of window signs.* No window sign, not any other sign within a building or structure shall flash, rotate or be mechanically or electronically animated in any way so as to be visible from outside of the building or structure for purposes of public safety.

(Ord. of 1956, § 32B-8; Ord. No. 2009-30)

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

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

- (1) *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.
- (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
- (3) *Rotating beacon lights.*
- (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
- (5) *Portable signs.* Changeable copy trailer, a-frame, sandwich, or portable signs, except as permitted in section 110-2-10, Special purpose signs and section 110-2-5(c), Destination and recreation resort zone.
- (6) *Banners.* Banners, except as permitted in section 110-2-11, temporary sign usage, section 110-2-9 (19), other signs, and section 110-2-5(c), destination and recreation resort zone.
- (7) *Changeable copy signs.* Electronic changeable copy signs. Manual changeable copy signs except as permitted in section 110-2-10, Special purpose signs.
- (8) *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.
- (9) *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.
- (10) *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.
- (11) *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.
- (12) *Roof signs.* Signs mounted on a roof or atop a parapet wall.
- (13) *Billboards.*

- (14) *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.
- (15) *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)

#### Sec. 110-2-9. - Other signs.

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

- (1) *Addressing numbers.* Addressing numbers shall be no more than 12 inches in height.
- (2) *Athletic field scoreboard signs.* Not to exceed 120 square feet in any zone. The planning commission shall approve the location of all scoreboard signs in all zones except commercial and manufacturing zones.
- (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) *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 assure standards are in compliance, and a building permit for proper installation of footings and to ensure wind tolerance, are required.
- (5) *Governmental flags.* Official governmental flags of the United States, the State of Utah or Weber County, and which are properly displayed, and provided they are not mounted on a roof or atop other signs. One corporate flag may be displayed along with a proper display of any or all of the official flags listed in this subsection. Flagpole height may not exceed the maximum height allowed in the zone for which it is being placed. If over the height allowed in the zone, the flagpole shall have a conditional use permit approved by the planning commission. Governmental uses, such as libraries and schools, shall be exempt from height requirements of this sub-section.
- (6) *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.
- (7) *Guidance signs.* Guidance and other informational signs authorized by the Utah Department of Transportation or other governmental agency.
- (8) *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).
- (9) *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.

- (10) *Nameplate signs.* Nameplate signs not to exceed four square feet that identify the occupants/owners and/or home occupation of a residential property. Larger residential signs shall comply with the provisions of this Land Use Code.
- (11) *Private warning signs.* Private warning signs, provided they do not exceed four square feet.
- (12) *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.
- (13) *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.
- (14) *Subdivision entry signs.* An approved, recorded subdivision may locate one entry sign at each entrance. The sign shall be of the monument type and meet all specifications/requirements for monument signs in section 110-2-5, Allowable signs by zoning district. The name of the subdivision shall be the only text included on said sign. 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.
- (15) *Traffic signs.* All signs erected in 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.

(Ord. of 1956, § 32B-10; Ord. No. 2001-25; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013)

#### 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, and 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)

#### 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:



(1) *Setback standards for temporary signs.*

- a. Temporary signs must be located completely on private property, except as exempted in section 110-2-9, other signs.
- 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 as found in 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
<b>Occasion Signs</b>			
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
<b>Seasonal Signs</b>			
Farmer's markets § 108-13-5	June through October	End of event	Y/LUP
Fruit and vegetable stand § 104-5-3 (8)	June through October	End of event	Y/LUP
Political sign	No limit	No limit	N
<b>Event Signs</b>			
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
Special event off-site sign	30 days prior to the event	End of event	Y/SEP

**Table 2**

Types of Temporary Signs Permitted in Agricultural, Forest and Residential Zones	Maximum Area per Sign Face	Maximum Height of Freestanding Signs (includes support structure)	Number of Signs Permitted per Sign Type
<b>Occasion Signs</b>			
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
<b>Seasonal Signs</b>			
Farmer's markets	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
<b>Event Signs</b>			
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
Special event offsite sign	32 square feet	10 feet	2 offsite per event either a ground sign or banner

**Table 3**

Types of Temporary Signs Permitted in Commercial, Manufacturing and Resort Zones	Maximum Area per Sign Face	Maximum Height of Freestanding Signs	Number of Signs Permitted per Sign Type
<b>Occasion Signs</b>			
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
<b>Seasonal Signs</b>			
Farmer's markets	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
<b>Event Signs</b>			
Public event sign	4 square feet	3 feet	1 per street frontage
Public event banner (on public property, over public streets or sidewalks)	12 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 offsite	4 feet	No limit off-premises directional signs
Special event offsite sign	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)

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) *External illumination.* Signs may be unlighted or lighted externally, provided that the light is shielded such that the light source causes no glare, and does not encroach upon neighboring properties or on-coming traffic. No exposed light sources are permitted. Colored and flashing lights are prohibited. All lighting shall be shielded and directed only at the sign surface. Illumination source shall be included with the master sign plan.
  - (4) *Internal illumination.* Individual pan-channel letters with a plastic face or individual cut-out letters (i.e., letters routed out of the face of an opaque cabinet sign) are permitted. The plastic face or backing of the letters shall be ivory colored. Reversed pan-channel letters with an internal light source reflecting off of the building face may also be used for "halo" or "silhouette" lighting. The light source for internally illuminated signs shall be white.
  - (5) *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.
  - (6) *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.
  - (7) *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.
  - (8) *No mounting on natural features.* No signs shall be painted or mounted on trees. No land-form or naturally occurring land feature (rocks, cliff faces, etc.) shall be defaced for purposes of displaying a sign.
  - (9) *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.
  - (10) *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.
  - (11) *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.

(12) *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.

(13) *Sign area.* The area of a sign shall be the measurement of the face of the sign that is designed to present a message or attract attention, plus the structural supports. The combined area of the sign face and structural supports shall not exceed the maximum height and width specified for signs in this chapter.

(Ord. of 1956, § 32B-13; Ord. No. 2009-30)

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)