

Ordinance 2015-3 2-17

An ordinance of Weber County amending Weber County Land Use Code Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 (Zones) Chapter 25 (M-3 Zone) by increasing the size of Identification Signs in the M-3 Zone.

Whereas, the applicant (Compass Minerals International and Aaron Cain of Yesco Signs) submitted a Zoning Text Amendment Application to increase the size of Identification Signs in the M-3 Zone from 8 square feet to 20 square feet; and

Whereas, due to the size of vehicles and structures in the heavy manufacturing M-3 Zone there is a safety need to easily identify structures from a distance; and

Whereas, it is found that a 20 square feet sign is reasonably in proportion and scale to uses and structures in the M-3 Zone; and

Whereas, the visual impacts of larger signage to residential dwellings are minimal in the heavy manufacturing M-3 Zone; and

Whereas, the proposed size requirement does not negatively impact the public health, safety, or welfare; and

Whereas, the Western Weber Township Planning Commission, after appropriate notice, held a public meeting on January 13, 2015 and unanimously recommended that the Weber County Board of Commissioners approve the proposed text amendment; and

Whereas, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on February 17, 2015 and approved the proposed amendments to the Weber County Land Use Code;

Now Therefore, the Weber County Board of Commissioners ordains as follows:

Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 (Zones) Chapter 25 (M-3 Zone) of the Weber County Land Use Code is hereby amended to read as follows:

Title 110 (Signs) Chapter 1 (Western Weber Signs) section 3

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.	

Title 104 Zones) Chapter 25 (M-3 Zone) section 7

Sec. 104-25-7 - Sign regulations.

The height, size, and location of the following permitted signs shall be in accordance with chapter 32 and as follows:

- (1) Advertising signs and billboards, provided the following conditions are met:
 - a. Size. The maximum size of a billboard at any one location shall not be larger than 1,000 square feet.
 - b. Spacing. The minimum distance between any two billboards adjacent to and facing a highway shall be 500 feet.
- (2) Animated signs.

- (3) Business signs, not exceeding in area five square feet for each foot of street frontage with a maximum of 650 square feet for each sign, provided that business signs adjacent to and within 660 feet of a federal aid primary highway, may have a maximum size of 1,000 square feet for each sign.
- (4) Flat sign.
- (5) Ground sign.
- (6) Identification sign. One 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.
- (7) Nameplate.
- (8) Property sign, projecting sign, public necessity sign.
- (9) Roof sign.
- (10) Service sign.
- (11) Temporary sign.

Passed, adopted, and ordered published this 17 day of February, 2015, by the Weber County Board of Commissioners.

Commissioner Bell	Voting <u>aye</u>
Commissioner Gibson	Voting <u>aye</u>
Commissioner Ebert	Voting <u>aye</u>



Kerry W. Gibson, Chair

ATTEST:



Rick D. Hatch, CPA Weber County Clerk

Summary of Ordinance 2015-3

An ordinance of Weber County amending the Weber County Land Use Code Title 110 (Signs) Chapter 1 (Western Weber Signs) and Title 104 (Zones) Chapter 25 (M-3 Zone) by increasing the size of Identification Signs in the M-3 Zone from 8 square feet to 20 square feet.

Adopted and ordered published the 17th day of February, 2015, by the Weber County Board of Commissioners, with Commissioners Bell, Gibson, and Ebert voting aye. A copy of the complete ordinance is available for public review at the office of the Weber County Clerk/Auditor, 2380 Washington Blvd, Suite 320 Ogden, Utah.