

Ordinance 2012-15

An ordinance of Weber County amending Chapter 32 (Signs) of the Weber County Zoning Ordinance regarding new business sign regulations in the RE-15 and RE-20 Zones.

**Whereas**, Washington Heights Church submitted a Zoning Text Amendment Application to change business sign regulations in the RE-15 and RE-20 Zones by increasing the number and size of allowed business signs; and

**Whereas**, the proposed increases in the number and size of allowed business signs are mitigated by increased lot area and lot width requirements; and

**Whereas**, the proposed amendments to the Weber County Zoning Ordinance will not adversely affect the public health, safety, or welfare; and

**Whereas**, the Western Weber County Planning Commission, after appropriate notice, held a public hearing on July 10, 2012 and recommended unanimous approval of the proposed amendments; and

**Whereas**, the Weber County Board of Commissioners, after appropriate notice, held a public hearing on August 28, 2012 and approved the proposed amendments to the Weber County Zoning Ordinance;

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

Chapter 32 (Signs) Section 7 (Sign/Zone Regulations) of the Weber County Zoning Ordinance is hereby amended to read as follows:

TYPE OF SIGN	ZONE IN WHICH SIGN IS PERMITTED	MAXIMUM SIZE OF SIGN(S); TOTAL AREA OF ALL SIGNS ON PROPERTY	LOCATION OF SIGN ON SITE; LINEAL SPACING OF SIGNS	MAXIMUM HEIGHT REGULATIONS
<p>1.</p> <p><u>BUSINESS SIGNS</u></p> <p>Flat Free Standing Projecting Temporary Wall</p> <p>Legal nonconforming commercial or industrial use</p>	<p>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, R-2, R-3, RMHP, RMH-1-6</p>	<p>One (1) or more signs not exceeding two (2) sq. ft. for each one (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 one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.</p> <p>Exception allowed as a Conditional Use:</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ The parcel must have an area of at least 10 acres.</li> <li>▪ 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.</li> </ul>	<p>Signs shall not be located in any required front or side yard except that signs attached to a building may project not more than six (6) feet into a required yard, not less than ten (10) feet above the ground.</p>	<p>No freestanding signs shall be permitted with a maximum height of more than twenty-five (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 fifty (50) feet. No sign shall be erected higher than the height of the main building to which it is attached.</p>

Passed, adopted, and ordered published this 28 day of August, 2012, by the Weber County Board of Commissioners.

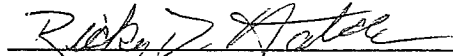
Commissioner Dearden Voting excused

Commissioner Gibson Voting aye

Commissioner Zogmaister Voting aye

  
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Craig L. Dearden, Chair

ATTEST:

  
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Rick D. Hatch, CPA Weber County Clerk