

CHAPTER 20

(Amended 06-07, 03-08)

SIGN ORDINANCE

Section

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20. 1. Purpose and intent.

(1) The purpose of this Code shall be to coordinate the type, placement, and scale of signs within the different land-use zones to recognize the commercial communication requirements of all sectors of the business community; eliminate confusing and excessive sign displays that create potential hazards to vehicular and pedestrian traffic; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate record keeping and consistent enforcement. These shall be accomplished by regulation of the display, erection, use, and maintenance of signs. The use of signs is regulated according to zoning district. The placement and scale of signs is regulated primarily by through lot size, type and length of street frontage. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this code.

(2) Further purposes are to encourage signs which, by their design, are integrated with, and harmonious to the buildings and sites which they occupy; to reduce driver inattention; to preserve and improve the appearance of Grantsville City as a place in which to live and to work and as an attraction to non residents who come to visit or trade; to safeguard and enhance property values; to limit or forbid signs which interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed under the zoning authority of Grantsville City.

20. 2. Interpretation.

In interpreting and applying the provisions of this code, the sign regulations contained herein are

declared to be the minimum standards allowable for the purpose set forth. The types of signs allowed by this code shall be plenary and sign types not specifically allowed as set forth within the code shall be prohibited. It is not intended by this chapter to interfere with nor abrogate nor annul any easement, covenants, nor other agreements between private parties existing at the time of the effective date of this code; provided, however, that where this code imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances, or restrictions, the provisions of this code shall control.

20. 3. Scope.

This code shall not relate to building design. Nor shall the code regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right-of-way; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government or noncommercial organization; gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined herein as a sign. Thus, the primary intent of this Code shall be to regulate signs of a commercial nature intended to be viewed from any vehicular or pedestrian public right-of-way.

20. 4. General guidelines.

(1) All signs erected in Grantsville City shall comply with the most recent Grantsville City adopted provisions of the following; National Electrical Code, International Building Code, and Grantsville City Sign Ordinance.

(2) All signs hereafter erected in Grantsville City shall comply with the current standards of the National Electrical Code, the Uniform Building Code, and all other ordinances of Grantsville City. All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within 30 calendar days of the time the use was discontinued.

(3) No sign erected before the adoption of this code shall be moved to a new location on the lot or building or enlarged or replaced unless it is made to conform with the regulations of this code.

(4) Licensed contractor required. No sign, fixture or device involving electrical wiring or connections shall be erected or installed in Grantsville City except by a licensed and bonded sign or electrical contractor.

(5) Code compliance. All sign permit applications shall be designed to demonstrate conformance with the applicable provisions of the state building code and, where required by the building official, shall be accompanied by a drawing stamped by an appropriate engineer, licensed by the State of Utah, attesting to the adequacy of the proposed construction of the sign and its supports.

(6) Durability. All permanent signs must be built of durable and permanent materials and maintained.

(7) Power source. Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached and comply with all provisions of the National Electric Code.

(8) Foundations. All ground signs must be mounted on foundations and footings, which conform to the International Building Code as, adopted by Grantsville City.

(9) Sign company tag. All permanent signs must have a sign builder's identification tag or signature. The tag

or signature must be made of durable weatherproof material and must be affixed to the sign so as to be visible from the sidewalk or nearest convenient location by Grantsville City Building Official.

(10) Location and setback requirements. The following shall apply:

(a) General location. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

(b) Visibility triangle. No sign more than 3 feet in height (above the top back of a curb) shall be erected near any driveway or intersection for vehicular traffic within a triangular area formed by the intersection of straight lines extended from the back of curb (or a future curb) and a line connecting them at points 60 feet from the intersection of the lines (See Figure 1).

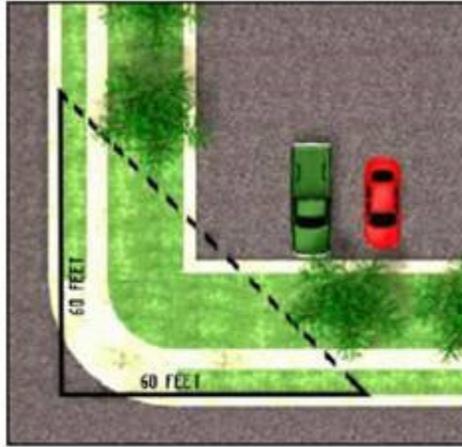


Figure 1

Deviations from these requirements must be reviewed and approved by the Grantsville City Engineer. Deviations beyond those approved by the Engineer must be appealed to the board of adjustment. NOTE: Monument signs may be erected in the visibility triangle if the top of the sign is less than three feet above the curb grade. The planning commission must approve any removal of landscaping in order to accomplish that objective.

(c) Traffic Safety. No sign or other advertising structure shall be erected which in any manner may be confused with an official traffic sign or signal, or which bears words normally used in such signs (i.e., stop, go slow, caution, danger, warning, etc.). No sign or advertising structure shall be erected which by reason of its size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. No sign shall have lighting, which impairs the vision of anyone traveling upon a public street or distracts any driver so as to create a public nuisance.

(d) Public rights-of-way. No sign shall be located on publicly owned land or inside street rights-of-way, except signs owned and erected by permission of an authorized public agency or specifically authorized herein.

(e) Vertical setback. In addition to the height restrictions contained herein, no sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of Utah, its agencies, or appropriate utility company.

(f) Side setbacks. High profile (freestanding) and low profile (ground or monument) signs shall be

located at least their height in distance from side property lines in order to prevent damage to adjacent land in case a sign is toppled by accident or an act of nature.

(g) Front setbacks. The following shall apply:

- (i) High profile (freestanding) and low profile (ground or monument) signs shall be set back at least three feet from the back of sidewalk or public right-of-way whichever is greater and from all driveways.
- (ii) Banners or other temporary signs allowed herein shall be set back at least seven feet from the public right-of-way.

(h) Landscaping. All permanent freestanding or monument signs installed in Grantsville City must be incorporated into a landscape design or planter box. The landscaped area in which any sign is placed shall be kept free from weeds, garbage, and debris. Exceptions to this rule must be approved by the Planning Commission. The Planning Commission must also approve any permanent removal of landscaping for the purpose of situating a sign.

(10) Measurement of regulated sign area: For the purpose of this ordinance, a complete phrase, copy and/or images and the suggested layout of such shall be considered a sign (e.g., “1 Hour Photo” would be considered one sign).

(a) Single Plane/Panel Signs Regulated area shall be according to the following standards:

- (i) Sign copy mounted as individual letters and/or graphics against a wall, window, or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, the area shall be defined as the area enclosed by the smallest eight-sided polygon that will enclose all sign area (See Figure 2).

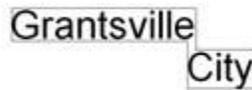


Figure 2

- (ii) Sign copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface (See Figure 3). Any illuminated bands or illuminated structures which contain sign copy, corporate logos, etc., are by definition wall signs in their entirety. However, illuminated bands on canopies covering gasoline pump islands shall be regulated per this Chapter.



Figure 3

(iii) Sign copy as an illuminated architectural element of a building, shall be calculated as that portion of the illuminated surface or illuminated element, which contains sign copy (See Figure 4).

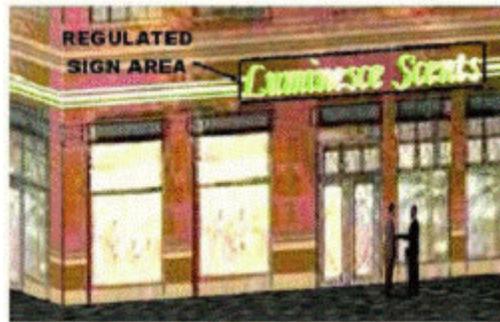


Figure 4

(iv) The regulated area of a monument sign shall include all parts of the sign or structure that contain identification (words or symbols) and information. The height of a ground sign shall be the distance from the highest point of the sign to the height of the street curb or sidewalk (See Figure 5). Architectural features or enhancements to the sign supports are excluded (See Figure 6).

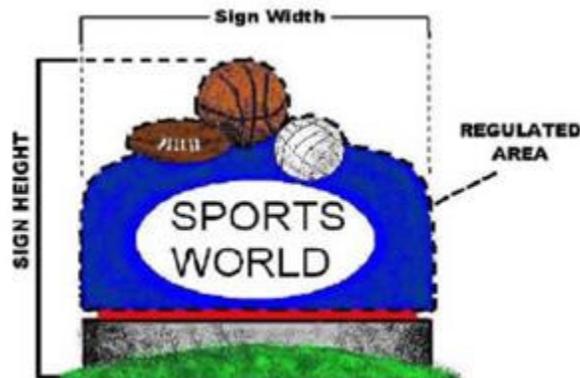


Figure 5

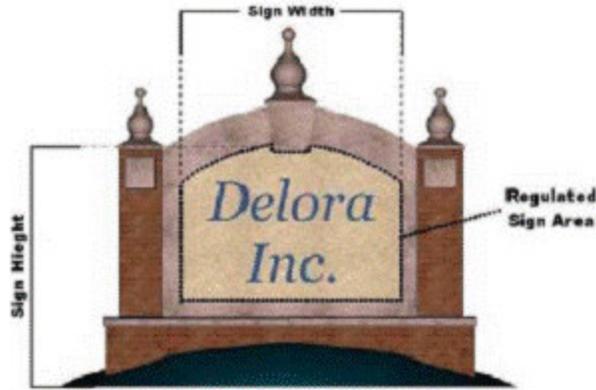


Figure 6

(v) The regulated area of a freestanding sign shall include all parts of the sign or structure that contain identification (words or symbols) and information (See Figure 7). The height of a freestanding sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk (See Figure 8).

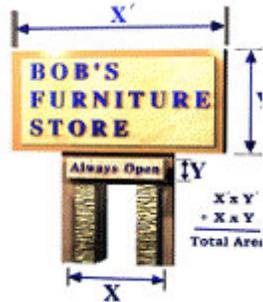


Figure 7



Figure 8

(vi) Multiple face signs (including but not limited to freestanding or monument signs).

1. Double panel. If the interior angle between two faces is 45 degrees or less, the area to be measured is a single face. If the angle is greater than 45 degrees, the sign area to be measured will be the sum of the areas of the two faces (See Figure 9).

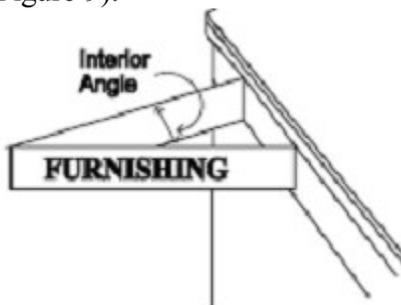


Figure 9

2. Three or more. The sign area shall be the sum of the areas of the three or more faces.
3. Non-planer signs. For spherical, free form, or other non-planer signs, the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure (See Figure 10).

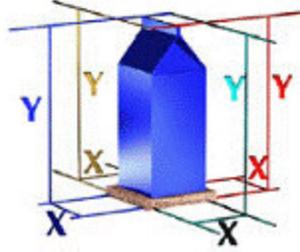


Figure 10

20. 5. Signs prohibited in all districts.

The following types of signs are prohibited in all districts:

- (1) Abandoned signs;
- (2) Banners, pennants, festoons, and search lights;
- (3) Signs imitating or resembling official traffic or government signs or signals;
- (4) Snipe signs or signs attached to trees, telephone poles, streetlights, or placed on any public property or public right-of-way;
- (5) Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign (this does not apply to allowed portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business);
- (6) "A" Frame signs unless allowed in Section 20-9(4)(f); and
- (7) Flashing signs.

20. 6. Signs that require a permit.

Unless otherwise provided by this code, all signs shall require permits and payment of fees as described in Section 20.7 of this code. No permit is required for the maintenance of a sign or for a change of copy on painted, printed or changeable copy signs.

(1) Signs on awnings and canopies must meet the following guidelines:

(a) Awnings on non-residential buildings are required to be approved by the Grantsville City Planning Commission. For appropriate awning materials, placement and dimension standards see the Grantsville City Architectural Guidelines.

(b) Signs on awnings shall be limited to street level businesses only (See Figure 13). Signage on an awning shall be limited to 40% of the awning. The signage on the awning and other permanent business signage on the same elevation shall not exceed 15% of that elevation. Translucent letters or accents sewn into opaque canvas or acrylic awnings are permitted. Backlit awnings may be used if approved by the Planning Commission for public safety.



Figure 13

(c) Canopies No sign shall be constructed or placed on top of the roof of any canopy. Translucent letters or accents sewn into opaque canvas or acrylic coverings are permitted up to 40% of a canopy face (See Figure 14). For appropriate canopy materials, placement and dimension standards see the Grantsville City Architectural Guidelines.



Figure 14

(2) Canopies (gas stations). Canopies over gas islands are regulated as follows:

(a) Sign copy, corporate logos, etc., may be a maximum of 15% of a canopy face.

(b) The height to the top of the canopy may not exceed 20 feet from grade, the canopy fascia may not exceed 4 feet in height, and there shall be a minimum clearance of 13.5 feet to the bottom of the canopy above grade. (See Figure 15).

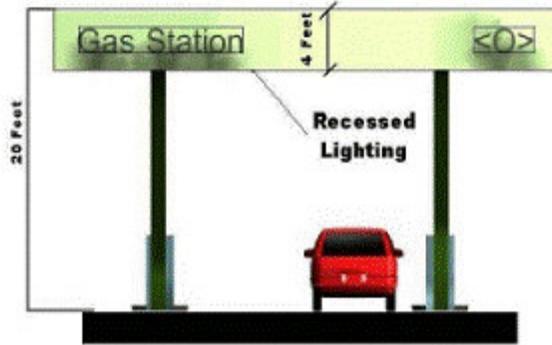


Figure 15

(c) Individual letters, logos, or symbols may not project above or below the canopy face or project out from the surface of the canopy more than 18 inches.

(d) All canopy illumination and lighting directed toward the ground shall be recessed into the canopy.

(3) Directional or instructional signs. Signs which provide direction or instruction and are located entirely on-premise. Directional signs shall not exceed four square feet in area or four feet in height (See Figure 16). The number allowed shall be determined by the zoning administrator during site plan review and shall be the minimum required for the safe circulation of traffic onto and within a development.

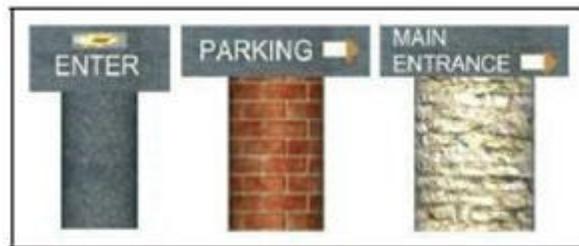


Figure 16

(4) Freestanding signs (on-premise). The guidelines for the use of freestanding signs are as follows:

(a) Freestanding signs are not allowed on parcels of less than seven (7) acres unless the parcel is being occupied by four or more separate businesses, each of which occupies separate premises. The Planning Commission may under this subsection approve one freestanding sign per qualifying parcel. Sign height may not exceed 25 feet. Signs must be at least 60 feet from a corner. The maximum sign area shall be approved by the Planning Commission, based upon the size of the parcel, street frontage and the number of separate businesses located on the parcel. The sign must be part of an approved sign theme as provided for in Section 20.13. Monument signs may be approved for other businesses on less than seven (7) acres as otherwise provided for in this Chapter. **(Amended 03/ 08)**

(b) Developments, planned centers, or parcels seven acres or more. The zoning administrator may approve one freestanding sign per street frontage. No freestanding sign shall be allowed for any planned center or parcel that has less than 300 feet of street frontage. Sign height may not exceed 25 feet. Signs must be at least 200 feet from the corner. Sign area may not exceed the size set forth in 20-15, and must be part of an approved sign theme as given in Section 20-13.

(c) Freestanding signs shall not extend over any pedestrian or vehicular access area unless

specifically approved by the Grantsville City Engineer.

(d) All freestanding signs shall be on-premise and shall have the structural supports covered or concealed with pole covers (pylon covers) at least 36-inches wide. The actual structural supports shall not be exposed, and the covers must be architecturally and aesthetically designed to match the building or development to which it is associated (See Figure 17).



Figure 17

(5) Marquees. Marquees shall be reviewed and approved by the Grantsville City Planning Commission. The sign should blend with the aesthetics of the building and surrounding natural and man-made environment. The color, style, size, scale and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the buildings exterior (See Figure 18).

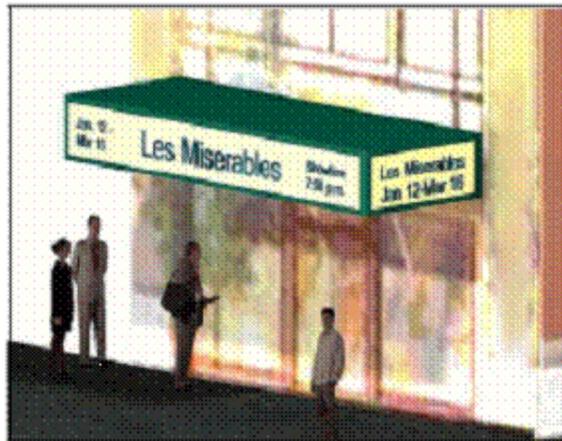


Figure 18

(6) Menu boards. Menu board locations for drive-in and drive-up window restaurants are to be reviewed and approved by the zoning administrator at site plan review. They shall be located behind the front landscaped setback area. One sign is allowed with maximum area of 35 square feet and an additional sign with maximum area of nine square feet is allowed per lot. Neither sign shall exceed eight feet in height. The

changing of copy within these signs does not require a permit.

(7) Monument signs. The following standards shall apply:

(a) Monument signs are allowed for any size parcel provided that the parcel has 50 feet of street frontage.

(b) Pedestals. All monument signs must have at least a one-foot opaque pedestal designed as part of the foundation, which conceals any pole support. The pedestal should run at least 50% of the horizontal length of the sign, and extend from the sign into the ground below the sign. There shall be no copy or sign element on the pedestal. The pedestal shall utilize materials and design elements that relate the sign to the associated building(s). The zoning administrator may review and approve/deny any variation to the pedestal base requirements (See Figure 19).

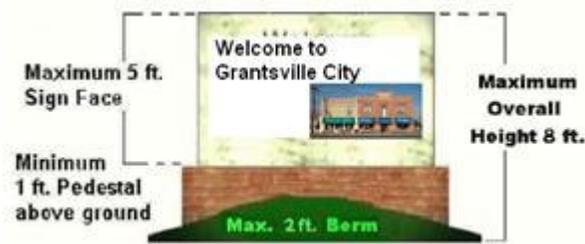


Figure 19

(c) Sign face. The cabinet or face of a monument sign may not exceed five feet in height. Overall height of the sign shall not exceed six feet. Reader boards (changeable copy areas) may be allowed, however, such devices shall not exceed 50% of the total sign face.

(d) Sign height. Maximum height for a monument sign is six feet. Signs placed within bermed areas may have an additional overall height for each vertical inch of berm directly under the sign. In such cases the entire frontage must have existing or equal berming treatment and the sign shall not exceed an overall height of eight feet (See Figure 19).

(e) Planned centers, pad buildings, and buildings not associated with a planned commercial center are allowed a monument sign on each associated street frontage. However, the signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other sign (monument or freestanding/pole) located on the same frontage. Signs within the visibility triangle may be allowed with the permission of the Grantsville City Engineer.

(i) Planned commercial centers. The following standards shall apply:

1. Monument signs shall have a logo/identification theme as part of the sign.
2. The area of the sign is determined by the length of the frontage of any freestanding buildings and contiguous parcels included within the planned commercial center.

(ii) Pad building within a planned commercial center. The building lot must be contiguous to a major arterial street and have at least 100 feet of street frontage to have a monument sign.

(iii) Building not associated with a planned commercial center. A building not associated with a planned commercial center is allowed one monument sign provided that the parcel has at least 50 feet of street frontage and can locate the sign per the above standards.

(8) Suspended signs. Suspended signs used in place of wall signs are allowed if the architecture of the building or planned center lends itself to that design and a sign theme is submitted and approved by the Planning Commission for such. The following shall apply (See Figure 20):

- (a) The planning commission must review any proposal for a suspended sign for compatibility with the building.
- (b) No sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to which they are attached.
- (c) Any sign must have at least an 8-foot clearance above the sidewalk.
- (d) There must be a minimum horizontal distance of 30 feet between suspended signs.



Figure 20

(9) Projecting signs. Projecting signs are allowed and in conjunction with awning signs if the architecture of the building or planned center lends itself to that design. The following shall apply:

(a) The sign should blend with the aesthetics of the building and surrounding natural and man-made environment. The color, style, size, scale and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the buildings exterior. Equal treatment and design consideration should be given to any mounting and supporting structure for the sign (See Figure 21).

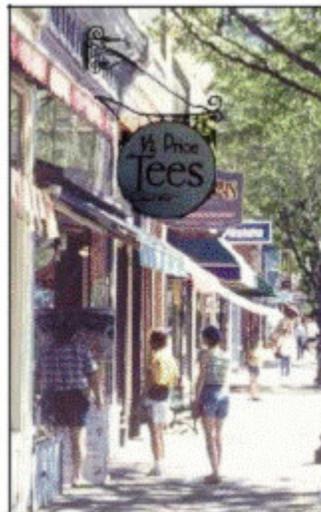


Figure 21

(b) Projecting signs shall only be allowed within developments that have an approved sign theme. They will not be allowed in conjunction with other wall signs.

(c) No sign shall be larger than 16 square feet.

(d) Projecting signs shall not extend more than six feet, nor have less than a six-inch spacing from the attached vertical wall. They shall have a minimum clearance of nine feet from the sidewalk or finished grade and shall be no more than 12-inches thick (See Figure 22).



Figure 22

(e) Projecting signs are allowed only for street level tenants in multistory buildings and there shall be a minimum horizontal distance of 30 feet between projecting signs.

(10) Wall signs. The following criteria shall be met:

(a) Signs shall not cover architectural features on buildings and shall blend with the surrounding natural and man-made environment (i.e., the color, style, size, scale and proportion enhance the exterior of the building and do not place too much bulk and external distractions on it). Businesses are encouraged to utilize multiple materials and lettering styles, such as exposed neon, different type styles, and logos in conjunction with the lettering for their signs.

(b) The square footage of signage allowed on a wall shall be based on either the dimensions of the vertical wall or vertical dimensions of a slope (See Figure 24) to which a sign is attached and according to the following guidelines. Signage that utilizes molded logos and individual letters may occupy up to 15% of a primary wall, and 5% of a secondary wall. Signage that utilizes box signs may not occupy more than 15% of any wall.

(11) Multiple Signs on an Elevation. The following criteria shall be met:

(a) Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs will be approved. Subscript, molded cabinets, not exceeding 15% of a sign package, may be utilized in conjunction with individual letter signs (See Figure 24).



Figure 24

(b) The maximum number of wall signs on any given wall/lease space, including multi-tenant buildings, shall be seven and shall be appropriate to the scale of the building. Multi-tenant buildings may receive a conditional use permit so that a wall may exceed seven signs if the Planning Commission judges the additional signage to be consistent with the criteria set forth above.



Figure 25

(c) Painted signs or murals applied directly to any building face must have specific approval of the planning commission.

(12) Businesses that back onto residential areas may be allowed signs on the rear of the building with planning commission approval.

(13) Owners of buildings that have small offices inside, accessory and/or secondary to the main use are required to create a building identification sign instead of trying to obtain signage for every tenant. This is especially true for buildings with two or more levels.

(14) No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted (See Figure 26) nor shall it project more than 48 inches from the face of the building to which it is attached.

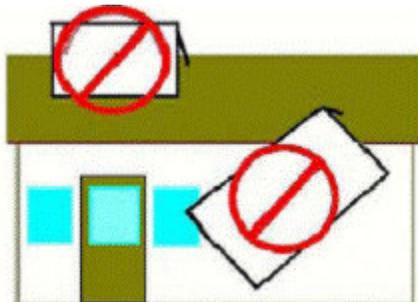


Figure 26

(15) Wall signs on sloping or mansard roofs:

(a) Will only be allowed to avoid architectural conflicts on the face of the building. They shall not be approved solely for better visibility to signage (See Figure 27).



Figure 27

(b) Shall be erected so as to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. There shall be no visible support structure such as guy wires or braces.

(16) Upon review and approval by the planning commission, a business may request the placement of a business identification sign upon an area within the same development not otherwise associated with the named business. The following criteria shall be considered:

(a) The proposed sign is in close proximity to the identified business.

(b) The proposed sign square footage is counted against the allowable square footage for the area upon which it is mounted.

(c) That the proposed signs comply with established sign theme requirements for the shopping center within which the sign is located.

20. 7. Permit tag.

Each new sign shall require a building permit after the effective date of this Code, and shall comply with this code, having affixed to the sign a permit tag, issued by the zoning administrator that is to be visible from the facing street or road. Tags shall comply with the following:

(1) Tag data - Each tag shall be of a weatherproof material and shall have the permit number of the sign for which is issued which corresponds to the issuance record retained in the office of the zoning administrator;

(2) Tag issuance - The tag shall be issued by the Zoning Administrator after the permit fee is paid, the sign permit issued, and the final inspection performed; and

(3) Tag installation - Inspection tags shall be applied only to the signs for which they are issued, by the City to certify to the Inspectors that the sign is in conformance with this code, the Uniform Building Code and Uniform Electrical Code.

(4) Required inspections.

(a) Permanent Signs. All permanent signs containing electrical components, footings, engineering or as otherwise required by the Grantsville City Building Official, shall receive final inspections by an authorized

Grantsville City Building Official to certify that the placement and construction of such sign is in conformance with representations made in permit applications and that work is completed and meets all applicable building and safety codes and conditions of approval.

(b) Temporary signs. Temporary signs for which a permit is required and has been approved shall have attached thereto a City issued tag recognizing the temporary nature of its approval. Such tags shall be displayed for the duration of the City approved period. Inspections shall be made to insure that the sign is in conformance with representations made in permit applications and that all applicable codes, standards, and conditions of approval are met.

(c) Penalties for installing signs without permits or inspections. New or existing signs installed or maintained without a required permit, or the required inspections, will be required to be removed or assessed a penalty fee of \$200.00, or double the sign permit fee, whichever is greater, at the time the owner or operator of the sign makes application for its permit. A cash bond will be required, in accordance with the guidelines as stated herein, before any subsequent permit applications will be approved for the contracted sign company.

20. 8. Signs not requiring permits.

The following sign types are allowed without a permit in Grantsville City. The applicable standards for the use of such signs are as follows:

(1) Building identification. Numbers that are used to denote the address of a building shall not be counted against the allowable square footage for the same building, but must comply with the standards for building identification.

(2) Changing copy. The changing of copy on a marquee, reader board, electronic message center, or other replaceable copy area when such is part of a permitted sign. Sign face changes are not included in this category and as such require a permit except for those individual tenant faces within a multi-tenant or shared monument or freestanding sign.

(3) Community signs. Community signs require review by the zoning administrator for compliance with the following criteria:

(a) Must be made of durable, weather resistant, material;

(b) Must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic;

(c) May be located at various gateway areas to the City, along major streets and important intersections adjacent to nonresidential properties;

(d) May not be attached to another temporary sign, permanent traffic or business sign;

(e) When attached to light or utility poles such signs shall be uniform in size and shall be no larger than 4 feet wide and 10 feet tall. Signs attached to a building may be larger but must be appropriate in scale and location as approved by the zoning administrator. (See Figure 28).



Figure 28

(f) Such signs for any single purpose or event may not be displayed for more than 30 days. However, the zoning administrator may approve community purpose signs for long-term purposes subject to review on a 90-day basis.

(4) Gas island advertisements. A single 8.5" x 11" sign may be located at each gas island and must be located directly on top of a gas dispenser. Lettering shall be no larger than 2" tall.

(5) Flags, official. Except during celebration of officially recognized holidays, only one of each of the categories of Official Flags may be displayed on a lot unless approved by the Planning Commission as part of a designated out-door display area for the primary business of such location. Official flags shall be flown in accordance with the protocol established by the Congress of the United States and the State of Utah (76-9-601, UCA), as applicable. Flagpoles shall be of permanent construction and not exceed 60 feet in height or the maximum height of the zoning districts whichever is less. Any flag not meeting any one or more of these conditions will be considered a temporary sign and will be subject to regulation as such.

(6) Holiday decorations. Noncommercial signs of a primarily decorative nature, clearly incidental, customary and commonly associated with any national, local, or religious holiday. Such signs may be of any type, number, area, and shall be contained entirely within the boundaries of the lot or premise on which they are erected and should be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. They shall be removed within 20 days after the respective holiday is over.

(7) Home occupations. A legally licensed business in a residence may have a single, one square foot in area, non-illuminated, flat wall signs mounted to the residence.

(8) Institutional uses. Churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., are allowed a single monument sign of 32 square feet per street frontage.

(9) Wall signs shall be regulated as set forth in this chapter.

(10) Memorial signs. Memorial signs or tablets with the names of buildings and date of erection cut

into any masonry surface or inlaid so as to be part of the building.

(11) Neighborhood identification signs. In any zone district, a sign, masonry wall, landscaping and other similar materials or features may be combined to form a display for neighborhood identification provided that the legend of such signs or display shall consist of only the neighborhood name and/or address.

(12) No trespassing or no dumping signs. One sign, not exceeding 16 square feet, or four signs not exceeding four square feet each, may be installed to prevent trespassing or unauthorized dumping on property. The Zoning administrator may allow more signs if appropriate to prevent violation.

(13) Notice bulletin boards. Notice bulletin boards for medical, public, charitable or religious institutions may not exceed 32 square feet in area. Such signs must be oriented solely to the interior of the property and not used to direct exterior vehicular attention to the institution or its services.

(14) Plaques. Plaques, name plates, and commemorative plaques of recognized historical agencies not exceeding two square feet, which are fastened directly to a building.

(15) Political or campaign signs. Signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

(a) Signs for all candidates or other referenda, regardless of participation in a primary election, may not be erected earlier than 30 days prior to a primary election and all signs shall be removed by the Monday following the primary election. For the general election, said signs for all candidates or other referenda, regardless of participation in a primary election, may not be erected earlier than 45 days prior to the general election and all signs shall be removed by the Monday following the general election. Signs relating to elections on special issues may be installed and must be removed on the same basis.

(b) Any one sign shall not exceed 64 square feet in aggregate area and, if freestanding, shall not exceed eight feet in height. Such signs shall not be erected in a manner as to constitute a roof sign. Signs may not be placed on public property, in a public right-of-way or in any place that would impede traffic visibility or safety except as stated in Section 20.4. Signs on roadways without curb and gutter may not be placed closer than ten feet to the edge of the paved surface.

(c) Campaign signs may not be placed closer than 150 feet to a building where any official voting station is located.

(d) Campaign signs may be placed within front facing residential parkstrip areas during the specified time period as described above. The maximum sign size is six square feet, and maximum height is three feet. Signs may not be placed in any location that creates a vehicular or pedestrian traffic visibility hazard. Such signs shall not be placed within parkstrip areas adjacent to back-facing or side-facing lots. Campaign signs may be placed in the parkstrip only with the approval of the person responsible for maintaining the landscaping of that parkstrip.

(16) Public necessity signs. Signs installed by a unit of the government for control of traffic and other regulatory purposes, including street signs, danger and warning signs, railroad crossing signs, hospital signs, way finding signs, directional or warning signs for public service companies, utilities or institutions, or signs erected by or on the order of a public officer in the performance of his public duty.

(17) Real estate signs. See Section 20-9(3).

(18) Symbols or insignia. Religious symbols, identification emblems of religious orders, or historical agencies, provided that such signs conform to the standards for wall signs contained herein.

(19) Window signs. In order to maintain natural surveillance into and out of businesses, window signs that are painted on or temporarily affixed to the window surface shall not be so affixed as to block clear

view of exits or entrances or to create a safety hazard. The following shall apply:

- (a) They shall not cover more than 25% of any single window, nor 25% of the entire surface area of a group of windows (See Figure 12);
- (b) They shall be no more than ten feet above adjacent grade; and
- (c) They shall not exceed 64 cumulative square feet. Signs (e.g., neon, etc.) that are within 18 inches of the interior window surface shall be included in this calculation.

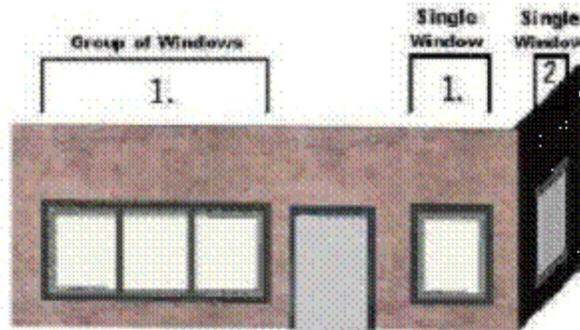


Figure 12

20. 9. Temporary signs.

(1) Standards for temporary signs. Temporary signs, may not flash, blink, be illuminated, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind. They shall not be attached to utility poles, fences, or trees. They must be secured to the building or ground. Temporary signs may be attached to existing permanent signs only for the grand opening period. Temporary signs may cover or obscure an existing permanent sign only if the business has changed hands or changed names. No off-premise temporary signs are allowed except those specifically noted and regulated for real estate purposes or otherwise noted in this ordinance.

(2) Examples of typical temporary sign types: It is intended that the following images will serve to illustrate the terms being used within this portion of the ordinance and not to be comprehensive. The following images do not represent appropriate or permitted temporary sign types. Any sign not expressly allowed by this ordinance is prohibited.

Automotive Goods	
Banners	
Inflatables	
Mobile Signs	



(3) Temporary Signs Allowed Without a Permit - Residential Zones

(a) On-premise development identification signs.

(i) Subdivisions, planned unit developments, multiple family housing developments.

1. One development promotional sign may be placed on the premises of each development having five or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots to be developed as shown in the following table.

Number of Units/Lots	5-24	25-49	50 or more
Maximum Size of Sign (Square feet)	64	96	128

Additionally four temporary flags, not to exceed 24 square feet, may be displayed at the entrance to such development. All temporary signs shall be removed within two years of the issuance of the first building permit in the project or if the lots are sold out before two years immediately upon sale of the last lot. Maximum height for all temporary signs is 12 feet.

2. Three directional signs may be allowed for a developer to guide traffic to a site. They are limited to 32 square feet in area and 8 feet in height and must be placed entirely upon private property. These signs must have written permission of the property owner and be presented to the zoning administrator for approval before they are erected. The duration of display shall be the same as on-premise development promotional signs.

(ii) Construction and Service Company Identifier. One sign announcing the name of the construction/development company is allowed on the site where work is being performed by such company. Area of the sign may not exceed 16 square feet nor 6 feet in height. The sign may not be erected more than five days prior to the beginning of construction for which a valid building permit has been issued. It must be removed before final occupancy.

(b) Real Estate Signs, On-Premise.

(i) Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 6 square feet in size and 6 feet in height.

(ii) One real estate sign per street frontage is allowed for any multi-unit residential building or lot intended for such. It may not exceed 32 square feet in area or 8 feet in height. Such signs shall be constructed as per the monument sign criteria herein and provide adequate space to advertise vacancies.

(iii) Model home signs shall not exceed 16 square feet in area nor 6 feet in height and shall be placed entirely upon the premises of the model.

(c) Real Estate, Off-Premise. Guidelines for individual residential lots:

(i) Real Estate directional signs shall have no more than 2 per listing.

(ii) Real Estate, Open house signs shall meet the following criteria:

1. The number allowed include one sign at the arterial street intersection closest in driving distance to the property for sale, and from thence, one additional sign at each intersection leading directly to the property (See Figure 29).

2. They may not exceed six square feet in area and four feet in height. They shall not exceed three feet in height if such signs are placed in a parkstrip.

3. They shall be displayed only during those hours and days that the house is open for actual inspection.

4. They must be ground mounted and not attached to trees, poles or street signs, etc.

5. Such signs may be placed in the parkstrip only with the approval of the person responsible for maintaining the landscaping of that parkstrip. They may only be placed within front facing residential parkstrips and may not be placed within parkstrip areas adjacent to back-facing or side-facing lots. Signs may not be placed in any location that creates a vehicular or pedestrian traffic visibility hazard.



Figure 29

(4) Temporary Signs Allowed Without a Permit - Non-Residential Zones.

(a) Business identification. Upon application for permanent signage, one banner, attached to the building/lease space is allowed until permanent signage can be installed

(b) Road Construction Periods. Businesses with frontage immediately adjacent to a road right-of-way construction zone may have one banner not to exceed 32 square feet nor 5 feet in height during periods of construction within the road right-of-way. The signs shall be located on-site and may be in landscape areas abutting the right-of-way. They must be removed immediately upon restoration of traffic flow on the affected right-of-ways.

(c) Temporary Businesses. Temporary businesses are allowed only two temporary signs under the following conditions:

(i) The two signs may only be banners and/or portable signs (e.g., A-frame or T-frame).

(ii) Banners may not exceed 32 square feet and portable signs (A-frames or T-frames) must comply with the size and area requirements for portable signs allowed without a permit.

(d) Development identification signs, On-Premise. One sign announcing or identifying the future

development of commercial or industrial property is allowed per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

Acres of Development	10 or less	10 to 20	20 or more
Maximum Size of Sign (Square Feet)	64	96	128
Maximum Height (Ft)	15	15	15

(e) Real Estate Signs, On-Premise. One on-premise real estate sign advertising the sale or lease of property is allowed per street frontage for any commercial, office or industrial planned center, building, lease space, or lot intended for such use based on the following guidelines and must be attached to the vacancy.

Size of Property	Lease Space	Pad in a Center	2 or less acres	Over 2 acres
Maximum Size (Sq. Ft)	24	24	32	64
Maximum Height (Ft)	**	8	12	15

(f) Portable Signs. One A-frame or portable sign is allowed per business under the following guidelines:

(i) The sign is entirely outside of roadways, on-site drive isles, landscape areas, or designated parking areas. The signs shall be located on the pedestrian areas abutting the business and within the extent of the business face (See Figure 30).



Figure 30

(ii) They shall not be closer than 30 horizontal feet to another commercial sign.

(iii) A six feet wide, through pedestrian zone on the existing hard surface, shall be maintained around the sign and such sign shall not obstruct any pedestrian or wheelchair access from the sidewalk to any of the following:

- transit stop areas;
- designated disabled parking spaces;
- disabled access ramps; or
- building exits including fire escapes.

(iv) They shall not exceed three and one-half feet in height, nor be more than two feet wide and the copy on the sign shall not exceed three inches in height (See Figure 31).

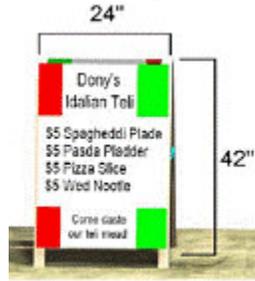


Figure 31

(v) Commercial Centers and tenants of such may not place portable signs within the public right-of-way.

(g) Holiday Promotional Periods. A business may advertise a special service, product or sale during the following holiday periods without a permit. Only one banner sign, not to exceed 32 square feet, is allowed during these periods. Such must be secured to the building and removed by the end of the first working day after the associated holiday.

Holiday Period	Permitted Display Time
Presidents Day and Valentines Day - February	5 days including the holiday
Easter - March or April	5 days including the holiday
Memorial day - May	5 days including the holiday
July 4th and July 24th	5 days including the holidays
Labor Day - September	5 days including the holiday
Thanksgiving - November	7 days including the holiday
Hanukkah, Christmas, New Year's	23 days starting Dec. 10 and ending Jan. 2

(5) Temporary Signs Requiring a Permit - Non-Residential Zones. The following promotional periods require a Grantsville City issued temporary sign permit, and may not be prolonged by those above periods allowed without a permit.

(a) Grand Opening Period. Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed within the first year of operations for a period not to exceed 45 calendar days. A combination of banners, wind signs, inflatables, beacon lights, portable and mobile signs may be used. The signs must be removed at the end of the 45-day period.

(b) Special Promotions Periods. A business may apply for three special promotion periods during the calendar year. Each period may not exceed seven days in length. A single banner, not to exceed 32 square feet, is allowed during this period. It must be attached to the business structure/lease space. One banner is allowed per elevation facing a public street. These periods may run consecutively.

(c) Going Out of Business/Bankruptcy Period. A business may apply for a special permit in order to facilitate the liquidation of inventory for a failing business for a period not to exceed 90 calendar days. This permit is allowed only once for any business license. A single banner or portable sign is allowed during this period.

20. 10. Sign permit process.

(1) Sign Design. Each sign application submitted for approval shall be reviewed and a decision made by the Grantsville City Planning Commission and shall incorporate the following elements:

- * Architectural Compatibility
- * Size, scale, proportion (balance)
- * Illumination
- * Color and Style
- * Location
- * Landscaping

(2) Required Permit Information

(a) Information Required for all Applications:

- (i) Proof of current Grantsville City business license.
- (ii) Business address and phone number.
- (iii) Address of property owner and phone number.
- (iv) General or sign contractor license, phone and address.
- (v) Value of the sign (includes the cost of manufacturing and installation)

(b) Additional Information Required for Monument and Freestanding Signs

(i) Plot plan showing relationship of signs to buildings, property lines, the setback from public rights-of-way, intersections, easements, driveways, existing site contours (one foot intervals), and nearest monument or freestanding signs on the same frontage.

(ii) Two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.

(iii) Details of sign construction including an electrical plan, and foundation schemes with appropriate engineer's stamp.

(iv) Number of acres and length of lineal frontage of property.

(c) Additional Information Required for Signs on a Building Exterior

(i) Two scaled, engineered drawings showing square foot dimensions of both the building and the sign, sign composition, and type of illumination.

(ii) A profile drawing of how the sign will appear from the street/parking area and on the building.

(iii) Details of sign construction and attachment including electrical plan with appropriate engineer's

stamp.

(d) Temporary Signs

(i) Plot plan showing relationship of sign(s) to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways.

(ii) Length of period for display, type of request.

(3) All applications for permits filed with the zoning administrator shall be accompanied by a payment of the initial permit fee and plan check fee as required.

20.11. Maintenance.

All Signs shall be maintained in a safe, presentable and good condition including the replacement of defective parts, cleaning, painting, oiling, changing of light bulbs, or other acts required for the maintenance of said sign. Maintenance shall also include the restoration or repair of any exterior wall penetrations, discolorations, or other damages caused by the installation, removal, or placement of signs on a building. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The zoning administrator shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated, as defined in the International Building Code.

20.12. Lighting.

Unless otherwise prohibited by this Code, all signs may be illuminated with no more than 200 watts of lighting. A lighted sign shall not be installed which permits the light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties or the safe travel of traffic, both vehicular and pedestrian. If such light is determined to be in violation, the owner or said sign shall take appropriate corrective action as needed to alleviate the problem.

20.13. Sign themes.

(1) Sign Themes. All multi-tenant centers/buildings must submit a proposal for design and placement of all on-premise signs to the Planning Commission during site plan review. All such developments must have an approved sign theme before any sign permits will be issued to a business locating within it. The use of multiple cabinet signs or combination of cabinet and individual lettering signs shall not be approved (See Figures 56 and 57).



Figure 32 – Appropriate wall sign combination on a building Figure 33 – Inappropriate wall sign combination

(2) Upon Planning Commission approval, the design and placement of on-premise signs for developments of 7 acres or larger and having at least 300 feet of frontage may vary from the regulations set forth herein and shall be considered as a conditional use. The Planning Commission must determine that:

(a) the proposed sign exceptions are not in conflict with the purpose and intent of this chapter;

(b) the proposed signs are in architectural harmony with the development, Figure 33 - inappropriate wall

sign combinations on a building. Figure 32 - Appropriate Wall Sign Combination on a building face;

(c) the proposed signs appropriately utilize those elements listed in subparagraph 20-13(1);

(d) that there is a condition that existing signage be required when altered to meet the criteria.

(3) Conditional uses within residential zones. If deemed appropriate upon Planning Commission review, conditional uses are limited to one monument sign of 32 square feet. Multi-tenant buildings with monument signs must identify the center primarily. Wall signs shall be regulated as set forth in this code.

20.14. Sign regulations for sexually oriented businesses.

Notwithstanding anything contrary contained in this chapter, the more restrictive requirements for signs shall prevail. Signs for sexually oriented businesses shall be limited as follows:

- (1) no more than one exterior wall sign, not to exceed 18 square feet, shall be allowed;
- (2) no animation shall be permitted on or around any sign, or on the exterior walls or roof of such premises;
- (3) no descriptive art or designs depicting any activity related to, or inferring, the nature of the business shall be allowed on any sign. Said signs shall contain alphanumeric copy only;
- (4) no display, decoration, sign or show window that provides the observation of material depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” is allowed; and
- (5) painted wall advertising is not allowed.

20.15. Sign regulations for bench signs.

(1) Bench signs means a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way. Bench signs may be placed with a permit issued by the City. Benches located in the right of way shall only be located in parkstrips, be a metal construction that is epoxy coated, and anchored in concrete. The permit shall be limited to one year, and the licensee shall maintain the bench at the location designated in the license and keep the bench in good repair, painted, the sign face maintained in good condition, and the bench structure kept in usable condition. The applicant shall make any corrections to the safety of the bench, graffiti removal and current advertising copy within seven days after being notified by the City. Prior to the expiration date of the permit, the permittee may renew the permit for one additional year. Grantsville City may inspect the bench to insure that it is maintained and has not fallen into a state of disrepair prior to issuing a renewal permit. If the bench is found to not be maintained in a safe and well kept manner, Grantsville City may deny the renewal application. If the permit expires, or Grantsville City makes a determination not to renew a permit, the permittee shall remove the bench and restore the site to a condition that is equal to the adjoining areas of the park strip. If the permittee fails to remove the bench at the expiration of the permit, or remove the bench by order of the City, the bench shall be considered forfeited to the City. If the City chooses, it may issue a new permit on a bench that has been forfeited to any permittee it chooses.

(2) Benches shall be limited to Size: 42 inches high, 30 inches wide; seven feet long, and with advertising on street side only. Bench signs shall not be located in residential areas unless a current public transportation bus stop is at that site. Each bench location shall be approved by the city zoning administrator. Benches shall be installed parallel with the curb. The licensee shall remove of the bench or benches for street improvements or if the City deems them to be safety hazards. No more than fourteen bus benches shall be allowed to be located in the City at any one time. (Amended 06-07)

(3) The advertising to not allow the words “STOP”, “LOOK”, “DRIVE-IN”, “DANGER” or “any other word, phrase or symbol which might interfere with, mislead or distract traffic”. Signs on benches shall be limited to print advertising only.

20.16. Area allowed for free standing signs.

(1) Graph-size allowance for free standing signs. The sign area allowed for freestanding signs is graphically shown below:

