

- A. **Purpose of the AutoMall District.** The AM (AutoMall) Zone is intended to provide standards for the development of land parcels within the AutoMall Development Area Master Plan. The AutoMall Zone informs the owners of the standards which will be applied in approving or disapproving proposed developments.

The AM (AutoMall) Zone Ordinance refers to a Development Master Plan. A Development Master Plan will be created to assist owners and designers by setting out general design criteria, guidelines and concepts which must be adhered to. The Master Plan will also illustrate design ideas for the developer and Architectural Review Committee to use in interpreting the intent of the Master Plan when reviewing each individual project. Owners and designers should, therefore, also refer to the Development Master Plan for these requirements. The goal of the Development Master Plan is to ensure development of a consistently high quality "planned" environment, thus protecting and enhancing the investment of all those locating within the AutoMall Development area. The AM (AutoMall) Zone does not supersede any Federal, State or local codes, ordinances, or requirements. The most restrictive requirements of such laws and the AM (AutoMall) Zone shall be applied to new and existing developments.

The developer will be required to submit a statement addressing each of the goals in the Master Plan and how they are achieving them with their specific plan.

The master plan and zoning ordinance may be updated in the future as may become necessary and shall be submitted to the Sandy City Planning Commission and City Council for their approvals.

- B. **Architectural Review Committee.** An Architectural Review Committee shall be established by Sandy City. The Committee shall be responsible for the development of a master plan for the AutoMall which will be approved by the Sandy City Planning Commission and City Council and will review and approve of each site development plan. This Committee will also be responsible for interpreting the intent of the criteria set forth in the Development Master Plan. They will also be responsible for recommending amendments and/or changes to the Development Master Plan to the Planning Commission and City Council and any other design criteria, standards, and guidelines relating to the development of lots within the AutoMall area.

1. **Membership.** The Committee shall consist of seven (7) members. Three (3) members shall be representatives of Sandy City, including one (1) member of the Sandy City Planning Commission, and one (1) member of the Sandy City Council. Also, three (3) shall be represented by landowners within the area which shall initially include the Master Project Developer and two (2) other landowners, or designated representatives of the automobile dealership landowners, or Landowners' Association. The seventh member shall be selected by the other six and shall be a resident of Sandy City.

There will be no regular meeting times for the Architectural Review Committee. However, the Committee will attempt to meet within seven (7) days after submission of plans and request from applicant.

2. **Procedures.** The Architectural Review Committee shall review all aspects of site plan, landscaping plans, signs and building elevations for their compliance with the Development Code AM (AutoMall) Zone Ordinance and the Development Master Plan.

Prior to the Architectural Review Committee taking action, plans and other required information must be submitted in accordance with the procedure outline in the Site Plan Review section of this Title with respect to submissions to the Planning Commission.

Once the Architectural Review Committee approves the plans, they will immediately be forwarded to the Planning Commission with a conditional use request (if required) for approval on their next available meeting. Plans approved by the Architectural Review Committee may become 'consent' items on the Planning Commission agenda. However, the Planning Commission may withhold approval by citing specific objections and remanding the plans back to the Architectural Review Committee to correct any concerns.

C. Extent Of The AM (Automall) Zone. The requirements of the AutoMall Zone shall apply to all properties within the boundaries of the Development Master Plan. Such area is defined by a northern boundary of the center of 10600 South Street, an eastern boundary of the center of State Street, a southern boundary of the center of 11000 South Street, and a western boundary of Interstate Highway 15.

1. **Areas Within The AM (Automall) Zone.** There are two areas within the AutoMall Zone: (1) an auto dealership area for new car dealerships and their accessory uses; and (2) a commercial area.
2. All new developments within each of the two areas shall meet all requirements of the specific area as set forth in the AutoMall Zoning Ordinance as well as applicable provisions of the AutoMall Development Master Plan.

D. Additional Conditional Use Criteria. The following criteria shall be used by the City in determining whether an automotive dealership should be granted a conditional use permit within the designated commercial area of the AutoMall Zone.

1. Automobile Dealerships must be located on an interior dedicated street of the AutoMall zone in a cluster (directly adjacent to each other and have contiguous frontage with other automotive dealership parcels). However, dealerships may have a side property line adjacent to State Street or 10600 South as long as all access is from an interior street.
2. Automotive dealerships must be constructed and maintained consistent with a design and landscaping theme consistent with the AutoMall Master Plan for the automotive dealership area.

Such theme shall be approved by the City on recommendation by the Utah AutoMall Association, the Architectural Review Committee, and/or any other interested persons.
3. Automotive dealerships must have established a mechanism to assure long-term maintenance and security of facilities and common areas consistent with standards established by other automotive dealerships within the AutoMall District. This requirement can be satisfied by either:
 - a. Becoming a member of the Utah AutoMall Association which has been established to finance and otherwise facilitate compliance with such standards and of which the majority of other auto dealerships are members; or
 - b. By demonstrating that it has established a program of site, landscaping maintenance consistent with the standards of the Master Plan; and participation in the cost of security and maintenance of common facilities (e.g., freeway landscaping, park strip landscaping, special landscape feature area maintenance, common entrance and identification signage maintenance) on an equitable basis.

However, in no case will an auto dealership be required to make contributions toward the cost of common facility maintenance on a basis which is greater than those established for other auto dealerships within the AutoMall District.

A site plan with grading, drainage and clearing plans must be approved by the Architectural Review Committee before any such activities may begin.

3. Utilities. All utility lines shall be underground in the designated easements. No pipe, conduit, cable, lines for water, gas, sewage, drainage, steam, electricity or another energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method.

Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility. Prior to construction a contract must be made with "blue stakes" to identify underground electric and telephone lines.

Owners may be required to grant easements for underground utility services and/or may be required to install storm drainage or other common utility systems upon their property in accordance with the Development Master Plan when good engineering design and the needs of the properties within the AutoMall Zone so dictate.

4. Design Standards.

- a. Architectural Design and Materials. The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Architectural character and design must also be consistent with the guidelines that are contained within the Development Master Plan. Requirements applicable to all buildings are stated below:
 1. All sides of buildings shall receive design consideration, particularly where exposed to vehicular traffic or adjoining properties.
 2. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
 3. All rooftop equipment (mechanical and vents) shall be located or screened so as not to be visible from public streets or Interstate 15. Screens shall be aesthetically incorporated into the design of the building. If located on the ground, screen material may incorporate landscaping or materials compatible with the building.
 4. All drive approaches, sidewalks, curbs, parking lot areas, exterior display pedestals, and other improvements along the street and freeway frontages shall be constructed in conformance with the details, finishes, sizes, materials, and patterns dictated by the Development Master Plan.
 5. Plans for the exterior modifications to any existing structures must be submitted to the Architectural Review Committee for review.
- b. Buffers, Fences and Walls. Special buffers, fences and walls may be required to provide quality separations between public/commercial areas, service, loading, refuse collection, equipment, and storage areas.

Fences or walls will be reviewed for their compatibility and conformance to the Development Master Plan and their location and effectiveness in screening a view and for their color and texture in relationship to building materials and adjoining properties.

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5. Building and Parking Setbacks. The Architectural Review Committee and the Planning Commission may require additional setback to those found in further sections of this ordinance if it is found that site characteristics so demand. In such case, the placing of building and parking elements on a site shall be evaluated by the Architectural Review Committee and the Planning Commission on the basis of the following factors:
 - a. Relationship to other buildings both horizontally and vertically.
 - b. Natural land features such as slopes or trees.
 - c. Physical features, ingress and egress.
 - d. Visibility from vehicular approaches and distant highways.
 - e. Type of and use of structure.
 - f. Building height.
6. Parking and Service Area. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe and convenient pedestrian and vehicular circulation patterns. Location may also be determined by the relationship and location of customer parking, employee parking, service area parking, vehicular display areas, and circulation patterns thereto on adjoining properties. Combined entrance, access, circulation, service, loading, and parking areas may be required.

Off-street parking must be provided to reasonably accommodate all anticipated customers, employees, and display vehicles. Curb side parking on public streets within the AutoMall will only be permitted in areas especially designed and designated for such use in accordance with the Development Master Plan. Where curb side parking is permitted, this parking shall be reserved for customer use only.

Buildings and improvements upon lots must be designed to accommodate loading, unloading, and refuse collection.

 - a. Location and refuse collection areas shall not be permitted between front of buildings and public streets. All refuse collection areas must be screened from view from public and private roads. Public roads shall not be used directly for loading, unloading, or refuse collection.
7. Site Lighting Guidelines. Exterior wall mounted floodlights are expressly prohibited in the front and side car display areas visible from the public streets and Interstate 15. Wall mounted flood lights may be allowed for storage areas behind buildings where not visible. Parking lot, pole-mounted fixtures shall be of a uniform type as designated by the Development Master Plan. Intensities shall be controlled to maintain uniformity throughout the AutoMall area. Design and location of standards and fixtures shall be specified on the site development drawings.
8. Street Lights Within Public Right-of-Way. To the extent not existing, owners will be required to install street lights. All street lights shall be "shoe box" design type fixtures and installed as required by the Sandy City Street Lighting Policy and the Development Master Plan. If proposed site improvements conflict with the location of existing street lights, owner shall be responsible for the relocation.

9. Neon Lighting. May be permitted on a very limited basis. All neon lighting shall be reviewed by the Architectural Review Committee for appropriateness on each individual project.
10. Wrecked or Damaged Vehicle Parking. Not permitted except for vehicles being serviced on site immediately. Such parking areas shall be visually screened from public streets, Interstate 15, and adjacent property by an opaque screen wall of a minimum of a 6 foot height.
11. Landscape, General. The purpose of landscaping guidelines are to maintain the site qualities that exist within the AutoMall area and to minimize alteration, removal, or degradation of landscaping that currently exists.

No plans for any building, structure, or other improvement shall be approved by the Architectural Review Committee unless there shall also have been submitted separate landscape plans. Landscaping in accordance with approved plans must be installed prior to the occupancy of the site or as otherwise approved by the planning staff as seasonal conditions may dictate. The owner shall bond for such landscape improvements to insure that installations are completed as submitted and approved.

The land area not occupied by buildings, structures, hard surfacing, vehicular driveways or pedestrian walkways shall be landscaped as approved by the Architectural Review Committee, except for approved areas specifically designated for future development.

- a. Landscaping and Street Improvements Within Public Rights-of-Way. All public improvements not previously existing in public rights-of-way are required to be provided by the developer at the time of development in accordance with the Development Master Plan.

Existing street improvements shall not be removed, altered, or modified without approval of the Architectural Review Committee and Sandy City.

- b. Site or Property Landscaping. A minimum number of trees and a variety of tree sizes on development parcels is required in accordance with the provisions of the specific areas within the AutoMall Zone and the Development Master Plan.

It shall be the responsibility of the owner to grade, place topsoil, seed, sod, install sprinkler irrigation system, and properly plant trees, shrubs, and other appropriate plant materials.

If construction procedures or utility connection work destroy the street or landscaping improvements, the area must be restored to its previous condition.

The preservation of existing trees within the AutoMall area is desirable, and reasonable attempts shall be made to retain existing trees of good quality and in a healthy condition. A tree survey will be required and the disposition of existing trees shall be reviewed and evaluated during site plan review. Trees removed without approval of the Community Development Department may be required to be replaced with equal sized trees.

The site must be landscaped with trees, shrubs, ground cover, and/or turf. Generally, trees, shrubbery, and ground cover materials shall be selected from the palette of planting materials designated in the Development Master Plan.

- c. Street Trees. If not previously installed, street trees shall be installed along all public rights-of-way by the owner of the property. The species, location, and spacing of trees shall be as shown on the street development standard drawings contained within the Development Master Plan.

- d. Landscaped Feature Areas. To the extent not previously installed, landscaped feature areas shall be provided in areas designated by the Architectural Review Committee. The design contours, location, type, spacing of trees, sidewalks, benches, sculptures, fountains, or other amenities within such feature areas shall be in accordance with standard drawings contained within the Development Master Plan.
- e. Highway Landscaping. Highway landscaping shall be required whenever a front, rear, or side property line is adjacent to Interstate 15. A minimum 10 foot landscaped strip on the east side of the freeway fence shall be required along the entire freeway frontage of all properties. A variety of shrubbery is required in this area to be selected from the landscape palette in the Development Master Plan. Additional landscaping will be placed on the freeway side of the fence through an agreement with UDOT.

The owners of property within the AM (AutoMall) Zone shall be subject to an assessment for the maintenance of such improvements in State rights-of-way even if the owners' properties do not front the highway.

12. Site Landscaping.

- a. Site landscaping shall be provided in accordance with provisions of the individual use areas and the Development Master Plan.
- b. A variety of tree sizes is required. Use 20% large in a combination of deciduous trees with a caliper greater than 3 inches and evergreen trees with a height greater than 8 feet; 50% medium combination of deciduous trees with a caliper from 2 inches to 3 inches and evergreen trees with a height from 4 feet to 8 feet; and 30% small in a combination of deciduous trees with a caliper of 1.5 inches to 2 inches and evergreen trees with a height of 4 feet.
- c. Uniform Front Landscape Setback. The line between shrubbery/ground cover and lawn shall be separated by a wood or concrete edging and shall follow a meandering or intermittent form. (See Typical Uniform Front Landscape Illustration in the Development Master Plan.)

13. Freeway Fences. Fences along Interstate 15 shall match the general design, style, and spacing as provided throughout the development area according to the design specified in the Development Master Plan.

14. Sidewalk. Sidewalks along State Street and 10600 South shall follow the 8 foot curvilinear design already established on existing developments in the area.

F. **Development Standards (Automotive Dealerships Only)**

- 1. Building Mass. Proximity to adjacent structures and walls may dictate height requirements to create a gradual transition between high and low elements.
- 2. Parking, Storage.
 - a. Customer Parking. Each lot shall provide parking in the amount of a minimum of no less than six (6) off-street parking spaces. Customer spaces to be clearly marked and designated and shall be located between the street and any rear lot or service areas.

Additional spaces may be required if industry standards so require for the size and type of

dealership.

- b. Employee Parking. It is the intent that employee parking spaces not be visible from a public street. The quantity required shall be equal to the maximum number of employees on any given shift.
 - c. Service Area Parking. Provide sufficient spaces to accommodate anticipated parking needs of vehicles being repaired or serviced, but in no case less than one (1) space per service bay. Designated spaces to be marked and reserved for service parking.
 - d. New and Used Car Display. Arrangement of parking and circulation at dealer's option. However, coordination with and compatibility to display area on adjoining properties must be considered. All vehicles in front display areas to be properly prepared and cleaned, ready for sale.
 - e. Display Vehicle Security. To extent deemed necessary by individual dealer, closely spaced concrete bollards, berms, low security fencing, rails, or curb walls (no higher than 16 inches) may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
 - f. Inventory Storage Areas. To be provided on site behind buildings or screened areas. To the extent practical, areas for storage should be combined with adjacent properties.
3. Refuse Collection. All refuse collection areas shall be located behind the front building setback and shall be visually screened from public streets, Interstate 15, and adjacent properties by an opaque screened barrier of a minimum of 6 feet in height.
 4. Access and Internal Circulation.
 - a. Driveway Access. Shared driveways to be a maximum of 36 feet wide. Other driveways to be a minimum of 25 feet and a maximum of 32 feet wide. All drives to have 12.5 foot radius. A maximum of two driveways (one shared driveway and one private driveway) will be permitted per lot unless total street frontage of an individual lot exceeds 400 feet (see Typical Lot Development Plan-Access and Circulation Illustration in Development Master Plan).
 - b. Service Area Access. Service write up areas to have sufficient stacking lanes on site to stack a minimum of one per service bay. Stacking lanes shall not block flow of traffic to or from other areas of the dealership.
 - c. Internal Circulation. There shall be no barriers between sites so customers can circulate between lots without having to exit onto a street.
 5. Fences, Screens, and Walls. Fences, screens and walls shall have thematically and compositionally unified screening to separate backlot, service and inventory storage areas, and to create architectural continuity between two adjoining sites. May be achieved by use of similar materials and finishes to the building; landscaping materials or other architectural design features.

Fences shall extend from the side wall of building and be designed as an integral compatible element with the building facade. Location of fences shall be compatible with adjoining property

users to permit the common use of gates and accesses.

Fences and walls between adjoining automobile dealership properties generally are not permitted. No chain link or plain concrete block fences are permitted except where not visible from public streets or outdoor sales and display parking areas.

6. Perimeter Walls and Fences. Generally not permitted or required except where adjoining commercial areas.
7. Display Pedestals. The quantity, spacing, location, shape, size, design and materials shall be in accordance with the Development Master Plan.

Number of display pedestals allowed in the front setback shall be 1/1000 of street frontage or fraction thereof. Display pedestals shall be a maximum of 2 feet in height above the adjacent sidewalk. (see Display Pedestal Illustration in the Development Master Plan).

8. Landscaping and Display Areas. Landscaping shall consist of different varieties of shrubberies, flowers, trees and other planted material in accordance with the Development Master Plan. Berming and shaping of the front landscape areas will be required in the form of random sculptured mounds.

The minimum number of trees to be installed on automobile dealership parcels shall be a minimum of one tree per every 500 square feet of landscaped area.

- a. Landscaping Adjoining Rights-of-Way. Landscaped areas shall be a combination of grass low shrubbery and shrubberies and annual flowers. (Select materials from palettes provided in the landscaping section of the Development Master Plan.)

A minimum of 20 feet of landscaping will be required along with all public rights-of-way.

- b. Building Landscaping. Landscaping shall be maintained at the base of all buildings and decorative fences on elevations facing any public right-of-way or where otherwise approved by the Architectural Review Committee.

A minimum of 8 square feet of landscaping per lineal foot of street frontage shall be required at the base of buildings or within the site area.

Where used, landscaping shall be a minimum 5 feet wide at the base of buildings and decorative walls on elevations facing public rights-of-way. To be landscaped with a combination of shrubberies, flowers, lawn and other planted materials.

Landscaping at the base of raised showrooms may be sloped, or shrubberies that have an initial height of approximately 2 feet may be placed to cover the base of the building.

- c. Rear and Side Property Line Landscaping. Landscaping at the side yards or rear yard areas may be eliminated if the area is not visible from public rights-of-way, or, if the yard area is used in conjunction with an adjoining property for common driveways and/or parking. However a minimum of 10 feet of landscaped area will be required on all sides yards adjoining commercial areas.

Landscaping or other barriers between adjoining dealership properties in the front sales and display areas are prohibited unless otherwise approved by the Architectural Review Committee.

- d. Display Pedestals. Landscaping is required around display pedestals to soften their appearance and height above grade.

9. Architectural Design and Materials.

- a. Retail Showrooms. All building retail showrooms must be elevated to a minimum of 18 inches higher than the grade of outdoor new and used car display area. Any exposed base below the raised areas shall be attractively finished and landscaped.

All buildings and retail showrooms shall be designed to be consistent with the Development Master Plan. A variety of architectural schemes, finish materials, and colors is encouraged within the general guidelines designated therein. The number of different materials shall be minimized on each project.

- b. Showroom Windows. It is the intent that building showrooms be designed to maximize exposure facing the street. Accordingly fronts should be primarily glass with ceiling heights encouraged to be no less than 12 feet.
- c. Materials. Building materials shall be selected which require low maintenance. Metal building wall panels and unpainted plain concrete wall are generally prohibited. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the building.

10. Site Lighting. All front new and used display areas shall be uniformly lit with pole lights of uniform type, height, spacing, and intensity. (See Typical Site Development Plan-Lighting Illustration in the Development Master Plan).

G. Additional Development Standards (Automotive Dealerships Adjacent to Interstate 15)

1. Site or Property Landscaping. A 10 foot minimum landscape strip shall be required along the Interstate 15 right-of-way (in addition to landscaping between property line and the freeway lanes). Such area shall be planted with shrubberies, ground covers, and other landscape elements in accordance with the Development Master Plan.

Landscaping must be provided at the base of buildings on all frontages and sides facing Interstate 15 and such landscaping must contain trees.

2. Architectural Design and Materials. The design finishes and materials of all building sides facing Interstate 15 must be of the same type and quality as that used for other building facades.
3. Inventory Storage Areas. Rear parking areas on parcels facing Interstate 15 shall be laid out and maintained to be sensitive to the exposure from the freeway.

H. Additional Development Standards (Applicable to Commercial Developments Only)

1. Location. The location of all commercial areas is designated on the Development Phasing Illustration in the Development Master Plan.
2. Automobile Service and Repair Facilities. Screen overnight parking areas from adjacent commercial and dealership front display areas.
3. Building Mass. Proximity to property lines, adjacent structures, and walls may dictate height requirements to create a gradual transition between high and low elements.
4. Access and Internal Circulation. All provisions of Section 15-13, Performance and Development Standards, of the Sandy City Development Code, will apply with the following exceptions:
 - a. Access Locations. Private access to be located no closer than 20 feet from the edge of the driveway to a common property line unless shared with an adjacent driveway.
 - b. Internal Circulation. Cross easements shall be required to permit perpetual common use of common drives, parking areas and service areas at no cost to the adjacent property owner unless it can be demonstrated that significant cost to the adjacent property owner will be incurred.
 - c. Parking Stalls. First stall perpendicular to driveways shall be a minimum of 40 feet back from curb line to provide proper existing vehicle stacking.
5. Fences, Screens, and Walls.
 - a. Fences and walls between properties are discouraged.
 - b. Materials. To be made of decorative masonry and/or concrete and of a design, style, and finish the same as or compatible to building. Wood, iron and masonry decorative elements may be utilized. No chain link or plain concrete block walls will be permitted.
 - c. Freeway Fences. Fences along Interstate 15 shall match the general design, style, and spacing as provided throughout the overall freeway fence design. (See Freeway Fence Illustration in the Development Master Plan.)
6. Landscaping.
 - a. Site or Property Landscaping. The perimeter of all commercial sites shall be landscaped except where a common drive or private right-of-way exists.
 - b. Front Yard Areas. Shall have a minimum of 20 feet of landscaping adjacent to the right-of-way except that 30 feet shall be required on 10600 South and State Street.
 - c. Periphery Areas. Periphery of paved areas adjacent to building or property lines, but not including street frontages, shall maintain a tree-density standard of one tree per every 250 square feet of landscape area required.
 - d. Building Base Areas. Landscaping must be provided at the base around the perimeter of all buildings or structures except at entrances or service areas or where otherwise specifically

permitted by the Architectural Review Committee.

- e. Adjacent to Streets. All 30 foot landscape areas adjoining public rights-of-way on 10600 South and State Street shall have a random sculptured mounding or berms that are a minimum of 3 feet high measured from the back of adjoining sidewalk.

In areas where only 20 feet of front landscaping occurs, maximum height of berms or mounds shall be 2 feet high measured from the back of adjoining sidewalk.

- f. Building Front Landscaping. Minimum of 5 feet at base around perimeter of buildings except at entrances and service areas. Provide 5 feet around fences and walls between wall and private right-of-way.
 - g. Perimeter Landscaping. Minimum of 10 feet to be provided on side and rear property lines except where common drives or private rights-of-way exist. May be reduced to 5 feet on either side of a common property lined if adjoining commercial sites are developed as planned units. May be eliminated completely if common jointly used parking area provided. Rear yard landscaping may be eliminated if backing on auto dealership service area or where not visible from public rights-of-way, adjoining commercial areas or site parking areas.
7. Architectural Design and Materials. Building materials shall be selected which require low maintenance. Metal building wall panels and unpainted plain concrete block walls are prohibited. Roofs shall not be exposed unless they are part of the decorative or architectural treatment of the building. Generally, basic materials shall be minimized on each project. Freeway elevations to be of same general type and quality as that used for other building frontages.
 8. Site Lighting. All parking areas shall be uniformly lit with pole lights of uniform type, height, and intensity according to the Development Master Plan.

I. Hardscape Standards

All hardscape design for driveways, sidewalks, etc., shall be in accordance with all provisions of and the palette materials and layout listed in the Development Master Plan.

J. Signs

All signs shall comply with Chapter 15-10, Sign Regulations, of the Sandy City Development Code with the following exceptions:

1. General Standards. The following criteria shall govern the construction, placement, and type of all signs within the AutoMall development area.
 - a. Location of all ground mounted signs except directional signs shall be a minimum of 3 feet from front property lines and 10 feet from edge of driveways or as may be required by the Sandy City Traffic Engineer for traffic safety and visibility.
 - b. No exposed raceways, ballast boxes, transformers, or conduits permitted.
 - c. Illuminated signs to be internally lighted by fluorescent or neon tubes. Exposed neon may be

permitted as an accent or decorative sign element. Exposed neon shall be reviewed by the Architectural Review Committee for appropriateness with the overall sign design theme for the AutoMall.

- d. No flat-faced box or cabinet type sign with painted copy shall be permitted.
- e. Monument signs fronting 10600 South and State Street shall be allowed monument signs only.

In addition, no freestanding signs, off-premise signs or billboards shall be permitted on any parcel within the AutoMall District with the exception of the one freestanding "Utah Auto Mall" Identification Sign proposed for the entire Auto Mall District along the Interstate 15 freeway frontage.

- f. All proposed signs that meet the criteria set forth in this Code shall be approved by the Sandy City Planning Staff after review by the Architectural Review Committee.

2. Identification Signs for the AutoMall Area. Off-premise signs shall not be allowed except for the following:

- a. Freeway Identification. One freestanding freeway pylon to identify the AutoMall will be permitted. Size and height of freeway identification sign shall be reviewed by the Architectural Review Committee and approved by the Sandy City Planning Commission.

Freeway identification sign may include a lighted reader board or other form of moving display on which advertising of community events and AutoMall promotional activities may be shown. No dealer logos, names, or vehicle type identifications will be permitted.

- b. Entrance Signs. Two (2) freestanding signs to identify the entrances to the AutoMall will be permitted at the entrances located at 10600 South and Auto Mall Boulevard and the other at State Street and 10865 South Street. Additional entrance signs may be provided to accommodate future phases. Size and height of entrance signs shall be reviewed by the Architectural Review Committee and approved by the Sandy City Planning Commission. No dealerships' logos, names, or vehicle type identifications permitted.
- c. No additional freestanding signs for commercial businesses or auto dealerships will be permitted.

3. Street Identification/Monument Signs.

- a. Location. Must be located within the required front landscape setback area. No closer than 75 feet from a common lot line, nor 35 feet from a landscape feature area. Location, and spacing subject to approval of Architectural Review Committee.
- b. Quantity. One sign per site, per interior street frontage, except that additional signs may be permitted in special cases for auto dealerships having multiple dealerships upon the same site and must be a minimum of 100 feet between signs.
- c. Copy. Copy shall emphasize the manufacturer's brand. The dealer's name or other information shall be secondary to brand name. Signs for businesses within the commercial

area shall primarily identify the name of the business.

- d. Size. Overall dimension of sign faces shall be higher 7 feet 6 inches (7'6") high by 8 feet wide or 6 feet high by 10 feet wide. Maximum height above street curb shall not exceed a total of 9 feet (including sign area, support base and/or berm). Signs may be located within the overall property's bermed area, however, overall sign height still shall not exceed 9 feet above top of street curb.

Monument signs for businesses adjacent to 10600 South or State Street shall follow the number, maximum square footage and height above curb standards stated in Section 15-17 (Signs) of the Sandy City Development Code.

- e. Construction. To be permanently mounted on foundations and footings, conforming to UBC. Structural elements shall be concealed unless such elements are part of the decorative configuration. To be constructed of durable and permanent solid masonry, metal panels, or other finish material the same as or compatible with that used on main building. Lighted areas must be on solid background.
- f. Support Bases. All monument signs shall incorporate a support base of a minimum of 1 foot and a maximum of 3 feet above grade. Base height shall be included in the overall height allowed but will not be included in the square footage allowed. Support base material shall be similar to that of the primary building material of the site on which the sign is located.

4. Building Signs.

- a. Location. To be mounted on building facades, parallel to and contiguous with the wall upon which sign is attached. May be attached to screen walls or service buildings facing street. Location and spacing subject to approval of Architectural Review Committee.
- b. Quantity. One sign per street frontage. Signs may be permitted on building facades facing Interstate 15 upon review by the Architectural Review Committee.
- c. Copy. May contain brand(s) of vehicle sold, manufacturer's logo, dealer's name, identification of used cars or trucks, secondary manufacturer's lines, or similar identification. Sign on buildings within the commercial areas shall primarily identify the name of the business.
- d. Size. Signs may measure up to a maximum of 15% of the primary building wall square footage. Size of secondary signs shall not exceed 5% of that building wall square footage. (See Typical Building Sign Illustration in the Development Master Plan.)
- e. Construction. To be internally illuminated individual pan-channel or channel-lume construction.

5. Street Directional Signs.

- a. Location. Behind property line at driveway areas, subject to approval by Architectural Review Committee.
- b. Size. Maximum of 6 square feet per sign, per entry drive. Maximum height shall not exceed 4

feet above adjacent sidewalk or curb height.

- c. Copy. May include directions to entrances, exits, service areas, parts departments, customer parking, etc. Maximum letter height shall not exceed 6 inches.
 - d. Construction. Materials and bases shall be compatible with monument signs. May be double-sided. Illustration not required. (See Directional Sign Illustration in the Development Master Plan.)
6. Internal Directional/Destinational Signs.
- a. Location. Behind uniform front landscape setback as approved by the Architectural Review Committee. Signs may be freestanding in landscaped planters or attached to fences or walls.
 - b. Size. Maximum to be 36 inches high by 48 inches wide. Base height may be 36 inches above adjacent grade.
 - c. Copy. May be multi-line with maximum letter height of 3 1/2 inches. May include messages such as service areas, showrooms, customer parking, parts, etc.
 - d. Construction. Materials and bases shall be compatible with monument signs. May be double-sided. Illumination is not required (see Internal Directional/Destinational Signs in the Development Master Plan).
 - e. Quantity. The number of sign shall be limited only to those reasonably necessary to direct vehicular traffic.
7. Information Signs.
- a. Location. To be on building elevations, fences, or other solid backing.
 - b. Size. Combined area of all signs shall not exceed 16 square feet with maximum letter height of 12 inches. If letter height does not exceed 8 inches, may increase total sign area for such signs to 20 square feet. Combined area of other information signing may measure up to 6 square feet with maximum letter height of 8 inches.
 - c. Copy. May include messages such as parts, services, used cars, etc.
 - d. Construction. To be single-sided, mounted flat, with depth no greater than 1 inch. Individual cut-out letters recommended but not necessarily required. Signs shall not be painted on building facades. All information signs to be of same color, letter style, and design. (See Information Sign Illustration in the Development Master Plan.)
8. Standards for Temporary Signs (Auto Dealer Area Only).
- a. The Auto Dealer portion of the Automall Zone shall comply with the following standards:
 - (1) Temporary signs shall not be placed in or over a public right-of-way, or within the common landscape area for the Automall Development.

- (2) Temporary signs shall not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind.
 - (3) They shall not be attached to telephone poles, fences, or trees.
 - (4) They must be firmly secured.
- b. Special Promotion Periods. The Automall Auto Dealers Association may apply for twenty-one [21] special promotion periods during the calendar year. Each period may not exceed 5 days in length. The periods shall not be combined to run consecutively, and must be separated by nine [9] calendar days between display periods. A temporary sign permit is required. The permit shall be valid for all areas of marked "Auto Dealers" on the zoning sub-district map, regardless of the applicant. The following types of sign devices may be used during these permitted periods. No other sign device may be displayed unless listed below:
- (1) Banners attached to the buildings or light poles (may not be attached to landscaping)
 - (1) Vehicle decorations, including antenna flags, balloons, and windshield paintings.
 - (2) Tall balloons designed to attract attention from long distances.
 - (3) Spot lights
 - (4) Inflatable objects, such as "gorillas", "soda cans", etc. that create a larger than life image for the purpose of advertising a specific product or to bring attention to a special promotion.
- c. Prohibited signs include: A-frames, pennant flags, bus bench advertising (unless otherwise specified by Chapter 15-10, Sign Ordinance).
- d. Temporary Signs Allowed Without a Permit. Holiday Periods. A business may advertise a special service, product or sale during the following holiday periods without a permit (the sign devices listed in subparagraph "b" above) may be utilized:

Holiday Period	Length of Display
Presidents Day - February	5 days
Easter - March or April	5 days
Memorial day - May	5 days
July 4th - July 24th	5 days each
Labor Day - September	5 days
Thanksgiving - November	7 days
Hanukkah, Christmas, New Year's	19 days starting Dec. 15 and ending Jan. 2

- K. **Maintenance.** All owners of property shall maintain all buildings, landscaping, fences, walls, drives, parking lots, signs or other structures located upon the property in good and sufficient repair and shall keep such premises painted, windows glazed and otherwise maintain the property in a safe and aesthetically pleasing manner. Lawns shall be kept in a mowed conditions. Pavement shall be kept true to line and grade and in good repair. Drainage ditches shall be kept clean and free of any obstacles.
1. General. Remedial action shall be taken by the property owner to repair and prevent soil erosion on the property. No unsightly condition will be allowed. Any undeveloped pad in a development parcel shall be appropriately maintained free of weeds and debris.
 2. Damaged Property. Any structure, planting, driveway, parking lot, or service area which is damage by the elements, by vehicles or from fire or any other cause shall be repaired as promptly as the extent of damage will permit.
 3. Vacant Buildings. Buildings which should happen to be vacant for any reason, shall be kept locked and the windows glazed in order to prevent the entrance thereto by vandals.
 4. Landscape Maintenance. Individual property owners to be responsible for maintenance of all landscaped areas. The overall aesthetic effect of the landscape shall be evergreen and thriving in accordance with the design intent. Continuous maintenance of all planted and hard-surfaced areas is required, including parking lot sweeping and regular removal of litter so as to have a neat and clean condition at all times. Dead trees, lawns, ground covers, and shrubbery areas must be promptly replaced. Areas featuring annual flowers to be promptly planted in the spring and maintained to winter.