

10-8-2: SIGN REGULATIONS:

The purpose of this section is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community. It is further intended to reduce signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents.

- A. Sign Copy: Signs permitted under this regulation are intended to identify the business located on the premises upon which the sign is located. Signs shall only state the legal name of the business. Signs which are intended to advertise the sale of the type of goods or service and other matters, either with text or graphic illustrations, are prohibited.
- B. Sign Design: It is recognized that it is desirable to have some diversity of sign design within the Snyderville Basin. However, it is also desirable to ensure that materials and color schemes used on signs shall be compatible with the image of the Snyderville Basin community and mountain environment. All materials and color schemes of all exposed surfaces of signs shall compliment the building located on the premises. Signs not compatible with these criteria shall not be permitted.
- C. Permitted Signs:
1. Freestanding Signs: Freestanding signs are permitted only if the frontage of the project area is greater than one hundred feet (100') in length or if the use does not contain a structure on which to place a building sign. All freestanding signs shall comply with the following:
 - a. Monument Base: All freestanding, on premises signs shall be constructed with a monument base. The base shall be compatible with the architectural materials used on the principal structure located on the premises. A base of stone or wood is preferable.
 - b. Display Area: The display area of all freestanding, on premises signs shall be constructed of wood or other principal building material on the building (wood is the preferred material). Plastic, lexan or similar materials will not be permitted, except where used for lettering in conjunction with wood or metal background to shield an internal light source. In no case shall the display area exceed twenty seven (27) square feet in size. The display area of a sign, which may be double sided, shall include any architectural embellishments or background materials that are an integral part of the display and intended to help attract attention to the sign.
 - c. Height: In no case shall the highest point of a freestanding, on premises sign be more than six feet (6') above the grade elevation at the base of the sign.
 - d. Landscaped Area: All freestanding, on premises signs shall be located within a landscaped area. Landscaping, including shrubs, perennials, trees, other appropriate vegetative material, and landscape boulders where appropriate, shall be designed in a manner that minimizes the visual impact of the sign, without blocking the view of the sign from the specific area from which

it is intended to be seen, or adversely affecting pedestrian and vehicular sight distance. Designs that integrate the sign into the land form should be considered.

e. Setbacks: In no case shall a freestanding, on premises sign encroach into a road right of way, nor shall any sign be situated near an intersection in such a manner so as to interfere with vehicular sight distance. These signs shall be set back at least fifteen feet (15') from the edge of the right of way unless special circumstances warrant a lesser distance, in which case they may be approved as part of a comprehensive sign plan. (Ord. 323, 3-9-1998)

2. Wall Mounted Signs:

a. No wall mounted sign shall exceed one square foot of sign area for each four (4) lineal feet of building frontage, up to a maximum of thirty (30) square feet. (Ord. 323, 3-9-1998; amd. 2004 Code)

b. When two (2) or more businesses are located in the same building and share the same business frontage, they may share one sign as described in subsection C2a of this section, or they may divide the square footage permitted in subsection C2a of this section into signs for each business.

c. The area of all wall mounted business signs shall be the extreme limits of the display surface. The display surface includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.

d. Wall mounted signs shall not cover or interrupt major architectural features such as doors and windows.

e. Wall mounted signs shall not project out more than six inches (6") from the wall on which it is mounted.

f. The maximum height of a wall mounted business sign shall not exceed fifteen feet (15') above the grade directly below the sign, except where specifically approved in a comprehensive sign plan.

g. Wall mounted signs shall be wood, metal, or painted on the side of the building. Plastic and/or lexan materials are not permitted except where used for lettering in conjunction with wood or metal background to shield an internal light source.

3. Window Signs:

a. Window signs shall not exceed ten percent (10%) of the area of the window in which it is placed.

b. The area of a window sign shall be the extreme limits of the display, which is comprised of all letters, logos or other graphic information.

4. Awnings Signs:

- a. The lettering and logos on any awning sign shall not exceed seven feet (7') in length.
- b. The words and logos on any awning sign shall not exceed seven inches (7") in height.
- c. Backlighted awnings are prohibited.

5. Temporary Signs:

- a. Freestanding temporary signs shall not exceed twenty (20) square feet or five feet (5') in height.
- b. Banners or any other temporary signs hung from a building or other supports shall not exceed fifty (50) square feet.
- c. A temporary sign may be displayed no more than two (2) weeks prior to the commencement of the event being advertised and shall be promptly removed upon its termination.
- d. A temporary sign shall not be displayed more than twenty (20) days in a calendar year unless specifically approved by the county.

6. Projecting Signs:

- a. No projecting sign shall exceed six (6) square feet.
- b. The area of a projecting sign shall be the extreme limits of the display surface. The display surface also includes any architectural embellishments or background materials that are an integral part of the display and used to differentiate the sign from its surroundings.
- c. Signs which project over a pedestrian walkway shall allow at least seven and one-half feet (7.5') of clearance between the bottom of the sign and the ground. Hanging signs may be illuminated; provided, that only indirect lighting is utilized, and that the light source does not interfere with pedestrian or vehicular traffic.
- d. Projecting signs shall be constructed of wood, metal or similar material. Plastic, lexan or other similar surface materials are not permitted.

D. Number Of Signs Permitted:

1. Either one wall mounted sign, one projecting sign, one hanging sign, or one awning sign shall be permitted per building frontage; provided, that the sign complies with the requirement of these guidelines.
2. Each lot, parcel or project area shall be permitted one freestanding, on premises sign when there is sufficient "lot frontage", as defined herein. In no case shall there be more than one freestanding, on premises sign permitted adjacent to any access point. A

freestanding, on premises sign may be constructed on frontage without an access point if the right to maintain a sign as permitted under this provision is waived.

E. Illumination:

1. Sign illumination may be cast directly onto the face of the sign; provided, that such illumination does not adversely affect pedestrian and/or vehicular traffic. Whenever a sign face is illuminated by an external source, light shall be concentrated on the sign face. The amount of light cast to the areas other than the sign shall be reduced to the extent possible. All external illumination sources shall be shielded from public view. On all internally illuminated freestanding, wall mounted and projecting signs, light shall be transmitted only through the material that comprise the letters located within the display area. No interior light source shall be visible to the exterior. No sign shall contain copy which consists of illuminated bulbs or individual lights or light sources.

2. Lighting for all exterior signs, whether lettering is internally back lighted or light is cast onto the face of the sign, shall comply with the lighting standards established herein.

F. Prohibited Signs And Devices: The following signs shall be prohibited in the Snyderville Basin:

1. Flashing signs.
2. Roof mounted signs.
3. Moving signs.
4. Neon signs, where the light source is on an external face of the sign.
5. Signs advertising home occupations, except in a mixed use development in a town, resort or village center, and a comprehensive sign plan has been approved which allows such signs.
6. Strings of pennants, banners, ribbons, streamers, balloons, spinners, or other similar moving or fluttering devices and search lights.
7. Signs imitating official traffic signs in any manner which are visible from public areas.
8. Portable signs not permanently affixed to the ground, except as otherwise provided in this section.
9. Mobile signs, except those that conform to the temporary sign provisions, that promote a business. Signs attached to stationary vehicles, equipment, trailers and related devices, when used in a manner to augment approved signage for a business as opposed to normal operation or parking of the vehicle or device.
10. No signs or advertising devices of any nature shall be erected or maintained on any property except as necessary to identify

the business, its address, or as may be necessary or desirable to give direction, advise of rules and regulations, or caution or warn of danger, and such signs as may be otherwise required by law.

11. Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of motorists or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on any road or street, as determined by the director or the county sheriff.

12. Any sign or sign structure which constitutes a hazard to public health or safety, as determined by the director or the county sheriff.

13. Signs on trees, utility poles, and on public property, other than public information signs.

14. No sign shall be erected or maintained on a parcel, lot, or project area other than the specific lot or parcel on which the use or activity advertised on the sign is located. Off premises directional signs may be approved as a temporary sign when an event or activity is situated in such a manner that its location is obstructed from public view, so long as that sign is compatible with all other regulations herein.

15. Any sign for which the sign message face has been removed or destroyed, leaving only the supporting frame or other components, and said condition exists for more than thirty (30) days is prohibited and shall be removed.

16. Signs which conform to the provisions of this section shall not be permitted when nonconforming signs exist on the lot, parcel or project area.

G. Exempted Signs: The guidelines and standards herein shall not apply to the following signs, nor shall the following signs be considered as a permitted sign of any business:

1. Construction Site Signs: A sign which names the contractors, subcontractor, architects and all other related enterprises engaged in the construction on the property where the sign is located. Such signs are not to exceed twenty (20) square feet and six feet (6') in height; shall not be erected prior to the start of construction; and shall be removed at the time of final building inspection. There shall be one such sign permitted per street frontage. These signs shall not be permitted in a right of way or within thirty feet (30') of a road, whichever is greater.

2. Development Leasing; Sales; Rental Signs: Freestanding, on premises signs which provide only leasing, rental or sales information during a new construction phase on the property on which the sign is located. Such signs are not to exceed twenty (20) square feet and eight feet (8') in height, shall not be erected prior to the start of construction, and shall be removed at the time the leases and/or sales have been completed. No more than one development lease, sales or rental sign shall be permitted per street or business frontage. These signs shall not be permitted in a right of way or within thirty feet (30') of a road, whichever is greater.

3. Informational Signs: Signs which are not more than six (6) square feet and no more than four feet (4') height and which are

used to direct vehicular and pedestrian traffic or to direct parking and traffic circulation on private property. Advertising is not permitted on these signs. Informational signs shall contain no advertising material or message. These signs shall not be permitted in a right of way or required setback area.

4. Public Signs: Legal notices, identification, informational or directional signs erected or required by governmental bodies, or authorized by the county for public purposes which meet the requirements of these guidelines, except provisions prohibiting said signs in the rights of way.

5. Public Regulatory Signs: All public regulatory signs located in the county which meet all the state requirements. (Ord. 323, 3-9-1998)

6. Real Estate Signs: Real estate signs, other than development leasing, rental or sales signs, and those which advertise the sale of the real estate upon which said sign is located or which indicate that the property has been sold. Real estate signs advertising the sale of properties in any zone districts shall not exceed twenty (20) square feet. Real estate signs on single-family residential lots shall not exceed ten (10) square feet. Real estate signs may remain in place during the time the property is listed for sale or rent, and shall be removed no later than one week after the sale or rental of the property. No more than one real estate sign shall be allowed per property, except a lot with more than one street front exposure may have one real estate sign per street front. No real estate sign shall be permitted in any right of way or within thirty feet (30') of a road surface, whichever is greater. (Ord. 323, 3-9-1998; amd. 2004 Code)

7. Rummage Or Garage Sale Or Special Event Signs: Signs which advertise garage or rummage sales or other special events shall not be displayed more than four (4) times per year for a given property, and the exposure of said signs shall only be for the duration of the event. The individual responsible for the sign shall ensure that the sign is removed on the last day of the event. These signs shall not exceed six (6) square feet.

8. Interior Signs: Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings and which cannot readily be seen from the exterior of the building, which signs are designed and located to be viewed exclusively by the patron of such use or uses.

9. Utility Signs: Signs of public utility or cable television companies which show the locations of underground facilities.

10. Street Address And Identifications Signs: Signs whose content includes only the name or professional title of the occupant and address of the premises. Such signs shall not exceed two (2) square feet. The sign shall be limited to flush mounted or window type signs and one per premises. These signs shall not be permitted in a right of way.

11. Customer Information Signs: Customer information signs located on or in close proximity to the building and outside of required setback areas may display such items as "credit cards accepted", prices and menus, and each sign shall not exceed two (2) square feet in area.

12. Temporary Political Signs; Flags: Temporary political signs and up to one federal, state, county and/or municipal flags that are

subject to all other requirements of this title.

13. Interior Signs: Internal building signs.

H. Removal Of Nonconforming Signs: Nonconforming signs, excluding billboards, shall be made to conform to the regulations herein or be removed as follows. On the happening of any of the events described below, or where any of the following conditions apply, the sign or signs shall be brought into compliance within one year after the effective date of this section, and a new permit shall be secured therefor, or shall be removed.

1. The cost of conforming the sign is valued at less than one hundred dollars (\$100.00). Sign value shall be determined based on an actual sales receipt for the sign or a cost estimate for the replacement cost provided by a qualified professional.

2. When a nonconforming sign is destroyed or damaged to an extent in excess of fifty percent (50%) of the sign value.

3. The sign is relocated in any manner.

4. If the sign is altered structurally, or if more than twenty five percent (25%) of the copy as measured by the sign area is altered, except for changeable copy signs and maintenance.

5. If the business or service for which the nonconforming sign triggers a conditional use review or other type of development review and approval, as described in this title, as a result of expansion, change of use, or other reason. All improvements to a single business or use within any twelve (12) month period shall be treated cumulatively in the administration of this subsection.

6. Nothing in this section shall be deemed to prohibit the county from removing a billboard without providing just compensation in accordance with the procedures set forth in this subsection, if the BCC provides reasonable notice of the proceedings and, following a public hearing, finds:

a. The applicant made as a false or misleading statement in any application to the county necessary to establish or change the billboard;

b. The billboard is unsafe or presents a hazard to persons or property;

c. The billboard is in a state of disrepair; or

d. The billboard has been abandoned for at least twelve (12) months.

I. Maintenance And Repair Of Nonconforming Signs: Nothing in this section shall be construed to relieve the owner of use of a nonconforming sign, or owner of the property on which such nonconforming sign is located, from maintaining the sign in a state of good repair; provided, however, than any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming. Routine maintenance or changing like

parts shall not be considered an alteration; provided, that such change does not alter the surface dimension, height, message, or otherwise make the sign nonconforming.

J. Comprehensive Sign Plan:

1. It is recognized that there are special circumstances that deserve flexibility from the sign standards prescribed above, when such flexibility is in the best interest of the business and the community. The purpose of the comprehensive sign plan is to afford such flexibility so long as the proposed plan still meets the intent of the sign regulations. (Ord. 323, 3-9-1998)
2. The director may permit the utilization of comprehensive sign plans for businesses located in a single building or building complexes which are located on one lot or parcel, or two (2) or more contiguous parcels, which are held in unified control. Comprehensive sign plans shall meet the following requirements: (Ord. 323, 3-9-1998; amd. 2004 Code)
 - a. The applicant must submit a detailed sign plan with attached written stipulations to the director for review. Such stipulations shall consider all appropriate concerns, including, but not limited to, an accurate survey map or the sufficient description describing the area in which the plan will be in effect, location of signs, size, height, color, lighting, orientation, construction material and copy. If there are signs within the legally described area which will not conform to the standards described in the comprehensive sign plan, procedures and time frames for securing the removal of nonconforming signs shall be detailed.
 - b. No minimum or maximum standards are established for the comprehensive sign plans, but each plan must contain such limitations within the plan stipulations. Any increase in size over that permitted herein shall be the minimum increase necessary to address the special circumstances which justify the sign plan.
 - c. The sign plan shall be reviewed in terms of its impact on surrounding land uses and its compatibility with the purposes of the sign code.
 - d. Once the comprehensive sign plan is approved, it shall be recorded in the records of the county recorder's office, in a form approved by the county attorney, and shall thereafter serve as the recognized sign regulations for the specific property.
3. Once the director has authorized a comprehensive sign plan, it may be modified upon approval by the director through the following procedure:
 - a. The applicant shall submit a request to change the approved sign plan. The application shall define the specific changes to be incorporated into the sign plan.
 - b. The director may approve the change to the comprehensive sign plan only if the following criteria are met:
 - (1) The proposed change will not adversely affect the development and the preservation of the entire sign plan;
 - (2) The change will not adversely affect the surrounding land uses;

(3) The change will not conflict with the purposes of the sign regulations described above; and

(4) The change is not granted solely to confer a special benefit upon the applicant and the specific property on which the sign plan applies.

K. Permit Requirements:

1. It is unlawful for any person to erect, construct, alter or relocate any sign, other than such signs specifically described in subsection G of this section (exempted signs), without first obtaining a permit, including signs approved as part of a comprehensive plan. Signs that comply with the specific provisions herein shall be considered approved by the county if said signs are approved as part of a major or minor development permit. Routine maintenance or repairing existing like parts shall not be considered an alteration; provided, that such change does not alter the surface dimensions, height, message, or otherwise make the sign nonconforming.

2. Application for the permit shall be made to the director and shall include the following:

a. The name, address and telephone number of the applicant, owner and occupant of the property.

b. Location of the structure or parcel of property on which the sign will be attached or erected.

c. Position of the sign in relation to nearby buildings, structures, property lines, rights of way and roads.

d. A copy of plans and specifications showing material and method of construction, illumination, electrical wiring, location and support.

e. Sketch showing sign faces, exposed surfaces and proposed message, accurately represented in scale as to size, area, proportions and color.

f. The name of the person erecting the sign.

g. Written consent of the owner of the building, structure or land on which the sign is to be erected.

h. On any application for a temporary sign, the applicant shall list the earliest date on which the sign may be established and the date on which the sign shall be removed.

Before granting a permit under this subsection, every applicant shall pay the required permit fee to the county for each sign.

L. Enforcement:

1. The director shall be responsible for enforcing the provisions of the sign regulations established herein.

2. Violation of the sign provisions established herein shall result in punishment in accordance with the provisions of this title and state law. (Ord. 323, 3-9-1998)