

LEHI CITY SIGN ORDINANCE

CHAPTER 23

SIGNS

(Revised 03/13/18; Amended 05/14/19)

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Section 23.010. Purpose, Intent, and Objectives.

The need for direction, guidance, and information by means of suitable sign systems is of critical importance to the City. The purpose of this chapter is to balance the need to protect the safety and welfare of the residents, business community, and the traveling public in Lehi City, the need for a well-maintained and attractive community, and the need for clear and adequate identification, communication, and advertising. It is the intent of the regulations in this chapter to address the design, construction, materials, erection, installation, size, height, location, massing, spacing, number, duration, illumination, movement, condition, and other physical characteristics of signs, including their use, maintenance, and alteration, all in a permissible content-neutral manner that does not favor any type of speech over another and which is able to survive a strict scrutiny analysis of the City's compelling governmental interest to regulate. To achieve this purpose and intent, the provisions of this chapter have the following specific objectives:

- A. preserve and protect the constitutionally guaranteed right of free speech and expression in the display of signs;
- B. guide and direct prompt public safety response;
- C. assure meaningful identification for private and public enterprises;

- D. promote and support economic development, enhance the City's economic strength, and retain and expand existing businesses;
- E. allow businesses the flexibility to erect signs that meet their individual needs and take advantage of new technology;
- F. implement the City's marketing and branding strategy plan;
- G. help shape Lehi's future through the community's enterprising spirit while preserving its vibrant family-oriented and business-friendly community;
- H. ensure that signs are designed, constructed, installed, and maintained according to minimum standards to safeguard life, health, property and public welfare;
- I. focus on sign functionality including viewer detection, legibility, viewer response, and comprehension;
- J. ensure new signs are compatible in design and scale with their surroundings;
- K. improve public convenience by directing persons to activities and enterprises;
- L. protect against destruction of or encroachment upon historic convenience to citizens;
- M. permit signs that are pleasing in appearance while encouraging variety and permanence;
- N. establish appropriate spacing between signs and between signs and adjacent land uses;
- O. minimize light pollution, glare, visual obstructions, and distractions by optimizing lighting levels;
- P. reduce and eliminate hazards to motorists and pedestrians;
- Q. promote the free flow of travel and activity for vehicles and pedestrians;
- R. foster an orderly landscape that has a minimum of visual clutter by eliminating excessive and confusing sign displays;
- S. afford aesthetic protection for entry areas and primary corridors of the City;
- T. enrich neighborhood appearance, aesthetics, property values, and the magnificent views and visual qualities of the City;
- U. inspire pride and ownership in neighborhoods, businesses, gathering places, and the community at large by creating a sense of place for residents;
- V. maintain valuable, historic, and artistic structures;
- W. develop positive conditions for a responsible communication system;
- X. craft an amortization policy for deteriorated and abandoned signs;
- Y. create a reasonable mechanism for regulating signs within the community; and

- Z. provide fair and consistent enforcement of the sign regulations of this chapter.

Section 23.020. Scope of Chapter.

- A. **Content Neutrality.** Nothing in this chapter is intended or interpreted to favor any one type of sign or content. Where necessary, this chapter shall be interpreted to be content neutral. This chapter is designed to provide flexibility in the allowance of signs as a part of the possible range of communication options available while being narrowly tailored to achieve the purpose, intent, and objectives identified in Section 23.010.
- B. **Conflict of Regulations.** The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of the Lehi City Development Code, Lehi City Municipal Code, Utah Code Annotated, or applicable federal regulations. Where provisions of this chapter conflict with other regulations, the more specific terms shall govern.
- C. **Illustrative Pictures and Figures.** Pictures and figures shown in this chapter are for illustrative purposes only and shall not supersede the wording in the associated subsection.

Section 23.030. Definitions.

As used in this chapter:

- A. “Alteration of sign” means changing or rearranging, other than the sign copy or color, any structural part, enclosure, lighting type, component, or location of a sign.
- B. “Animated sign” means a sign which exhibits movement or the optical illusion of movement of any part of the sign structure, including the movement of any illumination such as flashing or strobe effects, or the spinning or other movement of a sign or portion thereof.
- C. “Awning sign” means a sign placed on or integrated into a fabric, metal or heavy plastic canopy mounted on the exterior of a building.
- D. “Backlighting” means illumination, the source of which is not visible, positioned inside or behind a sign face, such as behind raised letters and awnings or inside sign cabinets, where the illumination is seen through the letters or sign face.
- E. “Banner” means plastic, fabric, or other pliable material intended to be hung either with or without a frame, typically placed between two poles or hung on the wall of a building. “Banner” does not include a flag flown on a flagpole.
- F. “Billboard” means a large, high-profile freestanding off-premises sign on one or more poles typically located along a freeway or high-traffic arterial road.
- G. “Blade” means a detached sign typically made of cloth or vinyl attached to a thin single pole mounted in the ground and includes feather signs and teardrop designs.
- H. “Building wrap,” also known as a super graphic, means a large-format vinyl or mesh sign affixed or adhered to a building façade and which extends across one or more floors of a building.
- I. “Cabinet” means the enclosure of a sign, not including the mounting structure, upon which text, logos, insignia, and other copy is mounted and within which the majority of electrical components, if needed, are located.
- J. “Canopy sign” means a sign affixed to the visible surface of an attached or freestanding canopy whose structure is either metal, wood, or heavy plastic of a permanent nature, and which may be internally or externally illuminated.
- K. “Civic Institution” means a government, church, school, hospital, mass transit company, and public utility company.
- L. “Clear view area” means the triangular space at the intersection of streets as determined by a diagonal line connecting two points measured 35 feet equidistant from the point of the intersection along the curb or right-of-way line, then connecting those points to form a triangle. See Section 12.070 of the Lehi City Development Code.
- M. “Digital billboard” means a billboard that is static, and changes copy by any electronic process or remote control.

- N. "Electronic display sign" or "EDS" means a sign, other than a billboard, capable of displaying electronic words, symbols, figures, graphics, images, or pictures that can be electronically or mechanically changed by remote or automatic means. An EDS display is composed of a series of lights including light emitting diodes, fiber optics, plasma displays, light bulbs, or other illumination devices, which may be computer programmable or microprocessor controlled.
- O. "Flashing sign" means any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when the sign is in use. Any moving illuminated sign, except digital billboards, shall be considered a flashing sign.
- P. "Freestanding sign" means a sign erected and maintained on a frame, mast, or pole, independent of and not attached to any building.
- Q. "Ground-mounted sign" means a sign which extends from the ground or has support which places the bottom of the sign less than two feet from the ground.
- R. "Handbill" means a poster, flier, handout, brochure, leaflet, or other advertisement typically made of non- or semi-durable materials.
- S. "High profile" means six feet or higher.
- T. "Illegal sign" means any sign erected without first obtaining a sign permit, or which is not otherwise established to be a legal nonconforming sign by the terms of this chapter, or which is erected after the effective date of this chapter and which has been determined to be a non-permitted sign type.
- U. "Indirect lighting" means a source of external illumination located away from the sign, which lights the sign, but which may or may not itself be visible.
- V. "Inflatable" means any device supported by heated air, forced air, or other gases.
- W. "Integral sign" means a sign that is embedded, extruded, or carved into the material of a building façade, or a sign made of bronze, brushed stainless steel or aluminum, or similar material attached to a building façade.
- X. "Legal nonconforming sign" means any sign no longer allowed under this chapter but which, when first constructed, was legally allowed.
- Y. "Logo" means a graphic symbol representing any activity, use, or business.
- Z. "Maintenance of a sign" means the replacing, repairing, or repainting of a portion of a sign structure made undesirable by wear and tear, weather, or accident.
- AA. "Marquee" means a sign structure placed over the primary entrance of a building such as a hotel or theater, bearing sign copy and which projects from and is attached to the building.
- BB. "Master sign program" means sign specifications and details approved as a package that define or identify allowed signage allotted to individual businesses throughout a multi-business commercial center.
- CC. "Monument sign" means a freestanding sign mounted on an opaque base in the ground concealing all support structures.
- DD. "Off-premises sign" means a sign located outside of the property or development boundary of the owner or tenant of the sign.
- EE. "On-premises sign" means any sign located within the property or development boundary of the sign owner or tenant.
- FF. "Original art display" means a hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner but does not include mechanically produced or computer-generated prints or images, digitally printed vinyl, electrical or mechanical components, or a changing image art display.
- GG. "Permanent sign" means any permitted sign type which is intended to be and is so constructed of a lasting and enduring material and to remain unchanged in character, position, and condition exclusive of wear and tear; or which is constructed as a freestanding sign or wall sign.
- HH. "Pole sign" means a permanent freestanding sign mounted atop one or more poles where the bottom of the cabinet is at least six feet above the ground.
- II. "Portable sign" means any sign without a permanent foundation or otherwise attached to a fixed location, which can be carried, towed, hauled, worn, maneuvered, manipulated, or driven, and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability. "Portable sign" includes "vehicle sign."

- JJ. "Project placemaking sign" means an artistic sign or a grouping of signage that is used to set apart a development as a unique and distinctive place.
- KK. "Projecting sign" means a sign that is attached to and projects more than 18 inches from a building face or wall, or from a structure whose primary purpose is other than the support of a sign.
- LL. "Public or quasi-public sign" means a sign that is constructed, placed, or maintained by a local, state, or federal government, a public utility, railroad, or mass-transit provider, or a sign that is required to be constructed, placed, or maintained by federal, state, or local law either directly or to enforce a property owner's rights.
- MM. "Public street trees" means trees planted within a public right-of-way, as typically found in park strips.
- NN. "Pylon sign" means a freestanding, high-profile, on-premises sign completely self-supported where the bottom of the cabinet is at least six feet above the ground. "Pylon sign" includes pole signs.
- OO. "Reviewing Departments" means those City departments involved in reviewing sign applications pursuant to 3.060 of the Lehi City Development Code.
- PP. "Roof sign" means a sign located on or above the roof of any building, not including a false mansard roof, canopy, or other fascia.
- QQ. "Sign" means a name, identification, description, display, illustration, or device, affixed to, painted, or represented directly or indirectly upon a building, structure, or outdoor surface, which directs attention to or is designed or intended to direct attention to the sign face. If located completely within an enclosed building, it shall not be considered a "sign." "Sign" shall not include a flag flown on a flagpole. Each display surface of a sign, or sign face, shall be considered to be a "sign." "Sign" includes any and all structural and support apparatus and associated lighting.
- RR. "Sign allowance" means the total cumulative sign type and area for all signs allowed to any one business, development, or applicant.
- SS. "Sign area" means the space enclosed within the extreme edges of the cabinet for each sign face, not including the supporting structure. For signs not designed with a cabinet, "sign area" means 90% of the area enclosed within the smallest regular geometric shape needed to completely encompass all sign copy, including horizontal and vertical spacing between the copy.
- TT. "Sign copy" means the text, letters, insignia, logos, abbreviations, pictures, or other visible imaging on a sign.
- UU. "Sign face" means the entire display surface area of a sign upon, against, or through which sign copy is placed.
- VV. "Snipe sign" means a sign typically made of non- or semi-durable materials, mounted to a tree or utility pole, or to the ground by nails, staples, a wire frame, or similar device, often within a right-of-way, including public or private park strips and medians, or on other public property.
- WW. "Suspended sign" means a sign which hangs from a wall sign, awning, canopy, marquee, or building facade.
- XX. "Temporary sign" means a banner, pennant, or poster constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, plastic, resin, or similar materials, and which is intended, or is determined by the code official, to be displayed for a limited time.
- YY. "Vehicle sign" means any magnetic, painted, permanently attached, or temporarily affixed sign on a vehicle or trailer but does not include a vehicle wrap.
- ZZ. "Wall sign" means an on-premises sign attached to or erected against a building wall.
- AAA. "Wayfinding sign" means a sign designed to provide direction, define entrances or exits, or identify parking areas.
- BBB. "Zoning Administrator" means the Lehi City Zoning Administrator or designee.

Section 23.040. Application of International Building Code.

The International Building Code, published by the International Conference of Building Officials and as adopted by the City, shall be used as the standard for the installation and construction for all signs.

Section 23.050. General Sign Requirements.

- A. All signs shall be constructed, mounted, and attached in a safe and secure manner in accordance with the International Building Code.
- B. No sign shall be placed or maintained in the City except as provided in this chapter.
- C. No signs other than public or quasi-public signs shall be placed within or extend into public rights-of-way, or be placed on semaphore poles, utility poles, or over public property, except as otherwise provided in this chapter.
- D. Signs shall not be placed on public street trees.
- E. No sign over three feet in height shall be allowed in a clear view area at the intersection of streets.
- F. Signs shall not be located in a public utility easement unless a determination is first made by the Reviewing Departments that sign placement in the easement can be done in a way that affords adequate access to the utilities within the easement. If a sign is proposed to be placed in a public utility easement, the applicant shall provide a written, notarized certification stating the applicant shall be responsible for any costs associated with moving the sign if utility work necessitates moving the sign. No sign shall be placed over an existing public utility.
- G. Every sign erected or proposed to be erected shall be classified by the Zoning Administrator in accordance with the descriptions contained in this chapter. Any sign that does not clearly fall into one of the classifications shall be placed in the classification which, in the opinion of the Zoning Administrator, is the most closely related. The Zoning Administrator's decision shall be based on the design and location of the sign.
- H. All signs placed contrary to the provisions of this chapter are declared to be nonconforming and, as such, may be dealt with or removed as provided in this chapter.
- I. Any sign that poses an immediate public safety hazard may be removed as specified in this chapter.
- J. Signs shall be allowed on private property only with the property owner's written permission, in addition to meeting the other requirements of this chapter.

Section 23.060. Permit Required.

Except as otherwise specified in this chapter, the owner of each sign shall apply for and receive a sign permit from the City prior to commencing construction for a sign, erecting a new sign, or modifying an existing sign.

Section 23.070. Exemptions.

The following shall be exempt from the permitting regulations of this chapter:

- A. decals or logos affixed to windows or door panels;
- B. flags;
- C. individual pennants not on a string;
- D. disabled parking space signs not exceeding two square feet reserving parking for disabled individuals;

- E. holiday decorations associated with any generally recognized national, local, or religious holiday;
- F. illuminated building accents and decorations;
- G. painted or applied wall accents and decorations;
- H. wayfinding on-premises signs not exceeding two square feet in area, limited to two per driveway entrance;
- I. public or quasi-public street signs, and on-premises signs erected by civic institutions;
- J. public art, including original art displays;
- K. security and warning signs regulating the use of premises, not exceeding one sign two square feet in area in residential areas and one sign five square feet in area in commercial and industrial zones, but these number and size limitations shall not apply to the posting of conventional “no trespassing” signs in accordance with state law;
- L. signs inside a building;
- M. signs carved into a building or raised in integral relief on a building, which are a physical part of the building façade and part of the physical construction of the building materials comprising the façade, but not including letters or signs that are merely attached to the exterior façade of the building, even if of the same finish or color as the building;
- N. signs required by federal, state, or City law;
- O. signs not visible from a public right-of-way; and
- P. temporary signs of two square feet and under, except temporary signs prohibited by other sections of this chapter.

Section 23.080. Sign Approvals. *(Amended 01/11/22; 07/12/22)*

- a. Signs Approved by the Zoning Administrator. Unless otherwise stated in this chapter, the following signs in non-residential zoning districts may be approved by the Zoning Administrator provided a complete sign permit application has been submitted and the signs otherwise meet the requirements of this chapter:
 - i. awning signs;
 - ii. canopy signs;
 - iii. drive-thru signs;
 - iv. electronic display signs where the electronic display portion is fifty square feet or less;
 - v. monument signs;
 - vi. projecting signs;
 - vii. subdivision monument signs;

- viii. suspended signs;
 - ix. temporary signs over two square feet;
 - x. wall signs; and
 - xi. wayfinding on-premises signs.
- b. Signs Approved by the Planning Commission. The following signs may be approved by the Planning Commission as a conditional use provided that a complete sign permit application has been submitted and reviewed by the Reviewing Departments and the signs meet the requirements of this chapter:
- i. electronic display signs larger than fifty square feet;
 - ii. marquees; and
 - iii. pylon signs.
- c. Each sign application shall be reviewed by the Planning Division to ensure compliance with this chapter prior to its submission to the Zoning Administrator or Reviewing Departments and Planning Commission for approval. The Zoning Administrator may require any sign be reviewed and approved by the Reviewing Departments and Planning Commission prior to issuance of a sign permit.

Section 23.090. Regulations for Permanent Signs. *(Amended 03/31/20)*

- A. Awning and Canopy Signs. Signs painted, printed, or sewn on the surface of awning material or on canopies shall be allowed provided:
- i. awnings are placed at street level only;
 - ii. sign copy on a canopy does not exceed 15% of the canopy face;
 - iii. all illumination and lighting is shielded and directed toward the ground; and
 - iv. the sign area is calculated as part of the allowable building wall sign area.



- B. Civic Institutional Signs. On-premises wall signs, monument signs, and pylons owned by civic institutions shall be allowed as set forth in this chapter. Pylon sign design shall be approved by the Planning

Commission as a conditional use subject to the design requirements for pylon signs as set forth in this chapter, except the maximum pylon sign height shall be 25 feet in residential or agricultural zoning districts.



C. Electronic Display Signs.



1. Electronic display signs shall be allowed only as part of a monument sign, canopy, marquee, civic institutional sign, pylon sign, or conversion of an existing billboard or off-premises sign. Except for billboard or off-premise sign conversions, the electronic message display area shall not exceed 50% of the total allowed sign area and, if an on-premises sign, shall not exceed 50 square feet.
2. The Zoning Administrator may approve EDSs if the EDS:
 - a. is fifty square feet or less;
 - b. is part of a monument sign, pylon sign, or canopy sign;
 - c. remains static; and
 - d. conforms to the illumination requirements set forth in this section.
3. The Planning Commission shall review and approve all EDSs not identified in subsection 23.090.C.2.

4. To protect the integrity of the historic commercial areas of the City, no EDS shall be located along Main Street from 500 East to 500 West, or along State Street from Center Street to 400 East.
5. Each EDS display shall remain “on” and static for a minimum of three seconds, except for video presentations. Flashing, starburst, and similar frame effects are prohibited.
6. Each EDS shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions.
7. Each EDS shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.
8. Illumination levels shall not, at maximum display intensity, exceed 0.3 foot candles over ambient lighting conditions when measured at the distance set forth in Table 23.090.C. Light cutoff devices shall minimize light above the EDS.
9. Illuminance shall be measured with a meter set to measure foot candles accurate to at least two decimals. Illuminance shall be measured with the EDS off, and again with the EDS displaying a white image for a full-color capable EDS, or a solid message for a single-color EDS. All measurements shall be taken perpendicular to the face of the EDS at the distance determined by the total square footage of the EDS as set forth in Table 23.090.C.
10. The applicant shall submit a photometric matrix showing the dispersal in foot candles and showing that the EDS meets all the requirements of this section.

TABLE 23.090.C

**SIGN AREA VERSUS MEASUREMENT DISTANCE
FOR ELECTRONIC DISPLAY SIGNS**

ON-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	MEASUREMENT DISTANCE (feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
On-premises signs having areas other than those listed in this table shall have their distance measured as the $\sqrt{\text{Area of Sign (sq. ft.)} \times 100}$.	

OFF-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	MEASUREMENT DISTANCE (feet)
0-100	100
101-350	150
351-650	200
Over 650	250

- D. Marquees. A marquee shall be allowed provided the bottom of the marquee is at least eight feet above the sidewalk or finished grade and the sign area does not exceed 80% of each sign face. Marquees extending over a public sidewalk shall be limited to a projection distance not to exceed two-thirds of the width of the sidewalk. There shall be only one marquee per building.



- E. Monument Signs. Monument signs shall be allowed as follows:
1. The parcel on which the sign is to be erected shall have a minimum of 60 lineal feet of frontage on a public street, measured at the front property line.
 2. Monument signs may be allowed at entrances of residential subdivisions and commercial developments subject to any required clear view area restriction.
 3. The maximum sign height and area for monument signs shall be based on the amount of street frontage, calculated according to Table 23.090.E.

TABLE 23.090.E

Street Frontage (in lineal feet)	Maximum Monument Sign Height including pedestal (in feet)	Maximum Monument Sign Area (in square feet)
60 to 175	6	60
175 to 200	8	80
201 to 225	11	110
226 or more	14	140

4. The height of a monument sign shall be measured as the distance from the height of the street curb or sidewalk to the highest point of the sign and shall include the pedestal. Monument signs placed on a berm may have additional overall height for each vertical inch of berm directly under the sign; however, the entire frontage shall have equal berming treatment not exceeding three feet in height.
5. The width of a monument sign shall not exceed 12 feet, measured at the widest point of the sign on a horizontal plane.
6. Each monument sign shall have a minimum one-foot high opaque pedestal designed as the base of the sign, which conceals any pole support. The base shall be as wide as or wider than the sign face. There shall be no sign copy on the pedestal. The pedestal shall utilize materials and design elements that relate the sign to the associated building. The use of stone, brick, or durable native or natural materials is required in the design of pedestals and frames.
7. Commercial projects or parcels with frontage on more than one street shall be allowed a monument sign on each associated frontage. Monument signs shall be separated from each other by at least 80 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 60 feet to any other sign located on the same frontage.
8. Commercial pads within or part of a multi-tenant project may have a separate monument sign provided:
 - a. the pad is contiguous to an arterial street and has at least 60 feet of street frontage;
 - b. the sign is at least 60 feet away from any other sign located on the same frontage;
 - c. the sign style is consistent with the approved sign theme for the project as required in Section 23.140; and
 - d. the allowed area and height of the sign complies with Table 23.090.E.



- F. Project Placemaking Sign. Project placemaking signs shall be allowed for residential or commercial developments as a conditional use as per the following:
1. located only at multi-tenant or multi-parcel projects a minimum of ten acres in size;
 2. located only on parcels fronting arterial roads, state highways, or I-15;

3. design is artistically unique and does not fit the typical box-cabinet, monument, or pylon sign design requirements;
 4. copy shall not exceed 200 square feet; and
 5. height, design, scale, and context are deemed appropriate to the site.
- G. Projecting and Suspended Signs. Projecting and suspended signs shall be allowed in conjunction with wall signs, awning signs, canopies, and marquees. Projecting and suspended signs shall:
1. have a maximum sign area of two percent of the total square footage of the building wall or 20 square feet, whichever is less, with the size of the sign calculated by measuring the area of a rectangle that would encompass all features of the sign;
 2. not extend more than four feet from the attached vertical wall and be no more than 12 inches thick;
 3. have eight feet minimum clearance from the sidewalk or finished grade;
 4. not have an electronic message display or changeable copy;
 5. be allowed only for street level tenants; and
 6. have a minimum horizontal distance of 30 feet between projecting signs.



- H. Vintage or Antique Style Roof Signs. Vintage or Antique Style Roof Signs may be allowed as a Conditional Use and subject to the following requirements:
1. Maximum total height above the roofline shall be five feet.
 2. Maximum total width of the sign shall be 45 feet or 75 percent of the width of the wall below the roof sign, whichever is less.
 3. No other signage shall be allowed on the wall underneath the roof mounted sign.
 4. Vintage or Antique Style Roof Signs shall only be allowed on restaurant and brewpub buildings that have a vintage or antique architectural style.
 5. Sign lettering shall utilize a vintage or antique style font.
- I. Pylon Signs. On-premises pylon signs shall be allowed subject to the following:
1. On commercial lots of three acres or larger, one pylon sign may be approved on each collector or arterial street frontage.

2. A pylon sign may be placed on a commercial lot or multi-tenant commercial project less than three acres in size where:
 - a. the lot is within 300 feet of the I-15 right-of-way;
 - b. the lot is within 1,000 feet of an I-15 interchange;
 - c. the sign is oriented for freeway viewing; and
 - d. the sign is owned by a hotel, gas station, or restaurant.
3. Pylon sign shall be allowed on any commercial lot or multi-tenant commercial project having at least 300 feet of collector or arterial street frontage measured at the front property line.
4.
 - a. Pylon sign height shall not exceed 25 feet, except the height may be increased as per subsection 23.090.G.4.b. for commercial uses located both within 300 feet of the I-15 right-of-way and 1,000 feet of an I-15 interchange.
 - b. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review by the Planning Commission for additional height. The Planning Commission shall approve only minimal additions to height to provide reasonable visibility above the view-obscuring structure. In all cases, the Planning Commission shall determine the allowable additional height, if any, on a site specific, case-by-case basis. In the determination of allowable additional height, the burden of proof shall be the responsibility of the applicant. In no case shall the height of a pylon sign exceed 70 feet.
5. The measured height of a pylon 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.
6. The maximum size of a pylon sign shall not exceed 15% of the total square footage for the building wall adjacent to the site's street frontage, or 200 square feet, whichever is less, except for multi-tenant commercial projects the Planning Commission may allow additional sign area on a case-by-case basis, based on the number of tenants displayed on the sign. In no case shall the total size of the pylon sign exceed 600 square feet.
7. Pylon signs shall not extend over any pedestrian or vehicular access area.
8. Structural supports for pylon signs shall be covered or concealed with pole covers. For signs with one pole, the pole cover shall be a minimum of 48 inches wide. For a sign with two poles, the pole covers shall be a minimum of 36 inches wide each. Support covers shall be architecturally and aesthetically designed to match the building or associated development.
9. Pylon signs shall be constructed so as to be an integral part of the overall design of the site and architecturally compatible with the building and materials. All pylon signs shall be part of an approved sign theme as per Section 23.140.
10. An electronic display on a pylon sign in a multi-tenant project may use 50 percent of the allowable sign area.
11. For multi-parcel or multi-tenant retail-based projects of at least three acres, exceptions may be allowed by the Planning Commission as a conditional use provided that an overall sign package for the project

is established to create consistency in the signage for the project. Increase in signage shall be approved on a site specific, case-by-case basis. It shall be the responsibility of the applicant to provide sufficient information and detail to justify the requested increase.

12. The design and placement of on-premises pylon signs for multi-tenant commercial projects may vary from the regulations of this section and shall be considered as a conditional use provided:
 - a. the proposed sign exceptions are not in conflict with the purpose and intent of this Chapter; and
 - b. the proposed sign is in architectural harmony with the development.



J. Wall Signs. Wall signs shall be allowed as follows:

1. Sign copy using molded logos and individual letters may occupy up to 15% of a primary wall or 600 square feet, whichever is less, and 5% of a secondary wall. Only one wall of a building shall be considered the primary wall. All other walls shall be considered secondary walls. Each secondary wall may have a separate sign based on 5% of the wall area.
2. Cabinet wall signs shall not occupy more than 5% of any wall or 40 square feet, whichever is less, whether on a primary or secondary wall.
3. Allowable square footage for wall signs may be spread between several different signs.
4. Wall signs shall not cover distinct architectural features on buildings.
5. Wall sign design may be limited due to an established sign theme required by Section 23.140.
6. Banners shall not be allowed as permanent wall signs and shall only be allowed as a temporary sign.
7. Painted signs or murals applied directly to any building facade shall be reviewed by the Zoning Administrator, except if the building is in a recognized historic district, the application shall be reviewed by the Planning Commission.

8. No part of any wall sign or sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted, neither shall it project more than 18 inches from the face of the building to which it is attached.



- K. Wayfinding Signs. Wayfinding signs providing direction, defining entrances or exits, identifying parking areas, or limiting access shall be allowed provided:

1. they shall not exceed four square feet in area and four feet in height, except that wayfinding signs for multi-tenant projects may be up to six square feet in area; and
2. the maximum number allowed shall be two per entrance from a public street.



Section 23.100. Temporary Signs. *(Amended 09/10/19)*

- A. Temporary Signs. On-premises temporary signs in the form of posters, balloons, banners, blade signs, building wraps, A-frame signs, cardboard or plastic signs fastened to wires or stakes, and inflatable displays shall be allowed provided:

1. a sign permit is first acquired;
2. unless otherwise provided in this chapter, temporary signs shall not be displayed for more than 30 days at any one time or for more than 90 days during a calendar year, except building wraps may be displayed for up to one year provided they are in kept in good condition and are not faded;
3. temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, a clear view area, or so as to obstruct distinctive architectural features, windows, doors, or points of access;

4. changeable copy or an electronic display sign are not allowed; and
 5. balloon and blade signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, shall not be more than 20 feet in height, shall be spaced no closer than 25 feet to other signs, and shall have no more than five such signs per frontage.
- B. Temporary on-premises freestanding signs over eight square feet shall be allowed for new construction provided a sign permit is first acquired. Such signs shall be set back a minimum of five feet from all rights-of-way, lot lines, and public utility easements and shall not be placed in any clear view area. Temporary freestanding signs shall not exceed 16 feet in height and 96 square feet of sign copy per side if double faced. For projects two acres and larger in size, additional signage may be allowed with an additional 32 square feet of signage for each acre over two acres up to a maximum size of 192 square feet. Only one sign shall be permitted per street entry into any development. Individual phases of a subdivision shall not be considered separate subdivisions for the purpose of allowing additional signage. Signs shall be removed by the developer or property owner within fifteen business days upon sale of the last lot or unit for residential development or final occupancy of a commercial development, with a maximum display period not to exceed two years. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not been sold at the end of the two-year period or if a commercial project is still actively under construction.
- C. Temporary sidewalk signs are allowed in the Historic District provided there remains five feet of unobstructed hard-surfaced passageway around the sign. Such signs may be A-frame or T-frame in design. Only one sidewalk sign is allowed per business and shall not exceed four feet in height nor eight square feet per sign face. Sidewalk signs shall not be placed in any landscaping area.
- D. Temporary Off-Premises Signs for Projects. Temporary off-premises signs owned by residential subdivisions under development may be allowed subject to the following:
1. A maximum of two temporary signs shall be allowed per development project.
 2. Signs shall be limited to 32 square feet in total area, 16 square feet per side, and 12 feet in height.
 3. Signs shall be placed entirely upon private property with the written permission of the owner.
 4. Signs shall not encroach upon any public right-of-way, shall not be located over a public utility easement, and may not be located within the 35-foot clear view area on corners except where they are not more than three feet in height.
 5. Signs shall be designed as ladder-type signs following a uniform design theme.
 6. Individual developers may combine the allowed sign between different developments located in the same geographical area, or when planned developments are combined into a single sign. The combined sign shall be no larger than the total sign area allowed to the individual participants, up to a maximum of 64 square feet per sign.
 7. 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. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not been sold at the end of the two-year period.



Section 23.110. Billboards and Off-Premises Sign Regulations.

- A. Billboards and off-premises signs shall not be allowed within the jurisdictional boundaries of the City except for certain temporary off-premises signs allowed by Section 23.100 and off-premises signs allowed under subsection B.
- B. Off-premises public information signs for the purpose of directing the traveling public to points of interest, historical sites and other locations of interest, may be approved by the Planning Commission as a conditional use. Historical markers are exempt from this subsection.
- C. No new permits shall be issued for the construction of billboards. All lawfully existing billboards are nonconforming uses in all zones of the City.
- D. The City may acquire title to nonconforming billboards and off-premises signs by gift, purchase, agreement, exchange, or eminent domain.

Section 23.120. Prohibited Signs.

The following signs are prohibited:

- A. animated or flashing signs, which include motion or rotation of any part by mechanical or artificial means or any type of flashing, blinking, strobe, or intermittent chaser lights, whether attached to a sign or not, except approved electronic display signs;



- B. graffiti, including unauthorized images or lettering scratched, scrawled, painted, or marked in any manner on property;



- C. mirrors;
- D. moveable, portable, and A-frame signs designed to be moved from place to place either by vehicle or manually and not permanently affixed to the ground, except as specifically allowed as a temporary sign after having secured a temporary sign permit;



- E. paper, cloth or plastic streamers and bunting except holiday decorations or special event signs, and except as specifically allowed as a temporary sign after having secured a temporary sign permit;



- F. posters and handbills affixed to any structures, trees or other natural vegetation, rocks, or poles;
- G. light pole or support pole banners;
- H. roof-mounted signs, except Vintage Roof Signs allowed by this Chapter;



- I. signs on public property or within the public right-of-way, except for public or quasipublic signs;
- J. snipe signs, other miscellaneous signs, or posters tacked, painted, posted, or otherwise affixed on the walls of a building, tree, pole, fence or other structure;



- K. sound-emitting signs, except order-taking signs at drive-in restaurants, automated bank tellers and drive-through commercial facilities may use sound communication;
- L. spotlights directed into the night sky except as part of an approved special promotional period for a temporary sign after having secured a temporary sign permit; and
- M. replicas of traffic signs simulating or imitating in size, color, lettering, or design any public safety sign or device.

Section 23.130. Measurement of Sign Area.

- A. Sign area shall be calculated by measuring the area containing sign copy and not pedestals or structural elements of the sign that do not contain sign copy.
- B. For individual letters or graphics against a wall, window, awning 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 regulated area of sign copy shall be the area enclosed by the smallest eight-sided polygon that will enclose all of the sign copy.
- C. For wall sign copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy, the regulated sign area shall be the area contained within the outside dimensions of the background panel or surface.
- D. Sign area 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.

- E. The sign area of a monument sign shall include all parts of the sign or structure that contains sign copy. Architectural features or enhancements to the sign supports shall be excluded from the sign area.
- F. The sign area of a pylon sign shall include all parts of the sign or structure that contains sign copy.
- G. The sign area for double panel signs, if the interior angle between two faces is 45 degrees or less, shall be the area of the largest single face. If the angle is greater than 45 degrees, the sign area shall be the sum of the areas of the two faces. The area of a sign with three or more faces shall be the sum of all the faces.
- H. 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.

Section 23.140. Sign Theme.

Multi-tenant commercial projects such as a strip mall or office park development shall submit a sign theme proposal for structures, design and placement of all on-premises signs. The Zoning Administrator shall review and approve the sign theme either as part of the site plan approval process or as a separate process following site plan approval. All multi-tenant commercial developments shall have an approved sign theme before any sign permits are issued to a business locating within it. Cabinet wall signs are prohibited in multi-tenant commercial developments.

Section 23.150. Design.

- A. All sign structures shall be developed with the overall context of the building and development. Signs shall be constructed so as to be an integral part of the overall design of the site and architecturally compatible with the building.
- B. A master sign plan shall be created for the entire building and development to guide individual sign decisions.
- C. Sign designers shall use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen from the street. No sign shall obscure significant architectural features. Signage shall be designed to be proportional, so it does not dominate the building or the façade.
- D. Individual letters and logos generally relate better with a given space than does a sign cabinet arbitrarily dimensioned and positioned.
- E. Signs shall be designed to be easily cleaned and maintained. They shall be constructed with durable materials. Permanent signs shall not be constructed from vinyl, plywood, or unfinished materials except as approved by the Planning Commission as a conditional use.
- F. Illumination.
 - 1. Externally illuminated signs and back-lit or front-lit channel letters usually produce less glare and garishness than internally illuminated sign cabinets with acrylic sign faces. Therefore, externally illuminated signs with incandescent light are encouraged and internally illuminated signs are discouraged. Where internally illuminated signs are used, care shall be taken that the light emitted by the sign face does not produce glare and garishness.
 - 2. All sign illumination and lighting shall be directed downward or away from the sky to the greatest extent possible. External lights shall be shielded so that all of the direct light falls entirely on the sign and that the lights are mounted above the sign and aimed down.

3. Lighting for signs adjacent to residential uses or zones shall be carefully directed so that the light is not obtrusive or a nuisance to adjacent residential properties.

Section 23.160. Application Submittal.

Each application for a sign permit shall include and be accompanied by:

- A. ownership and contact information;
- B. the fee as determined according to the Consolidated Fee Schedule;
- C. accurately dimensioned, scaled drawings of all signs showing height, square foot dimensions, sign composition, type and intensity of illumination, and how the sign will appear from the street;
- D. details of sign construction including design of support structures and electrical plan;
- E. for monument and pylon signs, a plot plan showing the relationship of the sign to buildings, property lines, and setback from public rights-of-way, intersections, easements, clear view areas, driveways, the number of acres included in the site, and the length of lineal frontage of the property;
- F. for wall signs, a profile drawing showing how the sign will appear from the street and parking area and on the building. The drawing shall show all existing signs on wall faces and all proposed signs;
- G. for temporary signs, a plot plan showing the relationship of the signs to buildings, property lines, and setback from public rights-of-way, intersections, easements, and driveways and the sign's display duration; and
- H. for multi-tenant commercial projects, the overall sign them for design and placement of all signs.

Section 23.170. Maintenance Requirements.

- A. Sign maintenance is the responsibility of the owner. All signs shall be maintained in good order. Defective parts shall be replaced. Exposed surfaces shall be clean and painted or otherwise cared for. Damaged, worn, and sun-faded materials shall be replaced or refreshed. Lehi City shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated.
- B. Trees and shrubbery shall be trimmed and maintained to preserve sight lines and avoid concealing signs and sign copy.
- C. All signs are subject to inspection by the City.

Section 23.180. Changes to an Existing Sign.

Except as otherwise stated in this chapter, any changes to an existing sign, including change in size and graphics, shall be approved by the Zoning Administrator or designee. Changes to existing pylon signs that would increase their size or height or converting the sign face of an off-premises sign to an electronic display sign, shall require review and approval by the Planning Commission as a conditional use.

Section 23.190. Nonconforming Signs.

- A. To minimize confusion and unfair competitive disadvantage to those uses which are required to satisfy the standards of this chapter, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. In addition to the provisions contained in Chapter 24 of this Code, Nonconforming Uses and Structures, all nonconforming signs shall comply with the provisions of this

section. In the case of a conflict between the regulations contained in Chapter 24 and these regulations, the more restrictive shall apply.

- B. On-Premises Signs. All legally permitted signs existing prior to September 30, 2017 that do not meet the standards of this chapter are hereby declared legal non-conforming signs.
- C. On-premises signs which have been made nonconforming by the adoption of provisions of this chapter shall be subject to the following regulations:
 - 1. Alterations.
 - a. A nonconforming on-premises sign shall not be altered, reconstructed, raised, moved, extended, or enlarged unless the sign is changed so as to conform to all provisions of this chapter.
 - b. A change of use of the premises shall require any associated sign to be brought into compliance with this chapter.
 - c. Normal maintenance and repair of a nonconforming on-premises sign is allowed; however, the cost of the maintenance and repair shall not exceed 60% of the present replacement cost of the sign. The burden of proof is upon the applicant and shall be based upon an estimate of the sign provided by a sign company. Repainting or replacing a damaged or deteriorated sign face is considered normal maintenance and repair as long as the use of the premises of the sign has not changed.
 - 2. Damaged Signs. A nonconforming on-premises sign which has been damaged by fire, explosion, act of God, or any other cause, to the extent of more than 60% of its assessed value shall be repaired or rebuilt in conformity with the regulations of this chapter or be removed.
- D. Off-Premises Signs and Billboards. All off-premises signs and billboards which are made nonconforming uses by the provisions of this chapter shall be subject to the following:
 - 1. Unsafe Signs. Any sign or portion thereof found or declared unsafe by Lehi City shall be restored to a safe condition within 30 days after the owner is given notice of the unsafe condition. Any sign not repaired as required is unlawfully maintained.
 - a. Off-premises signs and billboards legally existing as of September 24, 2002 may continue as a nonconforming use and may be maintained and repaired or restored in the event the structure is damaged by casualty, act of God, or vandalism.
 - b. A nonconforming off-premises sign or billboard may be replaced at the same location with a new sign structure or may be converted to include an electronic display sign pursuant to the provisions of this chapter, provided that the new sign, sign structure, or EDS does not exceed the square footage of the sign face or sign structure being replaced., unless otherwise allowed by that Utah Code Annotated.
 - c. Nothing in this section shall be interpreted to allow any new off-premises sign or billboard.
 - 2. Conversion to Electronic Display Sign. An applicant may convert an existing off-premises sign or billboard to include an electronic display without affecting the sign's nonconforming use or noncomplying structure status, provided:
 - a. the applicant submits a complete application in accordance with this chapter and complies with all other applicable provisions of the Lehi City Municipal Code and Lehi City Development Code;
 - b. the off-premises sign or billboard is located within the Off-Premises Electronic Display Sign Overlay Zone as shown on Maps 23.010-23.030;

- c. the height or the size of the sign's original non-electronic display sign area shall not be increased; however, the EDS may occupy the entire display area of the sign but in no case shall an off-premises EDS exceed 675 square feet in total signage area;
- d. the EDS conversion adheres to the following illumination standards:
 - (i) The off-premises or billboard EDS may use any method of illumination identified and allowed in this chapter.
 - (ii) In no event shall an off-premises or billboard EDS increase the nighttime ambient illumination more than 0.3 foot candles when converting from an existing traditional non-electronic display face. The illumination measurements shall be calculated pursuant to Table 23.090.D of this chapter.
 - (iii) Off-premises and billboard EDSs shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions to comply with the 0.3 foot candle requirement.
- e. **Display Timing.** An off-premises and billboard EDS may change the displayed message from time to time; however, the interval between displayed message changes shall not be more frequent than eight seconds and the actual message rotation, or change, shall be accomplished in one-quarter of a second or less.
- f. **Static Display.** The copy of an off-premises and billboard EDS shall be static and complete within itself.
- g. **Spacing Requirements.** Off-premises and billboard EDS conversions along I-15 shall be located at least 1,000 feet from any other off-premises or billboard EDS as measured along the same side of the right-of-way. If the EDS is owned by an off-premises sign or billboard company not affiliated with applicant, then the neighboring EDS may be located within 500 feet of the new proposed EDS.
- h. **Spacing Reduction for Sign Removal.** If an owner is willing to completely and permanently remove traditional off-premises signage at a rate of two square feet for every one square foot of converted electronic signage area to be located within the Off-Premises Electronic Sign Overlay Zone, then a reduction in the minimum spacing from other on-premises EDSs and off-premises EDSs may be allowed to a minimum of 750-foot spacing. Two scenarios may occur by utilizing this option which are as follows:

- (i) Two traditional off-premises sign structures are removed, and one new structure is erected within the Off-Premises Electronic Sign Overlay Zone as illustrated in Figure 1.

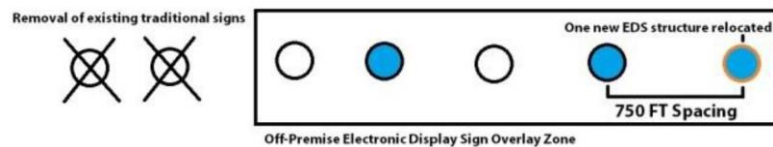


Figure 1.

- (ii) One traditional off-premises sign is removed and one off-premises sign already located within the Off-Premises Electronic Display Overlay Zone may be converted to an electronic display with the reduced spacing as illustrated in Figure 2.

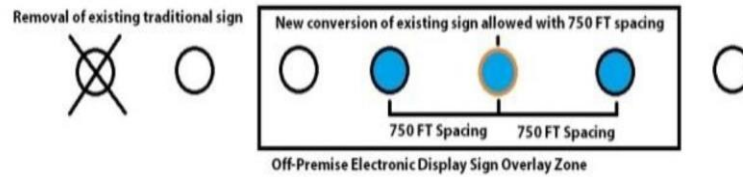


Figure 2.

- i. Photometric Plan. Each applicant shall submit a photometric plan before the installation of the proposed EDS showing the dispersal in foot-candles and existing ambient light conditions. Once the installation of the EDS is complete, the sign owner shall take a light reading to ensure compliance to the 0.3 foot-candle requirement and provide evidence of the same to the City.
- j. Residential Curfew. An off-premises EDS shall only display a single, static message nightly from 11 p.m. until 6 a.m. if the EDS is located within 400 feet of a legally occupied dwelling and the face of the sign is located within 180 degrees of a dwelling. This curfew shall not be applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.

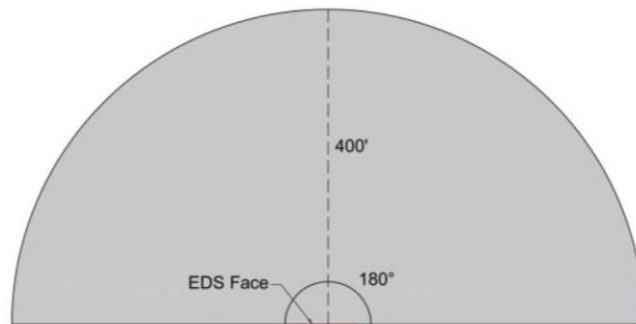


Figure 3a. The shaded area illustrates the area requiring residential curfew for an off-premises single-face EDS.

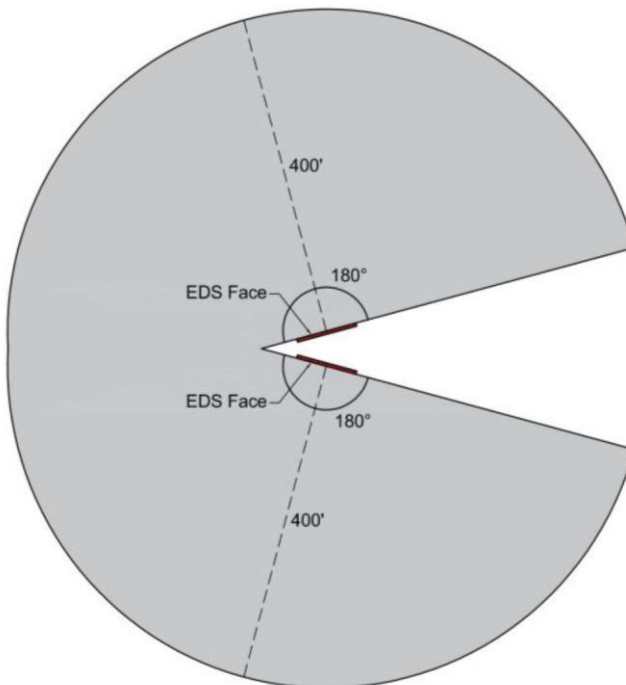


Figure 3b. The shaded area illustrates the area requiring residential curfew for an off-premises two-faced EDS on a single support structure.

- k. Sign Angle. Off-premises EDSs shall have a minimum angle of 45 degrees as measured between the EDS face and the roadway to which it is oriented, as shown in Figure 4.

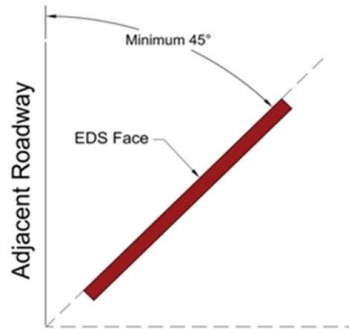


Figure 4. This figure illustrates the minimum angle required between an off-premises EDS face and the roadway to which it is oriented.

3. Conditional Use Permit Required. An EDS conversion allowed by this section shall require a conditional use approval and shall be subject to the provisions of Chapter 9 of this Code. The following requirements shall be satisfied to receive conditional use approval:
 - a. Decorative Base. Each off-premises EDS shall be designed with a decorative base that conceals the structural support poles.



- b. Emergency services. EDSs shall be registered with a program to participate in displaying AMBER Alert or other emergency messages.
 - c. The sign owner shall submit contact information for reporting malfunctions or violations.
 - E. Deterioration and Abandonment. A nonconforming off-premises sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the basis that the nonconforming use has been abandoned, the nonconforming use has substantially changed, or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to immediate revocation of its permit and removal.

Section 23.200. Violations and Enforcement.

- A. It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. This chapter may be enforced against any illegal sign, hazardous sign, or sign in violation of this chapter, as provided in this section.
- B. The Code Enforcement Officer shall investigate all complaints about signs and determine if a violation exists. If a sign is located on public property, impacts line of sight for safe vehicular travel, poses an immediate hazard, or is temporary or portable in nature without a permit, the sign may be removed immediately by Lehi City.
- C. If a sign is found to be in violation other than as stated in subsection B, the Code Enforcement Officer may issue a written notice of violation.

1. The sign owner shall have 14 calendar days to respond to the written notice issued by the Code Enforcement Officer by either contacting the Planning Division to obtain approval for the sign, removing the sign, or otherwise correcting the violation.
 2. The Code Enforcement Officer or designee may remove any sign which, after 14 calendar days from written notification of a violation, has not been brought into compliance.
- D. Any sign that has been removed by the City shall be stored at a location determined by the Code Enforcement Officer for a period of seven days, during which time the owner or person having charge, control or benefit of the confiscated sign may redeem the sign after payment of enforcement costs, including but not limited to costs of removal, storage, and disposal of the sign, to the City in an amount determined by the Code Enforcement Officer. Payment of costs to the City shall be made to the Police Department. Lehi City shall be held harmless for any damages incurred to signs and property as a result of the sign's confiscation and storage.
- E. In addition to enforcement costs, sign owners and persons having charge, control, or benefit of any sign erected in violation of this title shall be liable for any damages caused to property, facilities, or utilities by reason of the placement, attachment, or removal of such unlawful sign.
- F. Signs not redeemed within seven days shall be destroyed.

Section 23.210. Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, figure, map or table of this chapter is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter, or any part thereof, which shall continue in full force and effect. The city council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, phrase, figure, map, or table of this chapter irrespective of the fact that any one or more be declared unconstitutional, invalid or ineffective.

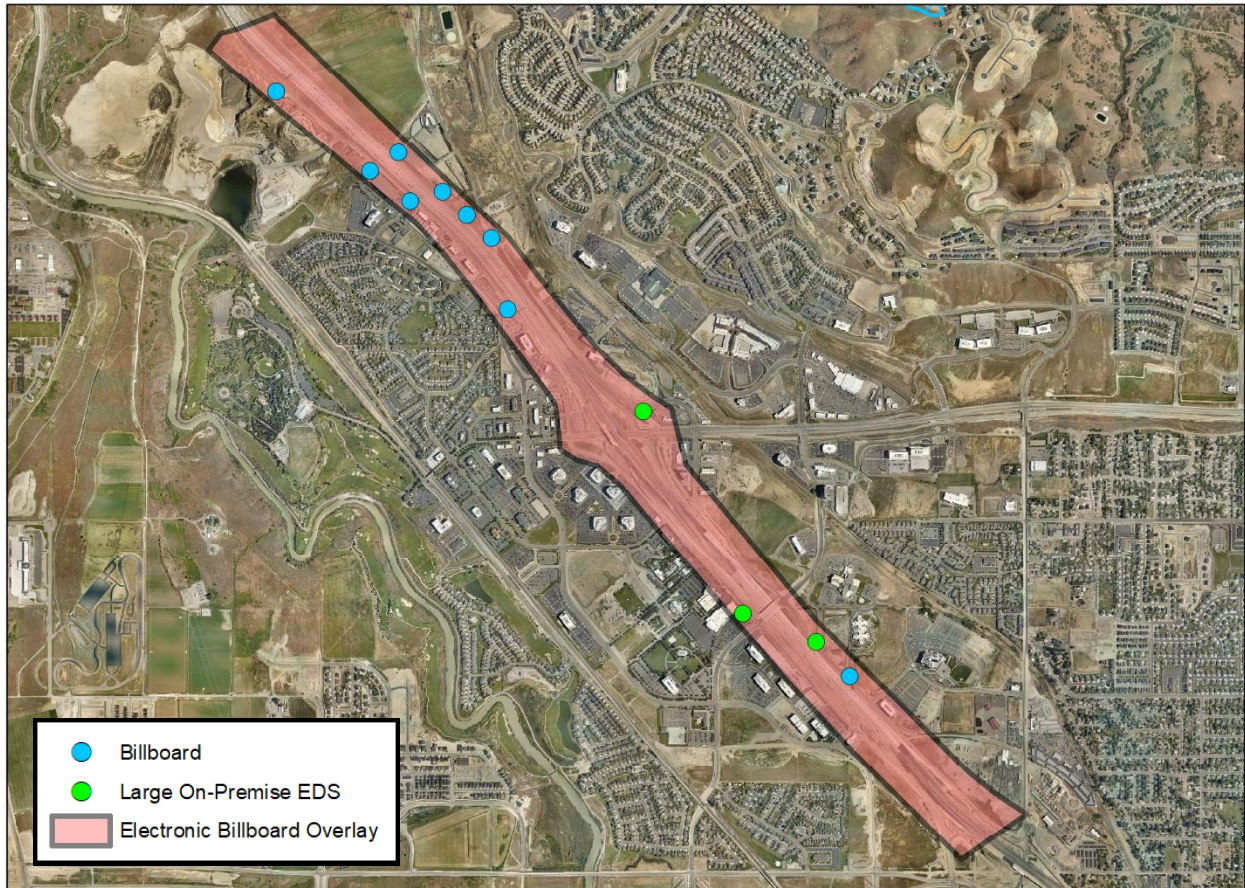
MAP 23.010

Off-Premises Electronic Display Sign Overlay Zone - South



MAP 23.020

Off-Premises Electronic Display Sign Overlay Zone - North



MAP 23.030 *(Amended 07/30/19)*

Off-Premises Electronic Display Sign Overlay Zone - Central

