CHAPTER 23

SIGNS

(Amended 12/14/10)

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Section 23.010. Purpose and Intent.

(Amended 12/09/08; 12/10/13)

A. The purpose and intent of this Chapter is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, and property, to maintain a responsible communication system by setting reasonable requirements for the location, size, height and lighting of signs that will be compatible with adjoining land uses, architecture and landscape; and that will preserve and improve the aesthetic values and visual qualities of Lehi City; to provide fair and consistent enforcement of the sign regulations set forth herein; and to preserve the right of free speech and expression in the display of signs.

B. It is not the purpose or intent of this sign ordinance to regulate the message displayed on any sign, nor is it the purpose or intent of this ordinance to regulate any building design or any display not defined as a sign, nor to regulate any sign inside a building.

Section 23.020. General Requirements.

(Amended 9/24/02; 2/28/06; 12/09/08; 07/28/09; 12/10/13)

A. The Uniform Sign Code published by the International Conference of Building Officials, as the same may be amended from time to time, and issued in book form, is hereby approved and adopted by Lehi City as the standard for construction for all signs located within the City.

B. All signs shall be constructed, mounted or attached in a safe and secure manner.

C. Signs shall not be placed on public property, semaphore poles, utility poles, public/street trees, or within the public right-of-way.

D. All signs in Lehi City are subject to a clear view zone as defined in Section 12.070. The area of a corner lot closest to an intersection shall be kept free of visual impairment to allow full view of both pedestrian and vehicular traffic. No sign shall be allowed inside this clear view area unless approved otherwise by the Planning Commission. It shall be the burden of the applicant to demonstrate that placement of a sign in the clear view area will not affect safety or visibility at the intersection. Signs that present a safety hazard as determined by the Lehi City Police Department will not be allowed whether permitted by this Chapter or not.

E. Signs shall not be located in a public utility easement unless a determination is made by the Development Review Committee (DRC) that sign placement in the easement can be done in a way that provides adequate access to utilities within the easement. If a sign is proposed to be placed in a public utility easement, the applicant shall provide a written agreement stating that they will be responsible for any costs associated with moving the sign if utility work necessitates moving of the sign. No sign shall be placed over an existing public utility.

F. 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 decision shall be based on the design, location, and purpose of the sign.

Section 23.030. Sign Permit Required.

(Amended 9/24/02; 12/10/13)

It shall be the responsibility of the owner of each sign to apply for and receive a sign permit from the City prior to the commencement of construction or erection of a new sign, or modification of an existing sign.

Section 23.040. Exempt Signs.
(Amended 9/24/02; 4/27/04; 2/28/06; 12/09/08; 12/10/13)
This Chapter is intended to regulate the construction of all signs. Official government signs, street signs, and other public safety signs are hereby declared exempt. Other exempt signs that do not require a permit include the following:

A. Real Estate Signs. Real estate signs indicating property for sale or lease provided that the sign is located on premise, is kept in good repair and does not exceed nine (9) square feet. The size of a real estate sign indicating property for sale or lease may be increased by the Zoning Administrator 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. The exemption provisions in this paragraph do not apply to Temporary Project Signs as defined in Section 23.070 of this Chapter.

B. Agricultural Signs. For each parcel of at least one (1) acre in size in an A-1, A-5, or TH-5 Zone, one sign advertising for agricultural products produced on the premises shall be allowed, provided the sign is located on-site and shall not exceed sixteen (16) square feet per side.

C. Flags and Flagpoles. Flags and flagpoles shall be less than thirty (30) feet in height in residential or agricultural zones and fifty (50) feet in height in non-residential or Mixed Use zones. Additional height for flagpoles in non-residential zones may be approved by the Planning Commission as a Conditional Use.

D. Community Promotion Signs. Community promotion signs are signs advertising community events including City celebrations, public fundraisers, school plays, religious activities and other similar nonprofit activities or events of a community nature. Signs must be removed within twenty-four (24) hours after the event.

E. Political Signs Promoting a Political Candidate or Political Position. The City encourages political signs to be removed within fourteen (14) calendar days following an election. No political sign shall be placed on public property, semaphore poles, utility poles, public/street trees, or within the public right-of-way.

F. Holiday decorations associated with any national, local, or religious holiday.

G. Signs indicating the use of an on-premise security system; however the signs must be placed by building entrances and may not exceed two (2) square feet.

H. Temporary signs advertising work being done on a property (ie. pest control, lawn care); however signs should be removed within seven (7) calendar days after the completion of work.

I. Garage or yard sale signs, however, the following regulations apply:

1. Signs shall be limited to two (2) signs of four (4) square feet on the property where the sale will take place and three (3) directional signs of two (2) square feet.

2. Directional signs must contain the address of sale location and the date of the sale.

3. Directional signs shall not be allowed on private property without the property owner's permission.

4. Signs shall not be placed on public property, semaphore poles, utility poles, public/street trees, or within the public right-of-way. All signs placed illegally will be removed.

5. Signs may be displayed up to forty-eight (48) hours before the sale, and must be removed within twenty four (24) hours after the sale.

Section 23.050. Sign Approvals.
(Amended 9/24/02; 4/27/04; 2/28/06; 12/09/08; 12/10/13)
A. Signs Approved by the Zoning Administrator. Unless otherwise stated in this Chapter, the following non-residential signs may be approved by the Zoning Administrator or designee provided that a complete sign permit application has been submitted. Prior to submission of a sign permit application to the Building Department the application shall be reviewed by the Planning Department to ensure compliance with this Chapter. The Zoning Administrator may recommend that any sign be reviewed and approved by the DRC and/or Planning Commission prior to issuance of a sign permit.

1. Awning signs.

2. Canopy Signs (including Canopy Signs for Gas Stations).

3. Directional or Instructional Signs (on premise).

4. Institutional Signs.

5. Model Home Signs.

6. Monument Signs.

7. Projecting Signs.

8. Suspended signs

9. Subdivision Monument Signs or Nameplates.

10. Temporary signs.

11. Wall Signs.

12. Drive-thru 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 following review by the Development Review Committee (DRC).

1. Electronic Display Signs (EDS).

2. Marquees.

3. Pylon Signs (on premise).

Section 23.060 Sign Regulations For Permanent Signs. *(New 12/09/08; Amended 12/10/13)*

A. <u>Awning Signs.</u>

Signs professionally painted, printed, or sewn on the surface of the awning material may be allowed subject to the following requirements:

1. Awning signs shall be limited to street level businesses only.

2. Signage on an awning shall be limited to eighty-five percent (85%) of the awning.

3. No sign shall be allowed on top of the roof of any awning.

B. <u>Canopy Signs.</u>

Canopy Signs, such as those over fuel islands, may be allowed subject to the following requirements:

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

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

3. All canopy illumination and lighting shall be shielded and/or directed toward the ground.

C. <u>Directional or Instructional Signs.</u>

Signs that are designed to provide direction or instruction, define entrances or exits, identify parking areas, or limit access may be allowed subject to the following requirements:

1. Directional or instructional signs shall not exceed four (4) square feet in area or four (4) feet in height, except that multi-tenant projects may be

six (6) feet in area, unless otherwise approved by the Zoning Administrator.

2. The number allowed shall be determined by the Zoning Administrator during site plan review and shall be the minimum required for the safe circulation of traffic onto and within a development.

D. <u>Electronic Display Signs (EDS)</u>

Any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays. EDSs may be allowed subject to the following requirements:

1. Advertising copy may only advertise business on the same property or within the same project as the sign itself with the exception of public service announcements.

2. EDSs may only be allowed as part of a monument sign, marquee sign, institutional sign, or pylon sign, unless otherwise approved by the Planning Commission as a Conditional Use. The EMD portion of the sign shall not exceed fifty percent (50%) of the total allowed sign area and shall in no case exceed forty-eight (48) square feet in area.

3. The Zoning Administrator may approve small EDSs (such as gas pricing signs) that meet the following criteria: the EDS must be part of a monument sign, pylon sign, or canopy sign ; the EDS portion of the sign must remain static; the EDS portion must be a one-color display with a black background; and the EDS may not exceed three (3) square feet of the sign area or canopy area, or fifteen percent (15%) of the total sign area or canopy area, whichever is less. The EDS must also conform to the illumination levels as set forth in this chapter.

4. In order to protect the integrity of the historic commercial areas of the City, no EDS shall be permitted along Main Street from 100 East to 400 West or along State Street from Center Street to 300 East.

5. Each message/advertisement displayed on an EDS shall remain "on" and static for a minimum of three (3) seconds with the exception of video presentations. Flashing, starburst or other similar frame effects are prohibited.

6. No sign shall utilize a white or colored background for greater than or equal to fifty percent (50%) of the sign area.

7. All EDSs are required to comply with the following LED sign illumination requirements:

(a) All permitted EDSs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements. In addition, EDSs must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction.

(b) Sign Illumination levels for EDSs shall never, at maximum display intensity, exceed 0.3 footcandles over ambient lighting conditions when measured at the distance set forth in Table 23.200. Light cutoff devices shall minimize light above the sign.

(c) The illuminance of an EDS shall be measured with an illuminance meter set to measure footcandles 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 23.200.

(d) The applicant shall submit a photometric matrix (showing the dispersal in footcandles) showing that the sign meets all the requirements of this Code.

(e) The owner shall be required to submit written certification from the sign manufacturer that the light intensity shall not exceed the maximum levels specified in the above table and photocell dimming prior to the issuance of a Sign Permit.

E. <u>Institutional Signs.</u>

Signs erected for institutional uses including, but not limited to, churches, schools, hospitals, public utility companies, libraries, governmental buildings, parks, etc., are allowed subject to the following requirements:

1. Monument signs for institutional uses are allowed as set forth in this chapter; however the maximum sign height shall be six (6) feet and the maximum sign area shall be sixty (60) square feet unless otherwise approved by the Planning Commission as a Conditional Use.

2. Wall signs on institutional buildings are allowed as set forth in this Chapter.

3. Institutional signs with a pylon sign design must be approved by the Planning Commission as a Conditional Use subject to the design requirements for pylon signs as set forth in this Chapter. The maximum sign height for an institutional pylon sign shall be twenty-five (25) feet.

F. <u>Marquee Signs.</u>

A sign structure placed over the entrance of a building, typically a hotel or theatre, with signage on the sides. Marquee Signs may be allowed subject to the following requirements:

1. Marquee signs should blend with the aesthetics of the building on which they are placed.

2. The color, style, size, scale and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the buildings exterior**.**

G. <u>Drive-thru Signs.</u>

Drive-thru signs shall be located behind the front landscaped setback area. One (1) sign with a maximum area of forty-eight (48) square feet and an additional sign with a maximum area of nine (9) square feet are allowed per lot unless otherwise approved by the Planning Commission as a Conditional Use. Neither sign shall exceed eight (8) feet in height. The changing of copy within these signs does not require a permit.

H. <u>Monument Signs</u>

Monument signs may be allowed subject to the following requirements:

1. Monument signs are allowed for any size parcel provided that the parcel has at least sixty (60) lineal feet of street frontage on a public street measured at the front property line.

2. The sign height and area allowed for a monument sign is determined according to the following table:

Monument Sign Table

Street Frontage	Max Sign Height including pedestal (in feet)	Max Sign Area (sq ft)
60 to 175 feet	6	60

175 to 200	8	80
201 to 225	11	110
226 or more	14	140

3. The height of a monument sign shall be measured as the distance from the highest point of the sign to the height of the street curb or sidewalk (including the required pedestal). Monument signs placed within bermed areas may have an additional overall height for each vertical inch of berm directly under the sign. In such cases the entire frontage must have existing or equal berming treatment and the berm shall not exceed an overall height of three (3) feet in height.

4. The width of a monument sign shall not exceed twelve (12) feet measured at the widest point of the sign on a horizontal plane.

5. All monument signs must have at least a one (1) foot opaque pedestal designed as part of 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 copy or sign element on the pedestal. The pedestal shall utilize materials and design elements that relate the sign to the associated building(s). The use of stone, brick or other natural materials is strongly encouraged in the design of monument sign pedestals and frames.

6. Commercial projects or parcels with frontage on more than one street are allowed a monument sign on each associated street frontage. However, the signs must be separated by at least eighty (80) feet as measured diagonally across the property from center to center of both signs and shall be no closer than sixty (60) feet to any other sign (monument or pylon) located on the same frontage. The allowed area and height of the signs is determined by the length of the frontage on each fronting street according to the monument sign table.

7. Commercial pads that are within/part of a multi-tenant commercial project may have a separate monument sign subject to the following:

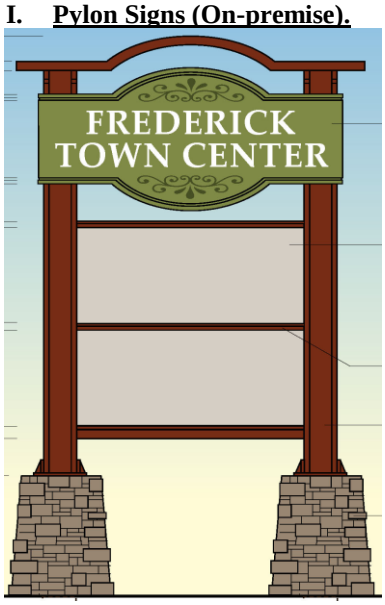
(a) The lot is contiguous to an arterial street and has at least sixty (60) feet of street frontage.

(b) The sign must be at least sixty (60) feet away from any other sign (monument or pylon) located on the same frontage.

(c) The sign is consistent with an approved sign theme for the project as required in Section 23.100 of this Chapter.

(d) The allowed area and height of the sign is determined by the length of the frontage according to the monument sign table.

I. <u>Pylon Signs (On-premise).</u>



The requirements for the use of pylon signs are as follows:

1. For a commercial lot or parcel less than three (3) acres no pylon signs are allowed. An exception may be made for properties of less than three (3) acres located within three hundred (300) feet of the I-15 right-of-way and within one thousand (1,000) feet of an I-15 interchange, provided that the use depends upon I-15 traffic for the majority of business and customers (ie. hotels, gas stations, restaurants, etc) and the sign will be oriented for freeway viewing.

2. For a commercial lot or parcel of three (3) acres or more the Planning Commission may approve one pylon sign per street frontage (must be a collector or arterial class public street).

3. No pylon sign shall be allowed for any commercial lot or parcel that has less than three hundred (300) feet of street frontage measured at the front property line (frontage must be on a collector or arterial class public street).

4. Sign height may not exceed twenty-five (25) feet. However, the height of a pylon sign may be increased to accommodate commercial uses that are located within three hundred (300) feet of I-15 right-of-way, provided that the use depends upon I-15 traffic for the majority of business and customers (i.e., hotels, service stations, restaurants, etc.), and the sign will be oriented for freeway viewing. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review by the Planning Commission for additional height allowance. The Planning Commission shall approve only minimal additions in height to provide reasonable visibility above the view-obscuring structure. In all cases, the Planning Commission will 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 will be the responsibility of the applicant. In no case shall the height of a pylon sign exceed seventy (70) feet.

5. The 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 total allowable size of the pylon sign is calculated as fifteen percent (15%) of the total square footage for the wall adjacent to the site's street frontage, or two hundred (200) square feet, whichever is less. For example, a wall with a total square footage of two hundred (200) sq. ft. would be permitted a thirty (30) sq. ft. sign (Wall Square Footage X 0. 15 = Permitted Size) (200 X 0. 15 = 30). For multi-tenant commercial projects the Planning Commission may allow additional sign area on a case by case basis. Additional area shall be based on the number of tenants displayed on the sign. In no case shall the total size of the sign exceed six hundred (600) square feet.

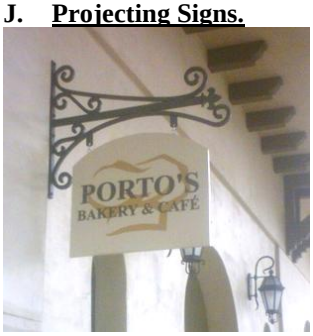
7. Pylon signs shall not extend over any pedestrian or vehicular access area unless specifically approved by the Lehi City Engineer.

8. All pylon signs must have the structural supports covered or concealed with pole covers (pylon covers) at least thirty-six (36)-inches wide. The actual structural supports shall not be exposed, and the covers must be architecturally and aesthetically designed to match the building or development to which it is associated**.**

9. Pylon signs must 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 must be part of an approved sign theme as per Section 23.100.

10. For large, multi-parcel and/or multi-tenant, retail-based projects of at least three (3) 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 overall 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.

J. <u>Projecting Signs.</u>



Projecting signs are allowed and in conjunction with wall signs and awning signs if the architecture of the building or commercial center lends itself to that design. The following requirements shall apply**:**

1. The total sign area allowed for a projecting sign is two percent (2%) of the total square footage of the wall or twenty (20) square feet, whichever is less. For example, a wall with a total square footage of four hundred (400) sq. ft. would be permitted an eight (8) sq. ft. projecting sign (Wall Square Footage X 0.02 = Permitted Size) (400 X 0.02 = 8). The size of the sign shall be calculated by measuring the area of a rectangle that would encompass all features of the sign.

2. The sign should blend with the aesthetics of the building. The color, style, size, scale and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the buildings exterior. Equal treatment and design consideration

should be given to any mounting and supporting structure for the sign.

3. Projecting signs shall not extend more than four (4) feet from the attached vertical wall and shall be no more than twelve (12)-inches thick, unless otherwise approved by the Planning Commission as a Conditional Use.

4. Projecting signs shall have a minimum clearance of eight (8) feet from the sidewalk or finished grade

5. Electronic message displays or changeable copy signs are not allowed as part of a projecting sign.

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

K. <u>Subdivision Monument Signs or Nameplates.</u>

Signs indicating the name of a subdivision or development, which are approved as part of the development approval and are intended to be permanent.

L. <u>Suspended Signs.</u>

Suspended signs are allowed and in conjunction with wall signs and awning signs if the architecture of the building or commercial development lends itself to that design. The following shall apply**:**

1. No suspended sign shall be larger than sixteen (16) square feet.

2. No suspended sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to which they are attached and shall be no more than twelve (12)-inches thick.

3. Suspended signs must have a minimum clearance of eight (8) feet from the sidewalk or finished grade.

4. There must be a minimum horizontal distance of thirty (30) feet between suspended signs.

5. Electronic message displays or changeable copy signs are not allowed as part of a projecting sign.

M. <u>Wall Signs.</u>

Wall signs for businesses may be allowed subject to the following requirements:

1. The square footage of signage allowed on a wall shall be based on the dimensions of the vertical wall to which the sign is attached and according the following guidelines.

(a) Signage which utilizes molded logos and individual letters may occupy up to fifteen percent (15%) or six hundred (600) square feet, which ever is less, of a primary wall, and five percent (5%) of a secondary wall. Only one wall of a building may be considered the primary wall, typically the front of the building. All other walls are considered secondary walls. Each secondary wall may have a separate sign based on five percent (5%) of the wall area as stated above.

(b) Signage which utilizes box cabinet signs may not occupy more than five percent (5%) or forty (40) square feet, which ever is less, of any wall.

(c) Allowable square footage for wall signs may be broken up into several different signs,

2. Wall signs shall not cover architectural features on buildings and shall blend with the design of the building and surroundings (i.e., the color, style, size, scale and proportion enhance the exterior of the building and do not place too much bulk and external distractions on it). Businesses are encouraged to utilize multiple materials and lettering styles, different type styles, and logos in conjunction with the lettering for their signs.

3. The wall sign style and design may be limited due to an established sign theme. Refer to Sign Theme requirements in Section 23.110

4. Vinyl banners shall not be allowed as a permanent sign, and shall only be allowed as a Temporary Sign as described in Section 23.070A of this Code, unless otherwise approved by the Planning Commission as a Conditional Use.

5. Painted signs or murals applied directly to any building face must have specific approval of the Zoning Administrator. If the building is in a recognized historic district, the sign must have approval by the Planning Commission.

6. Businesses which back onto residential areas may be allowed signs on the rear of the building subject to Planning Commission approval as a Conditional Use.

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

8. No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted nor shall it project more than eighteen (18) inches from the face of the building to which it is attached.

9. Upon review and approval by the Planning Commission as a Conditional Use, a business may request the placement of a business identification wall sign upon a building within the same development not otherwise associated with the named business. The following criteria shall be considered:

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

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

(c) That the proposed sign complies with the established sign theme requirements for the commercial center within which the sign is located.

10. The number of wall signs on multi-tenant buildings shall be appropriate to the scale of the building. Multi-tenant buildings may receive a Conditional Use permit so that a wall may exceed the maximum allowed square footage if the Planning Commission judges the additional signage to be consistent with the criteria set forth above.

Section 23.070 Sign Regulations for Temporary Signs. *(New 12/09/08; Amended 12/10/13)*

A. <u>Temporary Promotional Signs.</u>

Temporary promotional signs include posters, banners, A-frame signs, cardboard or plastic signs fastened to wires or stakes, inflatable displays or any other types of signs that are not permanent in nature. Temporary signs may be allowed subject to the following requirements:

1. No temporary promotional sign(s) shall be displayed for more than thirty (30) days at any one time or more than ninety (90) days during a calendar year.

2. No temporary promotional sign shall be placed in the public right-of-way, a required parking space, driveway, or clear view triangle.

3. Temporary promotional signs shall not be used for long term or permanent advertising, and shall only be allowed for grand opening events, seasonal events, or other special one time events and promotions.

B. <u>Temporary Project Signs – On Premise.</u>

Temporary signs advertising a new subdivision, development, construction or other new property improvements may be allowed according to the following requirements:

1. One Project Sign will be permitted per entry street into the development. Individual phases of a subdivision shall not be considered separate subdivisions for the purpose of allowing additional signage.

2. Project Signs shall be displayed only on the property to which the sign pertains.

3. Project Signs shall not exceed twelve (12) feet in height and sixty-four (64) square feet of sign copy per side if double faced. The size of a temporary project sign may be increased by the Planning Commission as a Conditional Use 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.

4. Project signs shall be removed within five (5) business days upon sale of the last lot or unit for residential development or final occupancy of a commercial development. The Zoning Administrator or designee may grant an extension if a substantial number of the lots have not been sold at the end of the two (2) year period.

C. <u>Temporary Model Home Signs.</u>

In addition to an on premise project sign, one model home sign identifying each different model may be permitted. Said sign shall not exceed sixteen (16) square feet in total area, on each lot where a model home is located. Such model home sign shall be removed when the unit ceases to be a model home.

D. <u>Temporary Directional Signs for Projects.</u>

Temporary off premise directional signs to guide traffic to new residential developments may be allowed subject to the following requirements:

1. New developments containing twenty-five (25) or more total units (based on the total units for all phases) shall be allowed one (1) Directional Sign. New developments containing fifty (50) or more total units shall be allowed two (2) Directional Signs.

2. Directional Signs are limited to thirty-two (32) square feet in total area (sixteen (16) square feet per side) and twelve (12) feet in height and must be placed entirely upon private property with the written permission of the owner.

3. Two additional Directional Signs may be allowed by the Zoning Administrator or designee if a special need or unusual circumstance can be demonstrated.

4. Directional Signs may not encroach upon any public right-of-way and may not be located within the thirty-five (35) foot traffic visibility triangle on corners except where they are not more than three (3) feet in height as per Section 12.070-D.

5. Directional Signs shall be designed as ladder

type signs and should follow a uniform design theme as illustrated in the sample above.

6. The City highly encourages the coordination of Directional Signs between different developments located in the same geographical area and for planned developments (PUD, PRD, and PC). In such instances, the individual developers may combine the sign area allowed for directional signs into a single sign. The combined sign may be no larger than the total sign area allowed to the individual participants up to a maximum of sixty-four (64) square feet per sign allowed. Each participating developer shall be represented on the combined sign(s) as illustrated in the samples below:

7. In order to encourage coordination and eliminate visual clutter, no two Directional Signs for any development shall be located closer than four-hundred (400) feet apart as measured along streets.

8. Directional Signs shall be removed within two (2) years of the issuance of the first building permit in the project or if the lots are sold out before two (2) years, immediately upon sale of the last lot. The Zoning Administrator or designee may grant an extension if a substantial number of the lots have not been sold at the end of the two (2) year period.

E. <u>Temporary Weekend Directional Signs.</u>

Temporary Weekend Directional signs may be allowed directing traffic to a new subdivision in addition to other allowed signage subject to the following requirements:

1. The applicant shall submit a Sign Permit Application and signage plan including the number, location, dimensions, and proposed sign copy of the proposed signs.

2. Signs shall be temporary in nature, with the sign made of corrugated cardboard, plastic or similar material and fastened to wires or wooden stakes for easy installation and removal (similar to political campaign signs).

3. Signs are limited to eighteen (18) inches by twenty-four (24) inches in size and three (3) feet in height.

4. Signs shall be placed no earlier than Friday evening and shall be removed no later than Sunday evening. The Zoning Administrator or designee may grant exceptions for holidays or other special events on a case-by-case basis.

5. Signs must be placed entirely upon private property with the written permission of the owner.

6. Any other conditions that the Zoning Administrator or designee deem necessary to accomplish the purpose of this Chapter.

Section 23.080 Off Premise Sign Regulations.

(New 9/24/02)

A. As of September 24, 2002, billboards and off premise signs shall not be allowed within the jurisdictional boundaries of the City with the exception of public information and logo signs allowed under subsection B. No new permits shall be issued for the construction of billboards. All lawfully existing billboards are nonconforming uses in all zones of the City.

B. Off premise 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. Off premise "logo" signs along the I-15 corridor are allowed for the purpose of directing the traveling and general public to business establishments that provide lodging, food, camping, gas or other services provided they comply with the State of Utah Department of Transportation's "Logo Sign Program" and any other state and federal regulations.

C. Lehi City may acquire title to nonconforming billboards and off premise signs by gift, purchase, agreement, exchange, or eminent domain.

Section 23.090. Prohibited Signs.

(Amended 9/24/02; 2/28/06; 12/09/08; 12/10/13)

The following signs are prohibited:

A. <u>Animated or Flashing Signs</u>.

Animated or flashing signs that 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 Electronic Display Signs, which may be approved by the Planning Commission as a Conditional Use subject to the standards contained in Section 23.060 D. No flashing sign or strobe lights may be used as a window sign.

B. <u>Balloon Signs</u>.

Hot or cold air balloons, or inflatables, except as specifically allowed as a temporary sign displayed after securing the required Temporary Use Permit.

C. <u>Bus Bench Signs</u>.

Sign advertising on a bus bench.

D. <u>Graffiti</u>.

Images or lettering scratched, scrawled, painted or marked in any manner on property.

E. <u>Moveable or portable signs</u>.

Signs that are 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. Any movable or portable sign may be immediately impounded by Lehi City, and subject to Section 23.160 of this Code.

F. <u>Off premise billboards and wall signs</u>.

Billboard signs or signs painted, posted or otherwise affixed on the walls of a building, fence or other structure which advertises products, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.

G. <u>Paper, Cloth or Plastic Streamers</u>.

All paper, cloth or plastic streamers and bunting except holiday decorations, or special event signs approved as a temporary use.

H. <u>Roof Signs</u>.

Signs that are mounted on the roof of a building or which are wholly dependent upon a building roof for support.

I. <u>Signs on Public Property</u>.

No sign may be placed within or on public property, public right-of-way, street, public building, semaphore pole or utility pole unless specifically authorized by the Municipal Code of Lehi City. Generally, the public right-of-way begins at the sidewalk and extends across the pavement to the opposing sidewalk.

J. <u>Sound Emitting Signs</u>.
However, order-taking signs at drive-in restaurants, automated bank tellers and drive-through banking facilities may use sound communication.

K. <u>Snipe Signs and other Miscellaneous Signs</u>.

Snipe Signs and other miscellaneous signs and posters tacked, painted, posted or posters otherwise affixed on the walls of a building, tree, pole, fence or other structure.

L. <u>Spotlights.</u>
Lights directed into the night sky except as part of an approved special promotional period for a temporary sign.

M. <u>Statue Signs</u>.

Statuary bearing the likeness or suggestion of any product or logo, unless otherwise approved by the Planning Commission as a Conditional Use.

N. <u>Traffic Sign Replicas</u>.
Signs that simulate or imitate in size, color, lettering or design any traffic control signs or device.

O. <u>Vehicle Signs</u>.
A sign or advertising device attached to or located on a vehicle or trailer parked on a public right-of-way, public property or parking area with access by the general public so as to be visible from a public right-of-way, for the basic purpose of directing people to a business or activity.

Section 23.100 Measurement of Regulated Sign Area. (*New 12/09/08)*

A. Unless otherwise specified in this Chapter, the regulated area of a sign shall be calculated by measuring the area of the sign that contains identification (words, symbols, logos, etc.) and information, but not including pedestals or structural elements of the sign that do not contain advertising matter.

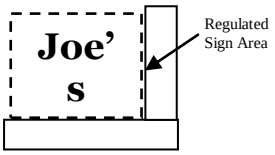
B. The regulated area for wall signs shall be according to the following standards:

1. Sign copy mounted as individual letters and/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 area shall be defined as the area enclosed by the smallest eight (8)-sided polygon that will enclose all sign area as illustrated Below.

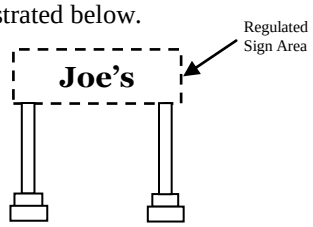
2. Sign copy mounted or painted on a background panel or area distinctly textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface as illustrated below.

C. Sign copy as an illuminated architectural element of a building, shall be calculated as that portion of the illuminated surface or illuminated element which contains sign copy.

D. The regulated area of a monument sign shall include all parts of the sign or structure that contains identification (words or symbols) and information as illustrated below. Architectural features or enhancements to the sign supports are excluded.

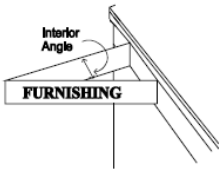


E. The regulated area of a freestanding sign shall include all parts of the sign or structure that contains identification (words or symbols) and information as illustrated below.



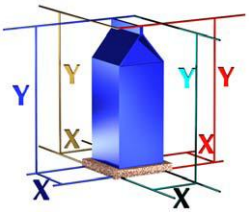
F. The regulated area for multiple face signs shall be as follows:

1. For double panel signs, if the interior angle between two faces is forty-five (45) degrees or less, the area to be measured is a single face. If the angle is greater than forty-five (45) degrees, the sign area to be measured will be the area sum of the areas of the two faces.



2. Three or More. The sign area shall be the sum of the areas of the three or more faces.

G. 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 as illustrated below.



Section 23.110. Sign Theme

(New 12/09/08)

All multi-tenant commercial projects such as a strip mall or office park development must submit a sign theme proposal for design and placement of all on-premise signs. The Planning Commission 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 such developments must have an approved sign theme before any sign permits will be issued to a business locating within it. The use of multiple cabinet wall signs is discouraged.

Section 23.120 Design Standards.

(*Amended 12/09/08; 12/10/13)*

The purpose of these design standards is to establish a set of principles and criteria used by the Zoning Administrator, Development Review Committee, and Planning Commission, when reviewing sign permit applications.

These standards are intended to foster and maintain the integrity and visual quality of the City's commercial areas including the historic downtown areas, to help create a sense of place for residents, and to insure the character of the City will not be diminished as Lehi experiences growth and development.

A. Relationship with Background. A sign should be part of the total composition of the storefront or the building. Its design should be visually integrated with the building it is attached to or the environment it is in.

B. Architectural Considerations. A sign should acknowledge and respect the architecture with which it is involved, and not ignore or intrude upon it. Signs must be constructed so as to be an integral part of the overall design of the site and architecturally compatible with the building.

C. For pylon signs, a two pole design (where the pole(s) are not visible) is preferred over a single pole design.

D. Format. Individual letters and logos usually relate better with a given space than does a sign can or a sign plaque arbitrarily dimensioned and positioned.

E. Illumination.

1. Externally illuminated signs and back-lit or front-lit channel letters usually produce less glare

and garishness than internally illuminated sign cans 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 must 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 must 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.

F. Materials and Construction. Signs should be designed so that they are easy to clean and maintain and shall be constructed with durable materials that are compatible with the building. Permanent signs should not be constructed from vinyl, plywood, or unfinished materials unless otherwise approved by the Planning Commission as a Conditional Use.

Section 23.130. Application Requirements.

(New 9/24/02; Amended 12/09/08; 12/10/13)

The following information must accompany any application for a sign permit:

A. Accurately dimensioned, scaled drawings of the sign(s) showing height, text, color, square foot dimensions, sign composition, type and intensity of illumination, and how the sign(s) will appear from the street.

B. Details of sign construction including design of support structures and electrical plan.

C. For monument and pylon signs, provide a plot plan showing the relationship of the sign to buildings, property lines, and setback from public right-of-way, intersections, easement, and driveways. Also indicate the number of acres included in the site and the length of lineal frontage of property.

D. For wall signs, provide a profile drawing showing how the sign will appear from the street/parking area and on the building. The drawing must show all existing sign(s) on wall faces and proposed sign(s).

E. For temporary signs, provide a plot plan showing the relationship of sign(s) to buildings, property lines, and setback from public rights-of-way, intersections, easements, and driveways.

Section 23.140. Construction and Maintenance Requirements.

A. All construction drawings for signs must be reviewed by the Building Official or his designee to ensure that materials used will be adequate for safety considerations.

B. All signs are subject to inspection by the City. Fees shall be determined according to the standards set forth in the Uniform Building Code.

C. Maintenance of any sign authorized under this Chapter is the responsibility of the owner. All signs shall be properly maintained. Exposed surfaces shall be clean and painted or otherwise cared for. Defective parts shall be replaced. Lehi City shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated, as defined in the Uniform Building Code.

Section 23.150 Changes to an Existing Sign.

(New *12/09/08; Amended 12/10/13)*

Any changes to an existing sign, including but not limited to change in color, copy, size, and graphics, must be approved by the Zoning Administrator or his designee. Changes to existing pylon signs that would increase their size and/or height shall require review and approval by the Planning Commission as a Conditional Use.

23.160 Violations and Enforcement.

(Amended 4/27/04; 2/28/06; 12/09/08; 8/28/12)

A. It is unlawful to erect or maintain a sign contrary to the provisions of this Chapter. Any illegal signs, hazardous signs, or signs in violation of this Code may be enforced in the following manner:

B. The Code Enforcement Officer will investigate all complaints and determine if a violation exists. If a sign is located on public property, impacting line of sight for safe vehicular travel, posing an immediate hazard, or is temporary or portable in nature, the sign may be removed immediately by Lehi City.

C. If a permanent sign is found to be in violation

other than as stated in Section B above, the Code Enforcement Officer may issue a written notice of violation.

1. The sign owner will have fourteen (14) calendar days to respond to the written notice issued by the Code Enforcement Officer either by contacting the Planning Department to obtain approval for the sign, by removing the sign, or by otherwise correcting the violation.

2. The Code Enforcement Officer or his designee may also remove any sign which, after fourteen (14) calendar days from written notification of a violation, has failed to bring the sign 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 (7) 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 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/or property as a result of their confiscation. In addition to enforcement costs, sign owners and persons having charge, control and /or benefit of any sign erected in violation of this title shall be liable for any damages caused to public property, public facilities or public utilities by reason of the placement, attachment and/or removal of such unlawful signs. Signs not redeemed within seven (7) days shall be destroyed.

23.170. Nonconforming Signs.

(New 9/24/02; Amended 1/10/06; 12/09/08; 12/10/13)

In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy the current 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, Nonconforming Uses and Structures, of this Code, all nonconforming signs shall comply with the following regulations. In the case of a conflict between the regulations contained in Chapter 24 and these regulations, the more restrictive shall apply.

A. <u>On Premise Signs</u>.

All legally permitted signs existing prior to December 9, 2008 are hereby declared legal non-conforming signs. All on-premise or appurtenant signs which have been made nonconforming by the adoption of provisions contained within this Chapter shall be subject to the following regulations:

1. Alterations.

(a) A nonconforming on premise sign shall not be altered, reconstructed, raised, moved, extended, or enlarged unless said sign is changed so as to conform to all provisions of this Chapter.
(b) Alterations shall also mean the changing of the face of the sign, text or message that the sign is conveying from one (1) use of the premise to another use of the premise or the changing of the ownership of the sign when that ownership necessitates a change in the text or message of the sign. These types of alterations are prohibited unless the sign is changed so as to conform to all provisions of this chapter.
(c) Alterations shall not be interpreted to include changing the text or copy on advertising signs, theater signs, outdoor bulletins or other similar signs that are designed to accommodate changeable copy.
(d) Normal maintenance and repair of a nonconforming on premise sign is allowed; however the cost of said maintenance and repair shall not exceed sixty percent (60%) of the 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. Re-painting or replacement of a damaged or deteriorated sign face are considered normal maintenance and repair as long as the use of the premises or ownership of the sign has not changed.

2. Restoration. Nonconforming on premise signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of God, or damaged by any other cause, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this Chapter or shall be removed.

3. Deterioration and Abandonment. A nonconforming on-premise sign or sign structure

that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the ground that the nonconforming use has been abandoned, the nonconforming use has substantially changed, and/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 pursuant to the provisions of Section 23.160 Lehi City Development Code.

B. <u>Off Premise Signs.</u>

All billboards and off-premise signs 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 in a manner provided by law, which may be repaired without violating subsection (B)(2) of this section, must be restored to a safe condition within thirty (30) days after the owner is given notice of the unsafe condition. Any sign not repaired as required and permitted by this subsection (A) (2) is unlawfully maintained and subject to the provisions of Section 23.160, Lehi City Development Code.

2. Restoration and Alterations. Off premise signs legally existing as of September 24, 2002 may continue as a nonconforming use, and may be maintained, or repaired, or restored in the event the structure is damaged by casualty, act of God, or vandalism. A nonconforming off premise sign may be replaced at the same location with a new sign structure, provided that the new sign or sign structure does not exceed the height or square footage of the sign face or sign structure being replaced. However; if an existing off-premise sign structure existing as of September 24, 2002 has only a single face of advertising, an additional face may be added to the structure provided that the off-premise sign structure is located along the Interstate.

3. Deterioration and Abandonment. A nonconforming off-premise sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the ground that the nonconforming use has been abandoned, the nonconforming use has substantially changed, and/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 pursuant to the provisions of Section 23.160, Lehi City Development Code.

Section 23.180 Exceptions.

(New 12/09/08)

Upon DRC review and Planning Commission and City Council approval, the design and placement of on-premise signs for multi-tenant commercial projects may vary from the regulations set forth in this Chapter and shall be considered as a Conditional Use. The Planning Commission and City Council must determine that:

A. The proposed sign exceptions are not in conflict with the purpose and intent of this Chapter;

B. The proposed sign(s) are in architectural harmony with the development.