

HIGHLAND CITY DEVELOPMENT CODE

ARTICLE 7

SIGNS

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3-701: Purpose and Scope. The City Council finds and declares that the regulations set forth in this Chapter will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites which they occupy; encourage sign legibility through the elimination of excessive and confusing sign displays, thus reducing driver inattention; preserve and improve the appearance of the City as a place in which to work and live; and will create an attraction to non-residents to the benefit of commerce in the City; allow each individual business to clearly identify itself and the goods and services which it offers in a proper manner; safeguard and enhance property values; protect public and private investment in buildings and open space; and promote the public health, safety, and general welfare of the residents of the City.

3-702: Permit Required. It is unlawful to erect or remodel any sign upon or over public or private property within the City until a permit therefor has been obtained from the Building Inspector; provided, however, no such permit shall be required if the sign is non-illuminated and if its area is less than 16 square feet. All applications for such a permit shall include a drawing showing the locations, size, and details of the supports and footings. Signs and sign structures shall be designed and constructed to resist wind forces as specified in the Building Code or as otherwise determined to be safe by the Building Inspector.

3-703: Site Plan Required. No person shall erect any sign or outdoor, advertising structure within the City without first obtaining the approval of the site plan by the Zoning Administrator. Such site-plan approval shall not be required for non-electrical signs of not more than 64 square feet in area.

3-704: General Regulations.

- (1) Flashing or rotating signs shall be permitted only in the C-1 Zone with a conditional use permit. Flashing shall be limited to sequential, chasing, or subdued color change. No sign shall include intense strobe flashing. Rotation shall be no more than eight revolutions per minute.
- (2) No sign shall be designed to emit sound, smoke or steam.
- (3) Temporary promotion signs may be permitted upon approval of the Zoning Administrator for a specific period of time not to exceed 60 days. It shall be the responsibility of the applicant for a permit for such a sign to remove the same after expiration of the term of the permit.

3-705: Accessory Signs Only. Except as otherwise provided by other provisions of this Chapter, only accessory signs shall be allowed on any private property in the City.

3-706: Exceptions. This Chapter shall have no application to signs used exclusively for:

- (1) The display of official notices used by any court or public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice.
- (2) Directional, warning, or information signs of a public nature, directed and maintained by a public authority or public utility.
- (3) Any sign of a non-commercial nature when used to protect the health, safety or welfare of the public.
- (4) Any flag, pennant, or insignia of any nation, state, city, or other political subdivision.

3-707: Location Standards.

- (1) No sign shall be erected in such a manner that any portion of the sign or its support will interfere with the use

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- of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- (2) No free-standing or projecting sign shall be erected at any intersection improved for vehicular traffic, within a triangular area on each corner of the intersection formed by the property lines at points on each property line 25 feet from the intersection of the property lines, unless the same in its entirety is less than three feet or more than eight feet above the curb grade and no part or means of its support has a single or joined horizontal dimension exceeding six inches.
 - (3) No sign shall be erected or maintained which has less horizontal or vertical clearance from any communication or electric power line than that prescribed by the laws of the state of Utah or any other applicable law, regulation or ordinance.
 - (4) No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a clearance of less than ten feet above such walkway. No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private driveway with a clearance of less than 17 feet above such driveway.
 - (5) No sign shall be erected or maintained on public property except pursuant to a permit therefor from the City.
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3-708: Special Purpose Signs. In addition to any other permitted sign or signs, signs for special purposes set forth in this Section shall be permitted as provided herein:

- (1) In all Zones, signs may be erected to **advertise the sale, rent, or lease of property on which the sign is located**. Said signs shall be limited to **one sign per street face** and shall not exceed an area of **six square feet** in the R-1-40, R-1-20 and A-1 Zones, nor 32 square feet in any other Zone.
- (2) In all Zones in which **group occupancies** in office buildings, commercial buildings, or industrial buildings are permitted, directory signs may be erected displaying the names of the occupants of a building who are engaged in a particular profession, business, or industry. **Said sign shall not exceed 100 square feet in area and shall be located at least two feet inside the property line.** Said signs are part of the **conditional use permit**.
- (3) Signs may be erected in connection with construction projects and used for the purpose of publicizing the **future occupants of the building**, the architects, the engineers, and contractors participating in the project and other similar information. In the R-1-40, R-1-20 and A-1 Zones, said signs shall **not exceed 32 square feet in area**. In all other Zones, said signs **shall not exceed 128 square feet in area**. No such free-standing sign shall exceed **twelve feet in height**. All such signs shall be removed before the Building Inspector approves a final inspection of the construction.
- (4) **Directional signs** may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property, provided they are located on the property to which they pertain. **No such sign shall exceed six square feet in area**.
- (5) In all Zones, a **church** or **quasi-public** organization may erect one sign on the premises occupied by such organization to identify the name of the organization

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and announce activities thereof. Owners of apartment houses or complexes containing five or more dwelling units may erect one sign on the premises to identify the name of the building or premises and to indicate a vacancy. Signs allowed by this paragraph shall **not exceed 32 square feet** in area.

- (6) Signs relating to **nomination** or **election** of any person for public office or advocacy of any measure to be voted upon at a special or general election may be erected in all Zones. Such signs shall be temporary and shall be removed within ten days after the election. **No such sign shall be placed or posted on any public property or structure.**
- (7) One **development-promotional sign** may be placed on the premises of each subdivision having five or more lots or dwelling units. Said sign may have an **area of up to 64 square feet, plus five additional square feet for each lot or dwelling unit in excess of five, with a maximum of 300 square feet.** Said sign shall be removed not later than 30 days following the sale of all lots or dwelling units in the development.
- (8) One **name plate** or **marker**, not to exceed **two square feet** in area, shall be allowed for each dwelling to indicate only the occupant's name. Said name plate **shall not contain an occupational designation**, except that the nameplate or marker may include an occupational designation if the home occupation permit has been issued for the premises pursuant to Section 3-620.

3-709: Residential and Agricultural Zones. Except as provided in the specific regulations for each Zone found in this Code, no sign, other than a special purpose sign permitted by Section 3-708 shall be erected in the following Zones: R-1-40, R-1-20 and A-1.