

CHAPTER 4
SIGNS

4.1

TITLE.

The regulations contained in this Chapter shall be known and may be cited as "Sign Regulations" of Box Elder County and its Land Use Management and Development Code.

4.2

PURPOSE

4.2.1

The purpose of sign regulations set forth in this Code shall be to coordinate the type, placement, and physical dimensions of signs within Box Elder County; to recognize the various commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate record keeping and consistent enforcement. These objectives shall be accomplished by regulation of display, erection, use, and maintenance of signs. The use and location of signs are regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type.

4.2.2

Further purposes are to minimize potential hazards to motorists and pedestrians; to encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy; to encourage sign legibility through the elimination of excessive and confusing sign displays; to reduce driver inattention; to preserve and improve the appearance of Box Elder County as a place in which to live and to work and as an attraction to non-residents who come to visit or trade; to safeguard and enhance property values; to limit or forbid signs which interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed under the zoning authority of Box Elder County.

4.3

SCOPE.

These regulations shall not relate to building design. Nor shall this Code regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right-of-way; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government or non commercial organization; gravestones; barber poles; religious symbols; commemorative plaques; the display of street numbers; or any display or construction not defined in this Code as a sign.

4.4

INTERPRETATION.

In interpreting and applying the provisions of this Code, the sign regulations contained herein are declared to be the minimum standards allowable for the purpose set forth. The types of signs allowed by this Code shall be plenary and sign types not specifically allowed as set forth within the Code shall be prohibited. It is not intended by this Chapter to interfere with nor abrogate nor annul any easement, covenants, nor other agreements between private parties existing at the time of the effective date of this Code; provided, however, that where this Code imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances, or restrictions, the provisions of this Code shall

control.

4.5

GENERAL REGULATIONS.

4.5.1

Except as provided in this Code, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

4.5.2

All signs hereafter erected in Box Elder County shall comply with the current standards of the National Electrical Code, the Uniform Building Code, and all other ordinances of Box Elder County. No sign shall be placed on public property or within a public right-of-way except when expressly licensed by the County Commission, or Utah Department of Transportation.

4.5.3

All signs shall be maintained in good condition. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics, and life of such signs; moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign.

4.5.4

All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within 30 calendar days of the time the use was discontinued.

4.5.5

Unless otherwise specified in this Chapter, all signs may be illuminated. However no sign may utilize:

4.5.5.1

An exposed incandescent lamp with an external reflector without a sunscreen or comparable diffusion;

4.5.5.2

Any exposed incandescent lamp in excess of 15 watts unless a screen is attached;

4.5.5.3

Any revolving beacon light.

4.5.6

Unless otherwise specified in this Chapter, any sign herein allowed may use manual or automatic changeable copy.

4.5.7

No person may engage in the business of erecting, altering, relocating, constructing, or maintaining signs without a valid Utah contractors license, and valid County business license. All persons involved in the maintenance, installation, or relocation of signs near or upon the public right-of-way or property shall agree to hold harmless and indemnify Box Elder County, its officers, agents, and employees, against any and all claims of negligence resulting from such work insofar as this Code has not specifically directed the placement of a sign. Such persons shall also maintain insurance to indemnify Box Elder County against any form of liability to a minimum of \$1,000,000.00.

4.5.8

Signs not regulated by this Chapter:

4.5.8.1

On premise advertising signs that are attached to windows or walls and are clearly of a temporary nature, and which promote specific sales for short periods of time.

4.5.8.2

Signs which are associated with school or church events and functions which are clearly of a temporary nature for short periods of time.

4.5.8.3

Interior signs.

4.5.8.4

Real Estate Company "FOR SALE" signs and owner placed "FOR SALE" or "FOR RENT" signs advertising specific property for sale or rent and are erected on that specific property.

4.5.8.5

Election campaign signs, yard sale signs, night crawler for sale signs, etc.

4.5.8.6

Directional signs (i.e., BLM, DWR, etc.). Church name plate signs, etc.

4.5.8.7

Name plate signs less than 150 square inches in size.

4.5.8.8

Construction signs for each street of frontage of a construction project, not to exceed 45 feet in area. Such signs may be erected 10 days prior to beginning of construction and shall be removed 1 day following completion of construction.

4.6

INSPECTIONS.

The Building Official of Box Elder County shall have the following duties with regard to sign inspections:

4.6.1

To make an initial inspection of any sign upon the completion, erection, reconstruction or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. This inspection shall be made to assure compliance with the provisions of these regulations, other ordinances of Box Elder County and conditions precedent to the issuance of a conditional use permit if applicable.

4.6.2

To inspect each sign for which a complaint of non-compliance with local ordinances is made in writing to the building official.

4.6.3

To make routine spot checks of all signs to assure compliance with these regulations, and other ordinances of Box Elder County, and conditions precedent to the issuance of a conditional use permit if applicable.

4.7

ENFORCEMENT.

The Zoning Administrator of Box Elder County is hereby vested with the duty of enforcing the sign regulations of this Code and in the performance of such duty is empowered and directed:

4.7.1

To issue permits to construct, alter or repair signs which conform to the regulations of Box Elder County.

4.7.2

To ascertain that all signs, construction of, or maintenance of any sign is in conformance with regulations of Box Elder County and the conditions imposed precedent to the issuance of a conditional use permit if applicable.

4.7.3

To issue a notice of violation to the person having charge or control or benefit of any sign found by the Zoning Administrator to be unsafe or dangerous, or in violation of the ordinances of Box

Elder County.

4.7.4

To institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any sign is used in violation of any ordinance of Box Elder County, including, but not limited to the zoning ordinance, to accomplish the following purposes:

4.7.4.1

To prevent such unlawful erection, construction, re-construction, alteration, repair, conversion, maintenance or use, and

4.7.4.2

To restrain, correct, or abate such violation.

4.7.5

To abate and remove any unsafe or dangerous sign which is not repaired or made safe within 5 working days after giving appropriate notice to the person having charge, control, or benefit of any such sign. In such an event, the person having charge, control, or benefit of such sign shall pay to Box Elder County the costs incurred in such removal within 30 calendar days after written notice is mailed to such person.

4.7.5.1

Upon failure to pay the costs incurred in abating and removing an unsafe or dangerous sign, Box Elder County may, by action of its County Commission, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of Chapter 2 of this Code.

4.7.6

To abate and remove any illegal sign other than unsafe or dangerous signs which is not made conforming within 60 workings days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such event, the person having charge, control or benefit of any such sign shall pay to Box Elder County the costs incurred in such removal within 30 calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing an illegal sign, Box Elder County may, by action of its County Commission, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of Chapter 2 of this Code.

4.7.7

To abate and remove any non-maintained or abandoned sign which is not repaired or put into use within 10 workings days after giving appropriate notice to the person having charge, control or benefit of any such sign. In such event, the person having charge, control or benefit of any such sign shall pay to Box Elder County the costs incurred in such removal within 30 calendar days after written notice is mailed to such person. Upon failure to pay the costs incurred in abating and removing a non-maintained or abandoned sign, Box Elder County may, by action of its County Commission, place a lien against property owned by the person having charge, control or benefit of such sign to assure compliance with this provision. This provision for abatement and removal shall not apply to any sign for which a notice of violation is presently being appealed under the provisions of Chapter 2 of this Code.

4.8

NOTICE REQUIREMENTS.

Notification by Box Elder County to persons having charge, control or benefit of any such sign found by the Zoning Administrator to be unsafe or dangerous or in violation of the zoning

ordinance or other ordinances of Box Elder County and where the County is contemplating removal of said sign shall be accomplished by the County utilizing written notices sent through the registered mail. Any such notice shall state the exact nature of the violation, the exact time and date by which the non-complying condition or use must be remedied, and the appeals procedure by which the person having charge, control or benefit of such sign may appeal the decision of the Zoning Administrator.

4.9

SIGN PERMIT AND PERMIT FEE REQUIRED.

All signs hereafter erected within Box Elder County shall be erected, reconstructed, or remodeled only in accord with the authority authorized by the sign permit issued by the County. Application for a sign permit shall be made to the Zoning Administrator and shall be accompanied by a fee to defray the expenses to the County incurred in the administration of this Chapter. Such fee shall be established by resolution of the County Commission. A sign permit shall be issued by the Zoning Administrator if the proposed sign is found by the Zoning Administrator to be in compliance with the provisions of this Code and other ordinances of the County.

4.10

RE-INSPECTION FEE.

In the event that a notice of violation is issued, a re-inspection fee shall be charged to defray the costs of re-inspection. Said re-inspection fee shall be charged for each inspection required until applicable regulations of Box Elder County are complied with. The amount of the fee shall be established by resolution of the County Commission.

4.11

SIGN OVERLAY ZONING DISTRICTS.

There are hereby created 3 overlay zoning districts (S-1, S-2, & S-3) to regulate the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location in Box Elder County. Refer to special zoning map for descriptions of districts.

4.12

CODES AND SYMBOLS.

In the following section the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as "permitted" indicated by a "P" in the appropriate column (headed by the overlay zoning district designation), or as "conditional uses," indicated by a "C" in the appropriate column. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required; or by the letter "M" to indicate maximum building height allowed in a particular district; or by the letter "B" to indicate the actual height of the building to which a sign is affixed or the height of the sign; or by the letter "S" to indicate the required building setback, whichever is applicable. If the regulation does not apply, or it is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-."

4.13

SIGN TYPES, EFFECTS, DIMENSIONS, NUMBERS, AND LOCATIONS BY OVERLAY DISTRICT.

SIGN OVERLAY DISTRICT

"P" = Permitted Uses
"C" = Conditional Uses
"A" = Applies
" - " = Not permitted

S-1 S-2 S-3

A 1

SIGN TYPE

ON PREMISE SIGNS

a. Free Standing	C	P	P
b. Marquee	C	P	P
c. Projecting Wall	P	P	P
d. Roof	C	P	P
e. Facia	P	P	P
f. Canopy	P	P	P

"P" = Permitted Uses
 "C" = Conditional Uses
 "A" = Applies
 "-" = Not permitted

S-1 S-2 S-3

g. Under Canopy	P	P	P
h. Low Profile	P	P	P
i. Awning (electric)	P	P	P
j. Portable and Temporary (1 week per 6 months period)	C	C	C

OFF-PREMISE SIGNS

2 a. Free Standing	-	C	C
b. Roof	-	C	C
c. Facia	-	C	C

SIGN EFFECTS AND COPY CONTENT

ON-PREMISE SIGNS

1 a. Identification	P	P	P
b. Illuminated	C	C	C
c. Rotating	C	C	P
d. Flashing	-	C	C
e. Changeable Copy	P	P	P
B f. Animated	C	C	P

2 OFF-PREMISE SIGNS

a. Illuminated	-	C	C
b. Rotating	-	C	C
c. Flashing	-	C	C
d. Changeable Copy	-	C	C
e. Animated	-	C	C
f. Message Center	C	C	C

SIGN DIMENSIONS

C	1. Sign Height (in feet)	M	M	M
	2. Maximum Sign Area on Premise (in square feet per face)	35	100	200
	"P" = Permitted Uses "C" = Conditional Uses "A" = Applies "-" = Not permitted	S-1	S-2	S-3
	3. Maximum Sign Area off Premise (in square feet)(billboards) with minimum spacing of 500 feet.	-	300	300

NUMBER OF SIGNS

ON-PREMISE SIGNS

D	1	a. Free Standing	1	1	1
		b. Marquee	1	1	1
		c. Projecting Wall	1	1	1
		d. Roof	1	1	1
		e. Facia	1	1	1
		f. Canopy	1	1	1

OFF-PREMISE SIGNS

2	a. Free Standing	-	1	C
	b. Roof	-	1	1

LOCATION OF SIGNS

E	1. Minimum Clearance Under Sign (in feet)	10	10	14
	2. Minimum Setback from Public Right-of-Way (in feet)	S	S	S
	3. Minimum Distance Between Signs	C	C	C
	Off-Premise "billboards" minimum spacing in lineal feet	-	-	500
	4. Maximum Overhang of Public Right-of-Way Limited to the Thickness of Sign with a maximum in feet of:	1	1	1

NOTE - Signs are not permitted on public property or within the public right-of-way or above the public right-of-way without express license from the County Commission or State Department of Transportation.

Also note that signs are not permitted in the residential districts except as expressly described in these regulations.