CHAPTER 32

SIGNS

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32-1. Major Sign Types.

Business Signs, Identification and Information Signs, and Specialty Signs are considered as Major Sign Types for the purpose of this Ordinance. All signs will be classified as belonging to one of the Major Sign Types for regulatory measure.

32-2. General Provisions.

1. Conformity and Safety. If a sign does not conform with the requirements of this Chapter or if the construction, design, manner of use or method of anchoring or supporting any sign makes such sign unsafe, the Chief Building Official shall proceed in any manner he deems necessary to cause the removal of the sign or the rebuilding of a sign to conform with the requirements of this Chapter or to remedy the defect herein. All signs must meet the requirements of the Uniform Building Code and Safety Regulations of the County.

2. Clearance. There shall be a minimum clearance of ten (10) feet between the ground or sidewalk and any part of projecting sign, with the exception of public necessity signs and name plates.

3. Copy Area. Copy area of a building facade signs or multiple copy signs shall not exceed forty percent (40%) of the background facing to which it is applied.

4. Height of Signs. No sign shall exceed the height limitations established for each zone as set forth in this Chapter.

5. Lighting of Signs. Signs may be illuminated by indirect lighting, floodlights, or luminous tubes only. No lighting shall be installed in any way which will permit direct rays of such light to penetrate onto any adjoining property used for residential purposes, or in any manner constituting a nuisance. Animated signs are prohibited except as expressly provided herein.

6. Location of Signs. No part of any sign shall be permitted to extend across any property line or located in any required front or side yard except as follows:

    a. Business and identification signs attached to a building may project into a required front or side yard not more than six (6) feet and not less than ten (10) feet above the ground or sidewalk.

b. Ground business signs, including all portable types signs for conforming uses only, shall not be located closer than ten (10) feet to a front or side property line for that portion of the sign lower than ten (10) feet and not closer than three (3) feet for that portion of the sign greater than ten (10) feet in height.

c. Property identification signs shall not be located closer than ten (10) feet to any property line.

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d. Name plates may be located anywhere on the property.

7. Maintenance of Signs. Signs regulated by this Chapter shall be maintained in good visual appearance and structural condition at all times. The County and its agents shall in no way be liable for negligence or failure of the owner or the person responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions.

8. Misleading, Fraudulent, Obscene, Immoral, Indecent or Signs of Unsightly Character Prohibited. No sign shall be erected or maintained, or be permitted to remain publicly displayed which are a misleading, fraudulent, obscene, immoral, indecent, of unsightly character.

9. Noise Prohibited. It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or transmitting device or instrument for the purpose of commercial advertising.

10. Painting, Pasting, Gluing Prohibited. No sign shall be painted, pasted or glued directly on any wall or roof or affixed directly to any wall or roof by means of any similar adhesive substance. No paper or cloth sign shall be tacked directly on any wall or roof.

11. Permit Required. It shall be unlawful to erect or maintain or remodel any sign upon or over public or private property, with the County until a sign permit with respect to such sign has been obtained from the Chief Building Official. the Chief Building Official may at his discretion request the Planning Commission to review a sign application.

12. Refusal of Owner to Remove Dangerous Signs. Removal by Chief Building Official. Where immediate action is deemed necessary to protect, limb, life or property and where the owner of a sign or the owner of the property on which the sign is erected fails to remove such sign pursuant to notice from the Chief Building Official within a specified time fixed in such notice, the Chief Building Official may proceed in any manner deemed necessary to cause the immediate removal of such sign. The Chief Building Official shall certify a statement of the expenses incurred in such removal to the County Treasurer who in turn shall assess and charge the same against the real estate upon which the sign was erected, and unless said assessment is paid within ninety (90) days after and from the date of notice thereof the same shall, when recorded in the offices of the County Clerk, become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.

13. Removal of Conforming Signs. Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith shall, upon vacating the premises, or discontinuing the business advertises, cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the Chief Building Official shall be considered as a violation of this Chapter and shall subject the owner of the sign and the owner of the property to the penalties herein.

14. Removal of Nonconforming Signs.

a. Any sign not in conformance with the provisions of this Chapter and which was erected or installed without a permit, shall be removed within thirty (30) days upon notification from the Chief Building Official.

b. Signs for which permits were previously issued and which are made nonconforming by the provisions of this Chapter shall be permitted to remain in accordance with Section 7. Under no circumstances shall such nonconforming signs be remodeled or replaced. The provisions of Section 2.12 shall apply to such nonconforming signs.

c. Any existing sign, conforming to the provisions of this Chapter relative to size and location, but nonconforming to structure requirements shall be removed or replaced within one (1) year upon written notice from the County. However, if they are deemed to be a hazard or more than fifty percent (50%) damaged, they shall be removed or repaired in accordance with the structural requirements of this Chapter, within ten (10) days after receiving notice from the County.

d. Any sign on a building determined to be abandoned shall be removed within thirty (30) days of notification by the Chief Building Official to the property owner and/or owner of the business advertisement and/or owner of the sign.

15. Sign Inspection. The Chief Building Official shall inspect each sign for which a permit has been issued and shall require the property maintenance of all signs subject to the provisions of this Chapter. No sign or other advertising structure less than ten (10) feet in height, as regulated by this code shall be located on a corner lot at the intersection of any streets within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street line.

16. Sign Not to Cover Windows, Doors, or Similar Openings. No sign shall cover a window, doorway or other opening providing light ventilation or exit facilities which are required by the Building Code or which are deemed by the Fire Department to be necessary to give the Fire Department access to the building or to afford the fire protection in the event of a fire; provided however, that flat signs, wall signs, cloth signs and projecting signs shall be permitted to cover transom.

17. Sign on Private Property. It shall be unlawful for any person to fasten or attach, paint or place any sign as defined in this Chapter upon any private wall, window, door, gate, fence or sign or upon any other personal property without the consent of the owner, or lessee, or someone authorized to act on behalf of such owner or lessee.

18. Sign on Public Property. It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this Chapter on any building, street or property of the County. No sign shall be erected on or project over public property.

19. Sign Over Street Prohibited. It shall be unlawful to erect and/or maintain any sign over any street or alley, except as herein expressly provided.

20. Sign Setback. For purposes of this Chapter, the entire sign must comply with the specified setback regulations.

21. Signs, Zones Permitted and Controls. It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this Chapter. It is unlawful for any person to erect or otherwise install a sign located on a site or in a zone in violation of the regulations specified in Section 8.

22. Violations a Misdemeanor. Any person who shall fail to comply with or shall violate any of the provisions of this Chapter, or any rules or regulations promulgated hereunder shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than $299 or by imprisonment for not more than sixty (60) days, or by both such fine and imprisonment. The penalty provided herein shall be in addition to any suspension or revocation of any license or permit issued hereunder.

32-3. Special Provisions.

1. Animated Signs. No animated signs shall be erected or maintained in, nor closer than seventy-five (75) feet from any residential zone. Revolving animated signs are limited to six revolutions per minute and may not have flashing lights attached thereto.

2. Blanketing. To prevent blanketing, no projecting or marquee sign shall be erected to project more than 24 inches. Projection shall be measured from the facing of the building and/or structure to which the sign is attached.

3. Cloth Signs. Permits may be issued by the Chief Building Official upon approval by the County Commission for hanging of display banners or other cloth decorations for special occasions, such as religious, charitable, civic, or festive occurrences, or for the Christmas decorations or in celebration of some event of religious, national, state or civic significance or in honor of a visit from a person or persons of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The Chief Building Official may permit such signs to be hung over public streets or on walks after proper approval. Permits issued pursuant to this paragraph may be issued without charge of any fee, but shall specify a period of time, not to exceed fifteen (15) days during which such signs shall be permitted to be used.

4. Electric Signs. All signs which utilize or are illuminated by electricity shall comply with the adopted Electrical Code and Fire Prevention Code of the County.

5. Marquee Signs. Marquee signs may be placed on, attached to, or constructed in a marquee. For the purpose of determining height, projection and clearance, the standards as specified in the Uniform Building Code for Marquee shall govern.

6. Political or Campaign Signs. Political or campaign signs are permitted in accordance with the following provisions provided that any such sign shall be erected not earlier than sixty (60) days prior to the election at which time the candidates or measure will be voted upon and shall be removed within fifteen (15) days after such election, campaign or event.

    a. In any residential zone, there is permitted not more than one stationary unlighted temporary sign on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or questions on the ballot, provided that any such sign shall not exceed six (6) feet in height or six (6) square feet in area. If attached, such sign shall not exceed the height of the eaves line of the building.

    b. In a commercial zone, there is permitted one or more temporary signs on a lot on behalf of a candidate for public office, or of a question on the ballot or announcing a campaign, drive or event of a civic, philanthropic, educational, or religious organization, provided that:

1. The total of such sign or signs on any lot shall not exceed sixty-five (65) square feet, except that larger signs may be placed upon any legally existing sign structure. If detached, signs shall not exceed fifteen (15) feet in height, and if attached not more than twenty-five (25) feet in height.

2. No such sign shall be a roof sign, except upon a legally existing sign structure, and no signs shall be erected in any required yard setback area unless attached to a building.

7. Shopping Center Signs. In shopping centers, frontage for each separate store shall be based on the width of the front of each business, and signs for such businesses shall be attached to the front of each store. One detached or attached sign for each street frontage may be used to designate the name of the shopping center. In no instance may shopping center name signs be multiple copy to advertise any business in the center.

8. Time Limitation for Construction Project or Land Development Signs. No construction project or land development sign shall be erected more than thirty (30) days prior to construction and shall be removed not more than thirty (30) days after completion.

32-4. Exempt Signs.

The following signs shall be exempt from zoning regulations:

1. Memorial tablets or tablets containing the names of buildings and date of the erection and use of the building when built into the walls of the building and constructed of bronze, brass, marble, stone or other noncombustible material.

2. Nameplates not to exceed two (2) square feet. Any nameplates exceeding two square feet are prohibited in all zones.

3. Non-illuminated and non-floodlights flat signs, wall signs, and free standing signs having an area not in excess of thirty-six (36) square feet announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof, provided that no more than one such sign shall be erected on each street frontage and also provided that said signs are not erected more than thirty (30) days prior to construction and are removed not more than thirty (30) days after completion.

4. Non-illuminated and non-floodlighted religious, charitable and educational ground signs having an area not in excess of twelve (12) square feet.

5. Non-illuminated and non-floodlighted signs having an area not in excess of four (4) square feet, that advertise the place of business of a doctor, dentist, or other profession or home occupation.

6. Traffic and other municipal signs, house numbers, legal notices, railroad crossing signs and danger signs and warning signs.

7. Painting, repainting or cleaning or an advertising structure, or the changing of the advertising copy of the message thereon shall not be considered an erector or alteration which requires a sign permit unless structural change is made thereto.

32-5. Design Standards.

All design standards shall be in accordance with the latest adopted revision of the Uniform Building Code.

32-6. Specialty Signs Prohibited.

The following specialty signs are prohibited in Weber County; Wind sign, banner sign, portable sign, A-frame sign and any other similar specialty signs.

32-7. Sign/Zone Regulations. Signs are permitted in their applicable zones together with size, location and height regulations as listed in the following tables: