

15-10-07 Permanent Signs that Require a Permit

I. Wall Signs. The following criteria shall be met:

1. Signs shall not cover architectural features on buildings and shall blend with the surrounding natural and man-made environment (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, such as exposed neon, different type styles, and logos in conjunction with the lettering for their signs.
2. The square footage of signage allowed on a wall shall be based on either the dimensions of the vertical wall or vertical dimensions of a slope (See Figure 24) to which a sign is attached and according the following guidelines. Signage which utilizes molded logos and individual letters may occupy up to 15% or 600 square feet, which ever is less, of a primary wall, and 5% of a secondary wall. Signage which utilizes box signs may not occupy more than 5% or 40 square feet, which ever is less, of any wall.

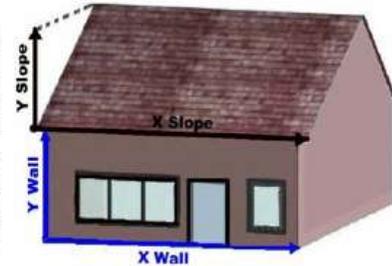


Figure 25

3. Multiple Signs on an Elevation.

- a. Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs will be approved. Subscript, molded cabinets, not exceeding 15% of a sign package, may be utilized in conjunction with individual letter signs (See Figure 25).
 - b. The maximum number of wall signs on any given wall/lease space, including multi-tenant buildings, shall be seven and shall be appropriate to the scale of the building. Multi-tenant buildings may receive a conditional use permit so that a wall may exceed seven signs if the Planning Commission judges the additional signage to be consistent with the criteria set forth above.
4. Painted signs or murals applied directly to any building face, must have specific approval of the Community Development Director. If the building is in Historic Sandy, the sign must have approval of the Planning Commission upon recommendation of the Historic Commission.
 5. Wall signs with changeable copy, reader board, or electronic message capability are not allowed.
 6. Businesses which back onto residential areas may be allowed signs on the rear of the building with Planning Commission approval.
 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 (See Figure 26) nor shall it project more than 18 inches from the face of the building to which it is attached.



Figure 26

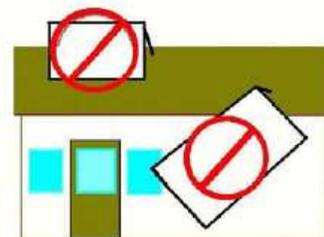


Figure 26

9. Wall signs on sloping or mansard roofs,
 - a. Will only be allowed to avoid architectural conflicts on the face of the building. They shall not be approved solely for better visibility to signage (See Figure 27).
 - b. Shall be erected so as to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. There shall be no visible support structure such as guy wires or braces.
10. Upon review and approval by the Planning Commission, a business may request the placement of a business identification sign upon an area 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 area upon which it is mounted
 - c. That the proposed signs comply with established sign theme requirements for the shopping center within which the sign is located.



Figure 27