

~~12-3 Signs~~

**FINE PRINT NOTE (FPN), the below section is currently adopted in the SPANISH VALLEY SUPPLEMENT and being codified and reformatted to the SAN JUAN COUNTY ZONING ORDINANCE*

SIGNS REQUIREMENTS – CHAPTER (XX)

Section 1: PURPOSE

It is in the best interest of the health, safety and welfare of the citizens of San Juan County to regulate signage and advertising. The following regulations are created to: eliminate potential hazards to motorists and pedestrians; to encourage signs which are integrated with and harmonious to with the buildings, setting and sites which they occupy; encourage legible signage through the prohibition of excessive and confusing sign displays, thus reducing driver inattention; allow each individual business to clearly identify itself and the goods and services which they offer; to safeguard and enhance property values; and protect public and private investment in buildings and open space.

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DEFINITIONS

~~The change or rearrangement in the structural part of its design, whether by extending on a side, increasing in area, width or height, or moving from one location or position to another.~~

AWNING: A roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows and other openings with supports extending back to the building, supported entirely by the building.

~~**BUILDING, FRONT LINE OF** The line of that face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade and eaves overhanging less than two feet (2').~~

BUILDING LINE: A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed.

~~**Code Enforcement Officer** The appropriate officer(s) employed by the San Juan County authorized to enforce this chapter.~~

ELECTRONIC MESSAGE CENTER (EMC): 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. EMS includes computer programmable, microprocessor controlled electronic or digital displays.

ELECTRONIC MESSAGE SIGN VIEW AREA: The view area for any EMS shall be measured as follows: beginning from the outside edge of the sign face, measure one hundred fifty feet (150') to each side, then measure at a ninety degree (90°) angle three hundred feet (300') in the direction that the sign is facing, and ninety degree (90°) angle until the two (2) lines intersect.

FACE OF SIGN: The entire area of a sign upon, against or through which any copy, electronic images,

graphics or pictures, with or without textual information is placed.

LOT, CORNER: A lot abutting on two (2) intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

MARQUEE: A sign designed and constructed for the purpose of changing the message regularly by movable letters or electric means.

MONUMENT SIGN: A sign whose base is approximately seventy-five percent (75%) of the width of the sign and is permanently set on the ground and has an opaque pedestal as part of the sign foundation which conceals any pole support. Upon approval of the community development director, and where pole supports are not visible, the opaque pedestal may be omitted.

NONCONFORMING SIGN: A sign or sign structure or portion thereof lawfully existing at the time this chapter or amendment thereto, became effective, which does not conform to all height, area and yard regulations prescribed in the zone in which it is located, or other regulations of this chapter.

POINT OF THE BEGINNING OR END OF PAVEMENT WIDENING: Ending of pavement widening is that point when the pavement of an interstate highway acceleration or entrance lane fully narrows to the normal width of the main travel lanes. Beginning of pavement widening is that point when the pavement of an interstate highway deceleration or exit lane begins to widen from the normal width of the main travel lanes.

SIGN: ~~Means and~~ includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, object, device, medium, conveyance or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. The definition of "sign" shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. This does not include any flag, badge or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

SIGN, A-FRAME: A temporary and/or movable sign constructed with two (2) sides attached at the top so as to allow the sign to stand in an upright position.

Sign, Animated A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, temperature and electronic type message center. Sign Area The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing

SIGN AREA: Only one side of a back to back or double faced sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees (45°). In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.

SIGN, FOR SALE: A temporary sign placed on a lot offering that specific property for sale, lease or rent, and

limited to twelve (12) square feet in sign area. The on premises sign may advertise a model home or open house.

SIGN, FREESTANDING: A sign supported by a fixed permanent frame or support in the ground

SIGN, ILLUMINATED: A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

SIGN, LIGHTED: A sign made legible in the absence of daylight by devices which reflect or project light upon it.

SIGN, LOW-PROFILE: On premises or identification signs having a maximum height of six feet (6'), incorporated into some form of landscape design scheme or planter box.

SIGN, OFF-PREMISES: Advertising sign which directs attention to a use, product, commodity or service not related to the premises.

SIGN, PROJECTING: A sign attached to a building or other structure and extending in whole or in part more than twenty four inches (24") beyond any wall of the building or structure.

SIGN, PROPERTY: A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.

SIGN, ROOF: A sign erected partly or wholly on or over the roof of a building, including ground supported signs that rest on or overlap a roof twelve inches (12") or more.

Section 2: REGULATIONS AND ENFORCEMENT

A. Compliance Required:

Except as provided in this chapter, no sign shall be erected, raised, moved, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the zone in which it is located.

B. Construction Standards: All signs hereinafter erected in the county shall comply with current standards of the national electrical code, all provisions of this chapter and other applicable ordinances of the county. All component parts shall be Underwriters Laboratories or equivalent-labeled products.

C. Private Signs shall not be permitted within a county right-of-way.

D. ~~In addition to the powers below, The Planning/Building Department may engage in enforcement consistent with Chapter 3~~ **this Ordinance. The Planning/Building Department may:**

1. ~~Issue Permits:~~ **Issue permits** to construct, alter or repair signs which conform to the provisions of this chapter.
2. ~~Determine Conformance:~~ **Ascertain** that all signs, construction and all reconstruction or modification of existing signs are built or constructed in conformance to the zoning ordinances, building restrictions and building codes.
3. ~~Issue Citations and Complaints:~~ **Issue citations and/or complaints** against violators of this chapter.

E. Right of Appeal: Any person who has been ordered to alter or remove any sign, or any

person whose application for a sign permit has been refused, may appeal consistent with **Chapter 5(XX)**. Upon filing of said notice of appeal, no further action with regard to the removal of the sign involved shall be taken until the final decision of the Appeal Authority issues, unless the Planning/Building department finds that the sign involved, by reason of its condition, presents an immediate and serious danger to the public.

- F. Application Requirements: All applications for sign permits shall be accompanied by a plan and elevation drawing. The drawings shall be provided digitally in PDF format in a minimum 8 1/2" x 11" format. The plat information shall include sufficient information so that the code enforcement officer can determine whether the proposed sign conforms with the provisions of this chapter.
 - 1. Plat Plan Requirements: Specifically, the plat shall show the size of the sign and its location relationship to the following features of the site:
 - i. Property lines;
 - ii. Existing and proposed buildings or other structures;
 - iii. Control curbs;
 - iv. Parking areas.
 - 2. Elevation Drawing Requirements: Specifically, the elevation drawing shall show the following information:
 - i. Type of sign;
 - ii. Sign display;
 - iii. Sign height;
 - iv. Sign area.
- G. Sign Permit Required: It shall be unlawful for any person, whether acting as lessee, lessor, owner, occupant, contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate or alter any sign within the county without first obtaining a sign permit from the county unless exempted from this requirement in this chapter.
- H. Fee Schedule: A fee as established by the County Commission shall be paid to the county for each sign permit issued under this chapter. The fee will cover the cost of issuance, including the inspection tag.

Section 3: RESIDENTIAL ZONE

Signs in the R zone must comply with the following:

- A. Low Profile Signs: Two (2) permanent low profile identification signs which state the official name of the residential subdivision will be allowed for residential developments; provided, that these signs conform to the following:
 - 1. Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
 - 2. Shall be limited to a maximum of three feet (3') in height from finished grade.
 - 3. Shall be limited to sixteen (16) square feet in area for each sign.
 - 4. Shall be limited to only two (2) signs per subdivision.
 - 5. Shall contain no animation.
- B. Promotional Signs for Residential Developments: These signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.

Signs shall not exceed six feet (6') in height and must be located within the boundaries of

the development a minimum of ten feet (10') from a street, shall not project into or be installed on any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.

Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.

C. Property Signs for Sale, Lease, Or Rent: One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable free standing sign and includes advertising for a model home or an open house at the premises.

D. Nothing in this section shall be construed to limit a property owner's right to express a religious, political, or other protected right through speech.

Section 4: HIGHWAY COMMERCIAL ZONE

A. Freestanding Signs: Freestanding signs are permitted subject to the following provisions:

1. Number: Each parcel of property or commercial complex may have one freestanding sign. One freestanding sign is permitted if the property or complex has more than three hundred feet (300') of frontage on a dedicated public street. Where two (2) or more freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). The second pole sign shall not be higher than seventy percent (70%) of the allowed height of the first sign. A third freestanding sign is allowed for properties with more than six hundred feet (600') of frontage on a dedicated street. The fourth freestanding sign, or additional freestanding signs, must be approved by the Planning Commission.
2. Location: Freestanding and projecting signs shall not project into or over any public street right-of-way. Projecting signs may project a maximum of four feet (4') from the building provided such projecting sign has a minimum ground clearance of ten feet (10') over any sidewalk or street right-of-way.
3. Height: Freestanding signs shall not exceed the following heights:
 - i. Signs located within five hundred feet (500') of US-191 shall not exceed twenty-five feet (25') in height as per the Utah Outdoor Advertising Act.
 - ii. Where two (2) or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.
 - iii. The height of signs located on all other streets shall not exceed ten feet (10') from the adjacent natural grade.
 - iv. Where the natural grade at the sign location is below the curb elevation, the height may be measured from the curb height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb or right-of-way boundary.
4. Size: The area of freestanding signs shall not exceed the following:
 - i. Single tenant freestanding signs within 500' of US-191 shall not exceed seventy-five (150) square feet or one square foot of sign area per linear foot of street frontage up to one hundred twenty (240) square feet maximum per sign face.
 - ii. Multi-tenant signs may have one and one-half (1 1/2) square feet of sign area

per linear foot of street frontage up to two hundred (400) square feet maximum. A single multi-tenant sign may be allowed up to three hundred (600) square feet if the following occurs:

1. The sign permit is approved subject to a condition which precludes the installation of another freestanding sign in excess of the frontage requirements; and
 2. The sign area does not exceed one and one-half (1 and 1/2) square feet per linear foot of street frontage. US-191 may have two (2) square feet of sign area per linear foot of street frontage, up to three hundred (600) square feet maximum.
5. On corner lots, the street frontage used to determine size of the primary sign shall be limited to the street upon which the building fronts. Measurement of the street frontage shall include the actual frontage measured to the midpoint of the corner radius. A secondary sign may be allowed on the side street, and its size shall be based on the frontage of the side street.
- B. Entrance and Exit Signs: One entrance and exit sign shall be permitted at each driveway entering or leaving the premises. Such signs shall not exceed six (6) square feet in area nor be more than four feet (4') in height from the ground.
- C. Wall Signs: Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall.
- D. Property and Project Construction Signs
1. No more than two (2) signs offering the premises for sale, lease or inspection by the public shall be permitted; provided, that the total area of each sign does not exceed thirty-two (32) square feet. Said signs may be modified to indicate that the property has been sold.
 2. A project construction sign or "coming soon" promotional sign of up to sixty-four (64) square feet may be allowed within sixty (60) days of obtaining a building permit for such project. Such sign shall be removed within one year from the date the sign was erected.
- E. Off-premises signs are not permitted, except as may otherwise be required by state law.
- F. Roof Signs: Roof signs shall conform to the following provisions:
1. Roof signs shall not be higher than the roofline or parapet wall and shall not be larger than twenty percent (20%) of the wall face of the building.
 2. All roof signs shall be installed or erected in such a manner that the support structure or brace is covered and screened from public view to the extent reasonable to do so.
 3. Roof signs shall not be animated.
 4. Projecting Signs: Projecting signs attached to a building shall comply with the following conditions:
 - i. Signs projecting over public property may not project more than four feet (4') from a wall of a building, nor project closer than three feet (3') to the back of the curb. A minimum clearance of ten feet (10') above the sidewalk must be maintained.
 - ii. Signs projecting over private property may not project more than six feet (6')

- required by law.
 - 2. Flashing Signs: Signs which use flashing, blinking, or strobing lights are prohibited. Signs which use subtle lighting changes as part of a video screen, or electronic messaging system are permitted.
 - 3. Rotating Signs: Signs which move, rotate, flutter in the wind or make noise are prohibited. Temporary banners must be in compliance with the county's policy on banners.
- J. Permit Exceptions: Notwithstanding any of the provisions of this chapter, the following signs and operations shall not require a sign permit;
- 1. The changing of the advertising copy or message on a marquee, provided no more than fifteen percent (15%) of the marquee surface will advertise off premises land, products or businesses.
 - 2. Painting, repainting, cleaning and normal maintenance and repair of a sign or sign structure unless a substantial structural change is made.
 - 3. For sale, rent or lease signs, advertising real property, that are thirty-two (32) square feet or less in area. Such sign may be double faced.
 - 4. The display of official notices used by any court, or public body, or public official, or the posting of notices by any public officer, in the performance of a duty, or by any person giving legal notice.
 - 5. Directional, warning, exit, parking or similar informational signs of a public or quasi- public nature, provided they have no advertising effect, and signs directed and maintained by an official body or public utility.
 - 6. Any official flag, pennant or insignia of any nation, state, county or other political unit.
 - 7. Nameplates of two (2) square foot maximum area.
 - 8. Bulletin boards not over sixty-four (64) square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions.
 - 9. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
 - 10. Wall signs that are painted directly on the wall, provided they do not exceed twenty percent (20%) of the face of the wall on which it is painted.
- (1) ~~Section 2 (f) Business signs shall be allowed after approval of a "Request for Business Sign Permit" and shall be governed by Federal and State Highway rules and regulations, provided, that the Planning Commission may require that signs shall not exceed one (1) sq. ft. of sign area for each one refer to (4)(i) should it be 1 to 1 or (1 to 2) (1) linear foot of street frontage abutting the development portion of the property, provided that any one sign for any one business shall not exceed one hundred (100) sq. ft. in total surface area and the number of signs for each business may not exceed three (3), the total area of which shall not exceed the total sign area allowance.~~
- (2) ~~Refer to (3)(B) Non-business signs shall be permitted or provided with no more than two (2) signs for each use or occupancy. The total allowable square footage for signage are as follows:~~
- ~~(a) — Development — maximum 40 square feet~~

- ~~(b) — Civic — maximum 14 square feet~~
- ~~(c) — Real Estate — maximum 32 square feet~~
- ~~(d) — Residential — maximum 2 square feet~~

~~(3) refer to (I)(3) All signs are to be flat wall or free standing and such signs shall not be revolving or have moving parts, flashing or intermittent lighting.~~