

TITLE 11 – DEVELOPMENT CODE

CHAPTER 6 – SUPPLEMENTARY REGULATIONS

ARTICLE 3 – SIGN REGULATIONS

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11-6-301 Purpose

- (1) The purpose of this section is to encourage signs that create and maintain safe and aesthetically pleasing building elevations and streetscapes while allowing for adequate identification, communication and advertising for land uses in the City.
- (2) In adopting these regulations, the City Council recognizes and seeks to preserve and enhance Springville City’s rich heritage and reputation as Utah’s “Art City,” its natural endowments of views and vistas associated with its unique placement along the Wasatch Mountain Range, and its rich mix of land uses. Furthermore, the City Council aims to protect and enhance economic viability by assuring that Springville will be a visually pleasant place to visit or live. In addition, the City Council seeks to promote signage that ensures the safety of residents and visitors.
- (3) Therefore, the City Council finds and declares that the regulations set forth in this article will achieve the following:
 - a. Signs that are compatible with their surroundings and effectively index the environment while preserving and promoting the aesthetics, and sense of order in the community.

- b. Signs that are conducive to promoting traffic safety and add to the convenience and enjoyment of public travel by preventing visual distraction for motorists and protection of pedestrians.
- c. Signs that preserve and enhance property values, increase the standard of living within the community, and serve to attract visitors to the city by establishing first-class business and commercial districts.
- d. Signs that adhere to adopted fire, traffic and safety standards in order to insure the health, safety and general welfare of residents and visitors.

11-6-302 Scope

The intent of this article is to regulate the design, location, construction, erection, alteration, use and maintenance of any sign in Springville City that is visible to the public from a public right of way. *It is the intent of this ordinance to be neutral in terms of all legal sign content.*

The regulations of this chapter are intended to apply to both on-premise and off-premise signs, but do not apply to hand-held placards and other similar devices traditionally used for public protest and the exercise of free speech. Where any commercial message is permitted, a non-commercial message may be substituted in its place.

11-6-303 General Design Guidelines

The placement and location of signs should be compatible with the development projects in which they are located, as well as the surrounding district. Signs should be an integral design element of the building and should be compatible with the style of building in terms of location, scale, color and lettering. Signs should be located for the convenience of motorists, and where appropriate, pedestrians. When siting signs near residential areas, consideration of the affects of lighting and sign visibility should be considered in order to help protect the residential character of the area.

The presentation of information on signs should be concise, clear and intelligible. Lettering and graphics should be of sufficient size to be legible and understandable for the environment in which it is seen. In order to accomplish this, the minimum standards are required for the business name.

Letter Height Minimum Requirements

Speed Limit (MPH)*	Height in Inches
25	7.5
35	10
45	12
55	15

*For speed limits not listed, the height shall be based on the immediately lower speed limit.

11-6-304 Definitions

A-Frame Sign – A temporary or portable sign constructed with two sides attached at the top allowing the sign to stand in an upright position

Abandoned Sign – An accessory sign or structure that is applicable to a use that has been discontinued for a period of one-hundred eighty days or more.

Accessory Sign – (also known as an on-premise sign) A sign that advertises, communicates or identifies products, services, businesses, organizations, activities or messages that are located, conducted, manufactured or sold on the premises where the sign is displayed.

Animated Sign – A sign with parts or sections which revolve or move or which has flashing or intermittent lights, but not including changeable copy signs.

Attached Sign – Any legal sign attached to a building.

Awning – A structure that extends from a building directly over a window, door, entry or walkway whose frame is covered with fabric or material. Awnings typically shield portions of a building, the openings to a building and walkways from rays of the sun, precipitation or views.

Awning Sign – A sign that is painted, screened, dyed or otherwise applied to the surface of the material or fabric that covers an awning's frame and does not project from the surface of the material or fabric.

Balloon – A sign comprised of a nonporous object which is supported by air or other gas affixed to a building or lot for the purpose of attracting attention or communicating information.

Banner – A sign of lightweight fabric or similar material, which is fastened to the exterior of a building or structure, other than a flag pole. A banner does not include a flag.

Billboard – A freestanding, ground sign located on real property that is designed and intended to direct attention to a business, product, service or message that is not sold, offered or existing on the property, nor specific to the property where the sign is located.

Canopy (also includes a marquee) – a structure that covers an outdoor space and is supported by a building or partially by a building and by pipes, columns or any other structure separate from the building. A canopy may also be freestanding, self-supporting and separate from a building.

Canopy Face – The vertical, exterior portion of a canopy that does not include the supports.

Changeable Copy Sign – A sign on which the text, copy, or graphical elements is changed manually, mechanically or by electronic means, such as a message center or reader boards with changeable letters or pictorial panels and electrical time and temperature signs. Poster

panels or painted bulletin signs are not included.

Exterior Building Sign – Any sign attached to the exterior of a building.

Façade – Any single side of a building or unit within a building. A façade does not include any portion of a roof. In circumstances where a side of a building is not a vertical plane, the height is measured vertically and not along the plane of the building face. In circumstances where a portion of a façade is not parallel to a front, rear or side of a building, the width of the façade is measured along a straight horizontal line and not along the foot of the building. Signs regulated by building face may be located on a maximum of four faces of a building.

Façade, Primary – Any façade that fronts along a public street. In cases where one unit is above another, the Community Development Director may determine which façade is the primary façade of the upper portion.

Flag – A square, rectangular, triangular or other geometrically-shaped fabric sheet with one edge mounted on a pole. This category includes flags of all validly established political subdivisions. This definition does not include “banner.”

Free-standing sign – Any legal accessory sign that is supported by a fixed permanent frame or support mounted in the ground and is independent of any building or structure.

Frontage – That portion of a parcel of land bordering along a single public street. A site bordering two or more public streets will have multiple frontages. The frontage on which a sign is located shall be used in determining the regulations associated with the sign.

Graffiti – Inscriptions, figure drawings, etc., found on the walls or structures that were not permitted or approved by Springville City.

Graphical Elements – Visual representations on a sign that include graphics or other shapes that define delineate or emphasize the letters or logo.

Interior Sign – A sign placed on the interior of a building, stadium or structure that is located at least two feet inside the building, stadium or structure and oriented to be viewed from the interior of the building, stadium or structure.

Limited Duration Sign – Signs allowed without a permit in residential and agricultural zones for a period of up to six (6) months during any twelve (12) month period. The six month period begins at the time the sign is installed.

Low-profile Sign – A free-standing, ground-mounted sign that is not over nine (9) feet in height.

Marquee – see “canopy”

Non-accessory Sign (also known as an off-premise sign) – A sign that advertises, communicates or identifies products, services, businesses, organizations, activities or

messages that are not located, conducted, manufactured or sold on the premises where the sign is displayed.

Non-conforming Sign – A sign that does not meet current City sign standards, but was constructed to existing standards in place at the time the sign was erected.

Non-residential Sign District – Refers to Sign Districts A, B, C, D, E-1, E-2, and F as defined in Section 12 of this ordinance.

Off-Premise Sign – see “non-accessory sign.”

On-Premise Sign – see “accessory sign.”

Pole sign – A free-standing, ground-mounted sign that is over nine (9) feet in height and is supported by one of more poles or similar devices.

Portable Sign – A sign that is not permanently anchored or secured to a building or the ground. Such signs are usually anchored to or secured to a trailer, frame or structure capable of being moved from place to place.

Primary Frontage or Primary Street Frontage – The street frontage on which the property is located; or if multiple frontages exist, that street frontage with the highest Average Daily Traffic (ADT) count. The streets most often identified as being ‘primary’ in non-residential zones include: Main Street, SR 75, SR 77/400 South, 1600 South, 1750 West; I-15 and abutting frontage roads.

Projecting Sign – A sign that is attached to a building or structure, that projects outward more than 18 inches and whose sign face is displayed perpendicular to or at an angle to the building or structure.

Public Necessity Signs – A sign that is used for the control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety.

Public Notice – An official notice used by any court or public body or official, or the posting of a notice by any public officer in the performance of a duty.

Roof Sign – A sign that is attached to or over the roof of a building or structure or a sign that is attached to a wall and extends above the top of the wall.

Sign – Any device, fixture, placard or structure that uses color, form, graphics, illumination, symbol or writing to advertise, announce the purpose of, or identify the identity of a person or entity, or to communicate information of any kind to the public. A sign includes both the sign face and its support structure.

Sign Area – That portion of a sign used for display area as provided under “General Provisions.”

Suspended Sign – A sign that is suspended from the underside of a horizontal plane surface and is supported by that surface or the structure above.

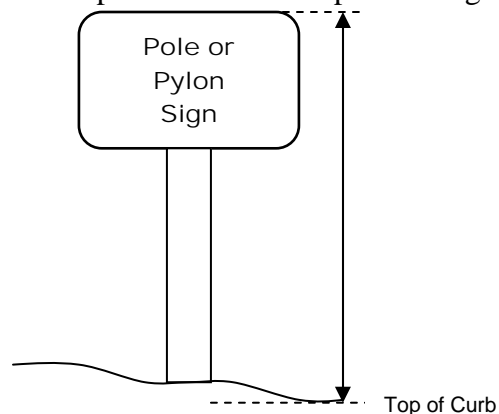
Temporary Sign – A sign that is allowed by permit for a specific time period, as defined in this chapter, and which is not permanently mounted.

Wall Sign – Any sign that is painted on or mounted parallel to the exterior surface of a wall, fascia, or marquee on a building and does not project more than eighteen (18) inches from the surface of the building.

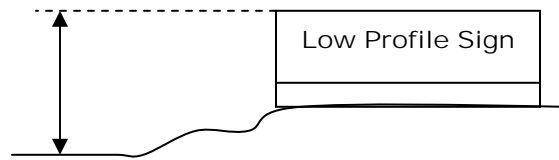
Window Sign – A sign that is attached to the interior of a window or glass door and does not cover more than 50% of the window surface, or is located within six (6) feet of and is oriented to the outside of the building or structure.

11-6-305 General Provisions

- (1) Clearance - All signs shall meet the vertical and horizontal clearance requirements of the National Electric Safety Code. Permits for freestanding signs shall be approved by the Springville Power Department prior to issuance of a sign permit.
 - a. A freestanding sign shall not extend over any pedestrian or vehicular access area unless the Chief Building Official determines such sign is not a hazard. In no case may a sign approved by the building official extend over a public or private sidewalk with less than ten (10) feet of clearance above such sidewalk, nor extend over a public or private driveway with a clearance of less than seventeen (17) feet above such driveway.
 - b. A sign may not project over any publicly-owned property unless permitted by this Article and approved by the government agency having jurisdiction over the right-of-way.
- (2) Construction Standards: Signs shall be constructed and installed in accordance with provisions of the building codes, engineering standards and Springville City Sign ordinance effective at the time the permit is issued.
- (3) Height Measurements – Sign height shall be as follows:
 - a. Pole or pylon signs shall be measured from the top of the curb adjacent the nearest public street or nearest public street pavement to the top of the highest point on the sign or sign structure. All structural elements, whether for support or ornamentation, shall be measured as a part of the sign.



- b. Low profile signs shall be measured from the top of the curb adjacent the nearest public street or nearest public street pavement to the top of the sign structure. In non-residential zones, the combined height of the sign and landscaping berm may not exceed thirteen feet. The sign may be located on a berm as required by the street frontage landscape border. If the berming option is chosen, the berm shall be used for the entire area intended to be screened, in accordance with Springville City Code, §11-6-208.



- (4) Required Landscape area for Signs: Unless otherwise provided in this Article, all freestanding signs shall be located in a landscaped area equal to at least the total sign area. This shall generally occur in connection with the street frontage landscape border (see §11-6-208).

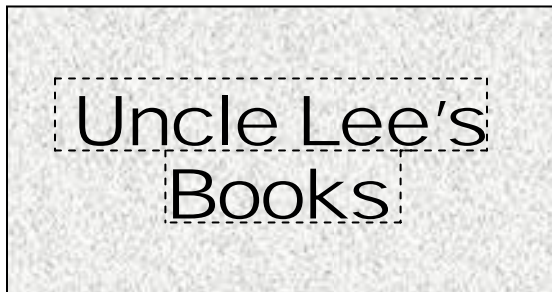
The landscaping for permanent freestanding signs shall consist of shrubs, flowers and/or ground cover. Sod may not be included as a part of the required landscape area. The sign shall be sited within the required landscape area.

- (5) Maintenance: - All signs, whether temporary or permanent, shall be maintained in a safe, attractive and a completely operational condition. The repair of facades, where signs have been removed, along with painting, cleaning and repair constitute maintenance. Maintenance does not include structural alterations, cosmetic or style changes or enlargement of sign area.
- (6) Non-Commercial Messages – A non-commercial message of any type may be substituted for any commercial message which is otherwise allowable.
- (7) Public Property – Except for signs owned and installed by a government agency, or installed by permission of a government agency, no sign shall be erected on, over or across publicly-owned property or inside a public street right-of-way or located

within a public right-of-way.

Tethered or attached balloons, banners and flags permitted by the ordinance shall be attached in such a manner as to be totally contained within the property where they are attached when extended horizontally.

- (8) **Setbacks and Spacing Requirements** – Unless specifically stated otherwise, a freestanding sign shall be setback from an interior side lot line a distance equal to or greater than the height of the sign and no portion of such sign shall be located closer than three (3) feet from a lot line bordering a public street. In addition, pole signs shall be located at least 100 feet from any free-standing sign located on the same or immediately adjoining lot. Low-profile signs shall be located at least fifty (50) feet from any low-profile sign located on the same or immediately adjoining lot.
- (9) **Sign Area Computation** – The area of a sign shall be the entire area located within the smallest rectangle or combination of contiguous rectangles enclosing the extreme limits of writing, symbols, emblems, or other graphical elements. It also includes any frame of other material, color or condition that forms an integral part of the display and is used to differentiate the sign from the wall or surface on which it is located.



The necessary supports, poles, pole covers, uprights or structural bases which support a sign shall not be included in determining sign area unless such supports, poles, pole covers, uprights and structural bases are designed in such a manner as to form an integral part of the sign display.

When a sign has two opposite, parallel display faces or diverges from the common edge by an angle of not more than forty-five (45) degrees; the area calculation is based on only one side of the sign. When two sign faces diverge from a common edge by an angle of greater than forty-five (45) degrees or three or more sign faces are included, the area of each sign surface shall be included in determining the total sign area.

Sign area for signs including three or four faces shall be calculated by totaling the sum of all sign faces and dividing by two. Signs with greater than four faces are prohibited.

Sign area for spherical, free-form, sculptural or other non-planar signs shall be calculated by totaling the sum of the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure and dividing by two.

- (10) **Sign Lighting** - Sign lighting shall be located and shielded in such a manner as to insure that it is directed away from adjacent properties. Sign lighting shall be installed and located in such a manner as to not constitute a nuisance or hazard.

- (11) Signs on Awnings, Canopies, Fascia or Marquees - Awnings, canopies, fascia or marquees shall be designated as permanent parts of the building and shall meet all of the requirements of the building and electrical codes as adopted by Springville City.

Unless otherwise provided in this Article, the sign area of the marquee, fascia, canopy or awnings shall be included as a part of the wall sign area calculation.

In cases where an awning, canopy, fascia or marquee is constructed of translucent material, is illuminated from within or behind the structure and contains sign copy, the entire area of the structure shall be calculated in determining the sign area.

- (12) Traffic Hazard – No sign shall be erected within the defined clear view or clear vision area of any property, as described in 11-6-108 of the Springville City Code, or any location where by reason of the position, shape or color, the sign may interfere with, obstruct the view of, or be confused with, an authorized traffic sign, signal or device.
- (12) Wall Signs – A wall sign shall be located flat against and attached to the wall of a building, painted thereon or designed as an architectural feature thereof. Wall signs may be placed on a vertical wall above and behind a roof provided it extends no higher than the highest roof line or top of the wall on which the sign is affixed. Signs may be mounted on the lower portion of a mansard roof with a slope exceeding forty-five (45) degrees provided such signs do not project. No sign is permitted which breaks the silhouette of the building on which it is located.

11-6-306 Prohibited Signs and Devices

- (1) The following signs and devices are prohibited, unless specifically permitted under this Article:
- a. Animated Signs;
 - b. Flags, pennants, streamers or other decorative material used for commercial advertising purposes or to direct attention to a place of business;
 - c. Balloons or spotlights directed into the night sky;
 - d. Graffiti;
 - e. Off-premise commercial signs, including billboards;
 - f. Portable signs;
 - g. Projecting signs;
 - h. Roof signs
 - i. Signs in the public right-of-way including but not limited to signs placed on utility poles, street signs, street lights, fences, or trees except as defined in §11-08-02 for Governmental Signs or as specifically allowed in portions of Sign District A.
 - j. Signs which are unsafe, hazardous or violate the City's adopted Building, Electric and Fire Codes
- (2) Unlawful Prohibition. If any of the foregoing signs are deemed lawful by a court of

competent jurisdiction, such signs shall be permitted.

11-6-307 Handbills, Signs – Public Places and Objects

- (1) Except as otherwise stipulated, no person shall paint, mark or write on, or post or otherwise affix, any hand-bill or sign to or upon any sidewalk, crosswalk, curb, curbstone, park strip, street lamp post, bench, hydrant, tree, shrub, tree stake or guard, railroad trestle, electric light or power or telephone or telegraph or trolley wire pole, or wire appurtenance thereof or upon any lighting system, public bridge, drinking fountain, life saving equipment, street sign or traffic sign.
- (2) Any handbill or sign found posted upon public property contrary to the provisions of this section may be removed by the Police Department, Public Works Department, Parks and Recreation Department, or Community Development Department. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof and the City is authorized to effect the collection of said sign.
- (3) Nothing in this sections shall apply to the installation of a metal plaque or plate or individual letters or figures in a sidewalk commemorating a cultural, historical, or artistic event, location or personality for which the Public Works Department has granted a written permit.
- (4) Nothing in this section shall apply to the painting of house numbers upon curbs.

11-6-308 Signs allowed without a Sign Permit

- (1) Flags – Up to a total of three flags may be displayed on up to a total of three (3) flag poles.
- (2) Government Signs - A sign authorized by a government agency may be installed as provided by the applicable law and shall not require a sign permit.
- (3) Interior Signs – Signs located on the interior of a building, stadium or structure.
- (4) Permanent and Limited Duration signs may be placed on private property as provided below and shall not require a sign permit, however such signage may be subject to electrical or building permit requirements, depending on the sign. Additionally, such signs shall not create a traffic hazard as defined in the General Provisions of this Article and shall be attached to a building or be located in landscaped areas. The signage may include any lawful commercial and non-commercial messages:
 - a. Agricultural and Residential Zones: No more than two permanent signs are allowed; and any number of limited duration signs may be allowed provided:
 - i. The total area of all signs shall be subject to the following requirements:

Lot Acreage	Permanent	Limited Duration
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	Signage Area	Signage
< 1 acre	2 square feet	12 square feet
1 to 5 acres	32 square feet	32 square feet
> 5 acres	32 square feet	64 square feet

- ii. all signs are located at least three (3) feet from any property line;
- iii. a freestanding sign may be up to six (6) feet in height, provided it is setback one (1) foot from any property line for every one (1) foot of sign or structure height; and
- iv. an attached sign shall conform to the General Standards requirements.

b. Non-residential Zones

- i. Wall Sign: Any number of wall signs provided the total area of all wall signs is no more than fifty (50) square feet;
- ii. Free-standing sign: Up to four freestanding signs totaling no more than thirty-two(32) square feet of signage area and subject to the following:
 - A. A sign may be up to six (6) feet in height, provided it is setback one (1) foot from any property line for every one (1) foot of sign or structure height.
 - B. Signs must be located on the property in a landscaped area.

(5) Window Signs – signs located on the interior of a window that do not obstruct more than 50% of the window surface.

11-6-309 Master Sign Plan for New Multi-Tenant Development

For all multi-tenant developments, a Master Sign Plan shall be presented to the Planning Commission as a part of the Site Plan Review Process and shall be approved prior to issuance of a sign permit or installation of any signage on the site. The Master Site Plan shall include:

- a. Site Plan, including the location of all buildings, parking lots, driveways, landscaped areas and existing and proposed free-standing sign locations.
- b. An elevation drawing, illustration or photo of any building elevation that includes the location of proposed sign.
- c. A scaled rendering showing the size and location of each freestanding sign or sign attached to a building that is proposed for the project.

11-6-310 Sign Permit Process

(1) Permit Required. Except as otherwise provided in this Article, a sign permit shall be

required from the Community Development Department prior to the erection, installation or painting of any sign, whether it be temporary or permanent in nature, or change to the face of any non conforming sign. This requirement applies to new signs, signs to be added to an existing building or site, and existing signs that are proposed to be enlarged, changed or modified. Any sign requiring inspection of electrical or structural work, as determined by the Building Official, shall be subject to a fee. Permits shall also be required for other changes listed above, but no fee shall be required. The permit shall expire and become null and void if the work authorized by the permit is not begun within 180 days following the date of issuance.

(2) Penalty for Installing Sign without Permit New or existing signs installed or maintained without a permit will be required to be removed or will be charged a penalty fee of \$100 or a double sign permit fee, whichever is greater, at the time the applicant makes application for a sign permit with the Community Development Department.

(3) Required Permit Information

a. Freestanding Signs

- i. Plot plan including property lines and dimensions;
- ii. Existing and proposed buildings, structures, signs, etc.;
- iii. Any overhead utility lines on the property and within twenty (20) feet of the property;
- iv. Streets, driveways, parking spaces, etc.;
- v. Landscaping.

b. Attached Signs

- i. Full elevation of building to which signs are attached with dimensions of width and height of the façade and features;
- ii. Dimensions of sign location on the building elevation (height, distance from the edge of the building elevation);
- iii. Awning signs must include an elevation of the overall awning with dimensions.

c. Temporary Signs

- i. Plot plan showing relationship of signs to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways;
- ii. Length of period for display, type of request.

d. Additional Information Required

- i. Where applicable, dimensions and locations of existing signs;
- ii. Proof of current Springville City Business License;

- iii. Business address and phone number;
- iv. Address of property owner and phone number;
- v. General or electrical contractor license, phone and address;
- vi. Value of the sign.

- (4) Sign Company Tag. All signs shall include a sign builder's identification tag or signature. The tag or signature shall be made of durable weatherproof material and must be affixed to the sign where it is readily visible by City Inspectors.

11-6-311 Temporary Signs

- (1) In addition to signs permitted in all zones, the following signs shall be permitted in all non-residential zones subject to issuance of a temporary use permit. A-frame signs; flags, pennants, streamers or other decorative material used for commercial advertising purposes or to direct attention to a place of business; and balloons, or spotlights directed into the night sky may be used as temporary sign.
- (2) Signs announcing New Businesses– Temporary signs announcing the initial opening of a business, relocation or change of ownership of an existing business may be allowed provided the event does not continue for more than sixty (60) days and that the permit is issued within the first year of operation. No more than one (1) grand opening may be allowed at a building or site during any consecutive twelve (12) month period. The sign must comply with the general size and location standards for signage in this Chapter and must be removed at the end of the sixty (60) day period. Balloons, outdoor pennants, or spotlights directed into the night sky may be included.
- (3) Signs announcing the Discontinuation of a Business.-A business may apply for a special permit in order to facilitate the liquidation of inventory for a failing business for a period not to exceed ninety (90) calendar days. Such permit will be allowed only once for any business license. No more than one (1) going out of business/bankruptcy sale may be allowed at a building or site during any consecutive twelve (12) month period. Balloons, outdoor pennants, or spotlights directed into the night sky may be included as part of a Going out of Business/Bankruptcy Period.
- (4) Signs announcing Special Event Sales. -A business may apply for three (3) special event sales during the calendar year. Each period may not exceed seven (7) days in length. The periods may be combined to run consecutively. Balloons, outdoor pennants, or spotlights directed into the night sky may be included as part of Special Event Sales.

11-6-312 Sign Districts

- (1) Intent and Purpose – Throughout Springville City, there are a variety of commercial and industrial areas that are all important to the vitality of the City. They vary from older, traditional commercial areas with a mix of pedestrian traffic to automobile-oriented, regional commercial centers adjacent the interstate system. Within residential areas, needs for signs are also important, but should not take away from

the residential nature of the area. For purposes of this ordinance, the sign districts will be used to regulate signs. These districts are identified on the **Sign District Map**.

- a. Sign District A (Historic Downtown Core/Village Center Districts) includes those area located in the Town Center located between 400 North and 300 South and the Westfield's Village Center. As Springville's original "downtown", building facades were generally constructed on the front property line and the area has a strong pedestrian orientation that the City wishes to enhance. This area includes buildings of architectural and historic importance to the community. Speed limits through this area are affected by semaphores placement at Center, 200 and 400 North and South Streets. The Village Center is planned to incorporate the same site and building design features as those found in Springville's historic downtown and will serve as the location of the intermodal transit hub.

Because of the architectural and historic nature and building-types located in these areas, wall signs and projecting signs are most in keeping with the nature of the area. Where freestanding signage is allowed, it shall be low-profile signage.

- b. Sign Districts B (The Main Street Corridor) include those commercially-zoned properties located to the north and south of the Historic Downtown Core of the City. Those areas of Main Street located on either side of the Historic Downtown are included in Sign District B. These areas are primarily auto-oriented in nature and include a wide mix of uses and lot widths and sizes, which are important considerations in determining what types of free-standing signage is appropriate for these areas. While speed limits through this area vary, with those nearest the Historic Downtown Core being lower than those located north of 900 North Street, as commercial uses intensify within this area, traffic speeds will move more slowly along all of Springville's Main Street.

Freestanding signage requirements are based on posted and actual speeds through this area now and in the future, opportunities for business to be identified and the residential areas located behind commercial area. Wall signs are encouraged, with orientation to Main Street and away from residential areas. Free-standing signage is allowed, based on street frontage, function and proximity to residential development.

- c. Sign District C (East 400 South/Museum Corridor) includes those commercially-zoned areas located east of 100 East Street. This area includes a mix of smaller-scale professional offices and commercial retail uses surrounded by residential neighborhoods. The area includes a mix of pedestrian and vehicular traffic. Signage in this area is low-profile and the intent of the ordinance is to retain this signage characteristic for this area. Wall signage is also allowed in this corridor area.
- d. Sign District D (Gateway Corridors) includes portions of 400 South and 1600 South. This corridor is located at the center of the Westfields Community.

Signage in this area will allow for low profile freestanding signs for planned commercial centers single use properties or buildings and pad lots associated with planned commercial centers. Wall signs are also an allowed use for this corridor area.

- e. Sign Districts E-1 and E-2 (Areas immediately adjacent and near the I-15 Corridor) includes commercially-zoned properties located west of the railroad tracks located at 1500 west. Within this corridor, low profile, medium, and high freestanding signs will be allowed, based on proximity to freeway interchanges. Wall signs are also permitted in this area.
- f. Sign District F (Industrial Districts) includes all properties zoned for light or heavy industrial manufacturing. These uses typically do not include retail traffic and the buildings associated with the use typically include adequate space for signage, along with low-profile signs.
- g. Sign District G (Residential and Agricultural) includes properties zoned for the full range of residential, along with agricultural uses. Because the nature of these areas is primarily residential in nature, total signage area is necessarily limited.

11-6-313 Types of Signs

- (1) All signs shall fall into either the category of being “attached to a building” or “freestanding.”
- (2) Attached to a Building In sign districts A through F, a combination of permanent signs attached to a building is allowed, but the total area of all permanently attached signs may not exceed 15% of any primary façade that fronts along a street or 5% of any other façade. On buildings that have multiple units, these percentages apply to the respective units individually, not to the whole development collectively. In cases where one unit is above another, the Community Development Director may determine which façade is the primary façade of the upper unit.
- (3) Freestanding. In sign districts A through G, the requirements for freestanding signs are based on the sign requirements for low-profile signs and pole signs. Because of the varied nature of traffic corridors in the City, the Sign Districts has been created.
- (4) A-frame Sign

Sign Districts where allowed – Permitted in all sign districts in accordance with the standards for signs allowed without a sign permit or as part of a temporary use permit. One (1) A-frame sign or no greater than eight (8) square feet and four feet (4) high per building frontage is permitted on public sidewalks in Sign District A in front of building with no front setback and subject to issuance of an encroachment permit by Springville City.

Permit Required – An encroachment permit is required, when located on a public

sidewalk in Sign District A. A temporary sign permit will be required if not included as a sign allowed without a sign permit.

Location – Must be located in landscaped area, or on a public sidewalk for buildings with no front setback in Sign District A, subject to an encroachment permit.

Height/Area – refer to “Signs allowed without a Sign Permit.”

(5) Awning Sign,

Sign Districts where allowed – Permitted in all non-residential Sign Districts; however, back lit awnings are not permitted in Sign District A. Awning signs are allowed to project into the public right-of-way in Sign District A on buildings with no front setback.

Permit Required – A sign permit is required. An encroachment permit is required, when located over a public sidewalk.

Location – Awning signs shall be attached parallel to a wall of a main building of a business where wall signs are allowed.

Height/ Area – The sign area may include up to 40% of all awning surfaces; however, back-lit awnings may include up to 100% of the awning surface. The area shall be calculated as part of the wall sign area. The awning shall meet clearance requirements as described in the General Provisions.

(6) Banner Sign

Sign Districts where allowed – Permitted in all Sign Districts. They may be allowed as a part of signs allowed without a sign permit in all Districts or with a permit for temporary signs in all non-residential districts.

Permit Required - Temporary sign permit required if not included as a sign allowed without a sign permit.

Location – Banner signs shall only be attached parallel to a wall of a main building of business where wall signs are allowed of in a landscaped area. They may not be attached to or between telephone poles, fences, fence poles, public or private light poles, trees, vehicles or any other apparatus. They may not be placed on the roof of any building.

Height/Area – For height and area, refer to “Signs allowed without a Sign Permit”.

(7) Bus Bench Signs: In accordance with Springville City Bus Bench Sign Policy.

(8) Canopy Sign:

Sign Districts where allowed – Permitted in all non-residential sign districts.

Permit Required – A sign permit is required.

Location – Canopy signs may be attached to a building or freestanding.

Height/ Area – As a freestanding structure, the height of the canopy sign is limited by the development regulations of the Springville Zoning Ordinance. The sign area may include up to 15% of canopy face and project up to eighteen (18) inches from the canopy face, but may not extend beyond the outside limits of the canopy. Canopy signage may not be included on those canopy faces that face on to a residential zone.

For canopies attached to a building, the height and area shall be calculated as part of a wall sign. The canopy shall meet clearance requirements as described in General Provisions.

(9) Changeable Copy/Electronic Message Signs

Sign Districts where Allowed – Manual Changeable Copy Signs are permitted in all non-residential zones as up to 50% of the sign area of a pole sign, low-profile sign or wall sign. All types of Changeable Copy Signs are permitted in the E-1 and E-2 sign districts as up to 50% of a pole sign, low-profile sign or wall sign.

Permit Required - A sign permit is required.

Location - As permitted as a part of a freestanding or wall sign.

Height/Area – As permitted as a part of a freestanding or wall sign.

(10) Directional Signs

See “Signs Allowed without a Sign Permit.”

(11) Projecting Signs

Sign Districts where Allowed – Projecting Signs are allowed in Sign District A on buildings with no front setback -subject to issuance of an encroachment permit by Springville City.

Permit Required – A sign permit is required, along with an encroachment permit when projecting over public sidewalk.

Location – The sign shall be attached to a building wall and may project a maximum of seven (7) feet from the front of the elevation to which it is attached.

Height/Area – The projecting sign shall meet clearance requirements as described in General Provisions. The maximum sign area for such a sign is twenty-five (25) square feet. The area shall be calculated as part of a wall sign.

(12) Low-Profile Signs

Sign Districts where Allowed –Low Profile Signs are permitted in all Sign Districts.

Permit Required – A sign permit is required.

Area -

- a. Forty-eight (48) square feet is allowed in Sign Districts A, B, C, with an additional twelve (12) square feet of signage for properties of greater than two (2) acres with three (3) or more tenants for a total of sixty (60) square feet
- b. Sixty (60) square feet is allowed in Sign Districts D, E-2, F with an additional thirty (30) square feet for properties of five (5) or more acres with three (3) or more tenants for a total of ninety (90) square feet.

Location – One (1) low-profile sign is allowed per frontage. On parcels in Sign Districts A, B and C with two-hundred (200) or more feet of street frontage, one (1) additional low-profile sign will be allowed. On parcels in Sign Districts D, E-2, and F with three-hundred (300) or more feet of street frontage, one (1) additional low-profile sign will be allowed. On a parcel or development with multiple street frontages, the street frontage of a parcel including a pole sign, may not include a low-profile sign. No more than two signs may be allowed per street frontage.

Height – A low-profile sign of sixty (60) square feet or less may not exceed six (6) feet and one (1) of greater than sixty (60) square feet may not exceed nine (9) feet in height, inclusive of any support structure. In non-residential sign districts, the sign may be located on required berming, or landscaped base or planter box, which shall not be considered in the six (6) foot height measurement; however, the maximum height to the top of the sign or sign cabinet shall not exceed ten (10) feet as measured from the top of the curb of the nearest public street.

(13) Pole Sign (see Sign Districts)

Sign Districts where Allowed – E-1.

Permit Required – A sign permit is required.

Number of Pole Signs allowed

District E-1 -One freestanding pole sign is allowed on the primary frontage nearest I-15 for each parcel. For parcels having at least 600 feet of frontage, a second pole sign is permitted, provided it is located at least 300 feet from any other sign. In no case may any parcel have more than two (2) pole signs. On multiple frontage lots, low-profile signs may be located on frontages where pole signs are not located.

Area – See Pole Sign Table

Sign District E-1 – One (1) square foot per linear foot of frontage up to a maximum of 300 square feet.

Height

Sign District E-1 – Maximum height of thirty-five (35) feet, with the sign located on the frontage nearest I-15

(14) Wall Signs

Zoning Districts where Allowed –Wall Signs are permitted in all non-residential Sign Districts.

Permit Required – A sign permit is required.

Location – See General Provisions

Height/Area– For height requirements, see General Provisions. Area may consist of fifteen (15) percent of the wall or walls fronting on the primary street frontage and five (5) percent of all other exterior. Attached signs shall be included as a part of the wall sign area calculation.

11-6-314 Nonconforming Signs

- (1) **Purpose and Intent** – In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy current standards of this Chapter, the City intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. This goal shall be achieved by strictly construing limits on change, expansion, alteration, abandonment and restoration of nonconforming signs.
- (2) **Alterations** - Excluding normal maintenance and minor repair, a nonconforming sign shall not be reconstructed, raised, moved, replaced, extended, altered or enlarged unless the changes are specifically in accordance with sections of State law that supersede this ordinance.
- (3) **Exemptions** – The following alterations shall be exempt from the provisions of this

subsection:

- a. Face changes in a non-conforming sign;
 - b. Copy changes in a nonconforming permanent sign which was originally approved to accommodate changeable copy features; and
 - c. Maintaining amount or lessening height or sign area of a non-conforming sign-
- (4) **Billboards** – The provisions of this section shall not apply to billboards. Non-conforming billboards shall be terminated in accordance with the provisions of *Utah Code Annotated 10-9-408*, as amended. In the event that such provisions are repealed, non-conforming billboards shall be subject to the provisions of this ordinance.
- (5) **Special Exceptions** - Upon application by the sign or business owner, the Board of Adjustment may grant a special exception to allow retention or relocation on the property of a nonconforming sign, provided that the Board determines that:
- a. The proposed change to the nonconforming sign is determined to be an acceptable and appropriate alternative to the current standards and ordinances;
 - b. The action will not impose a burden on other property in the City beyond that posed by a conforming sign;
 - c. Approval will provide a forum for free expression or other benefits to the public; and
 - d. Signs located on buildings listed on the National Register of Historic Places are significant to the character of the building.

Unfair competitive disadvantage of businesses in the City whose signs do comply with this ordinance is not to be construed as a burden to be considered by the Board of Adjustment. Purely economic factors, such as expense of removing or altering a nonconforming sign or of purchasing a conforming sign shall not be considered as a reason for granting a special exception by the Board. The Board may impose reasonable requirements with which the petitioner must comply as a condition of approval of a special exception.

11-6-315 Enforcement

Any sign not expressly allowed by this ordinance is prohibited. The Community Development Director or his authorized representative shall be vested with the duty of enforcing this Article and in performance of such duty, shall be empowered and directed to:

- a. Issue Permits - Issue permits to construct, alter, or repair signs which conform

to the provisions of this Article.

- b. Determine conformance – To determine as to whether all signs and related new construction or reconstruction or modifications of existing signs are in conformance with the requirements of the Springville City Ordinance.

11-6-316 Violation and Penalties

- (1) The Community Development Director or his authorized representative shall be empowered to institute any of the appropriate actions or proceedings, which are listed below, in any case where any sign is illegally erected, constructed, reconstructed, altered, repaired, converted, maintained or used in violation of this Article or Springville City Code. The purpose of such action shall be to prevent unlawful use and restrain, correct, or abate violations, and may include, but not be limited to, any of the following:
 - a. Issue Notices of Violations, Citations and Information. The Director or his designee may issue a written notice of violation to the person having charge or control or benefit of any sign found to be unsafe, dangerous or in violation of this code. Such official may also issue criminal citations and swear to information against violators.
 - b. Abate and Remove Unsafe or Dangerous Sign - If any unsafe or dangerous sign is not repaired or made safe within five (5) days after giving said notice, the Director may immediately abate and remove that sign and the responsible party shall pay to Springville City within thirty (30) calendar days after written notice is mailed to such person, the costs incurred in such removal.
 - c. Abate and Remove Illegal Sign
 - i. If a permanent sign installed without a permit, or otherwise illegal as defined by this Code, is not made conforming within thirty (30) calendar days after written notice has been given, the Director may at once abate and remove that sign. The responsible party shall be liable for the cost incurred in the removal thereof and the City is authorized to effect the collection of said cost.
 - ii. If a sign posted upon private property has been installed without a permit or is otherwise illegal as defined by this code, and after written notice, it has not been made conforming after seventy-two (72) hours either through removal of the temporary sign or obtaining a temporary sign permit, the Director may at once abate and remove said temporary sign, or in the alternative, use all available legal means to have the sign removed, including, but not limited to criminal or civil action with the appropriate court. The person responsible for any such illegal posting shall be held liable for the cost incurred in the removal thereof and the City is authorized to effect the collection of said cost.

- iii. Any sign posted upon any public property, as defined in this Article, may be immediately removed by the City. Such sign may not be destroyed for a period of less than thirty (30) days from the date of removal. In no case shall the failure to remove said sign constitute approval by the City of the illegal placement of the sign. The person responsible for any such illegal posting shall be held liable for the cost incurred in the removal thereof and the City is authorized to effect the collection of said cost.
- (2) Legal Signs that Identify a Discontinued use. Any legal sign that includes advertising for a use that has been discontinued for ninety (90) calendar days, shall either be removed or the face of the sign changed to blank copy. Blank copy may be accomplished by simply turning the sign face inward. Notice shall be mailed to the responsible party, after which they shall have thirty (30) calendar days to either remove the sign or install blank copy on the face of the sign.
- (3) Removal of Non-Conforming Signs If a non-conforming sign is damaged or destroyed by fire, flood, earthquake or another natural disaster event, it may be restored or rebuilt, provided that a building permit shall be obtained within one-hundred-eighty (180) days of the event and that restoration is completed within one (1) year of the event.
- (4) Additionally, non-conforming signs that are not maintained or are abandoned shall be removed from the building or premises when such sign has not been repaired or put into use by the responsible party of such structure for one-hundred-eighty (180) calendar days. Notice shall be mailed to the responsible party, after which they shall have thirty (30) calendar days to remove the sign. If removal does not occur, the City may have the entire non-conforming sign (both face and structure) removed as provided in this Article.
- (5) Enforcement of this Article shall be in accordance with the provisions of 11-8-2 of the Springville City Code.

11-6-317 Right to Appeal

Any person adversely affected by a final decision of the Community Development Director regarding administration of this Article may appeal such decision to the Board of Adjustment in accordance with the procedures set forth in 11-2-3 of this Title.

APPENDIX

Pole Sign Table*

Sign Zones	Pole Sign Height	Area Sq. Ftg.	# of Signs
District A	Not allowed	Not allowed	Not allowed
District B	Not allowed	Not allowed	Not allowed
District C	Not allowed	Not allowed	Not allowed
District D	Not allowed	Not allowed	Not allowed
District E-1 – I- 15 Corridor – Interchange No minimum lot frontage	35' on property frontage nearest I- 15	One square foot of signage for every foot of frontage on a primary frontage street. A maximum sign area of 300 square feet.	One pole sign allowed on primary frontage street. A second pole sign is 600 feet or more of primary street frontage. No more than two signs per lot.

District E -2	Not allowed	Not allowed	Not allowed
District F	Not allowed	Not allowed	Not allowed
District G	Not allowed	Not allowed	Not allowed

*See ordinance for details

Low Profile Sign Table*

Sign Zones	Height	Area	
	Feet	Sq. Ftg.	# of Signs
District A	6' + berm	48 (+12)	1 or maximum of 2 for over 200' ftg.
District B	6' + berm	48 (+12)	See above
District C	6' + berm	48 (+12)	See above
District D	6' (9') + berm	60 (+30)	1 or maximum of 2 for over 300' ftg.
District E-1	6' (9') + berm	60 (+30)	See above
District E -2	6' (9') + berm	60 (+30)	See above
District F	6' (9') + berm	60 (+30)	See above
District G	See ordinance	See ordinance	See Ordinance

*See ordinance for details