

## ORDINANCE 2015-12

### AN ORDINANCE AMENDING SUBSECTION 24-8-5(2) OF CHAPTER 24, SIGN REGULATIONS, OF THE TOOELE COUNTY LAND USE ORDINANCE (INCREASING THE MAXIMUM SIZE ALLOWANCE FOR ON-PREMISE, FREESTANDING PERMANENT SIGNS)

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

**SECTION I – PURPOSE.** Maverik, Inc. is rebuilding their store in Stansbury Park and will be installing a new sign. They have requested an amendment to the Tooele County Land Use Ordinance to allow for larger signs similar to those allowed in Tooele City. Special exceptions have commonly been made for other signs in the County; therefore, an amendment to the ordinance is warranted. The County Planner feels that to be fair and competitive with adjoining cities, the maximum size allowance for on-premise, freestanding permanent signs should be increased. The Tooele County Planning Commission held a public hearing on the issue and recommends passage of this ordinance.

**SECTION II – SUBSECTION AMENDED.** Subsection 24-8-5(2) of Section 24-8-5, *On-Premise Freestanding Signs*, of Section 24-8, *Permanent Signs*, of Chapter 24, *Sign Regulations*, of the Tooele County Land Use Ordinance is hereby amended to read as follows:

(2) On-premise freestanding signs are only allowed as follows:

(a) permitted use in all commercial (C) zones except the commercial neighborhood (C-N) zoning district;

(b) limited to only one per business or planned center/commercial complex whichever is fewer;

(c) if located on a corner lot or double frontage lot, the planning commission may approve two such signs by conditional use only if one double sided or angled sign is conclusively proven to be unfeasible;

(d) reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 75% of the total sign copy area of the sign;

(e) shall not extend over any pedestrian or vehicular access area unless specifically approved by the county engineer;

(f) all on-premise freestanding signs must have the structural supports covered or concealed with pylon covers and the covers must be architecturally and aesthetically designed to match the building;

(g) on parcels within 1000 ft. of an exit off of Interstate 80:

(1) signs shall have a height not greater than 35 feet above the nearest traffic lane of Interstate 80;

(2) signs must be located within a 30-foot setback from the property line on such parcel;

(3) the allowable sign area for one of these signs shall not exceed 1 square foot in sign area for each lineal foot of property frontage with a maximum sign area of 200 square feet; and

(4) locations that are adjacent to a freeway overpass or similar view-obscuring structure may request an additional height allowance from the zoning administrator which shall only minimally give enough height to provide reasonable visibility above the view-obscuring structure.

(h) All other locations:

(1) the allowable sign area for one of these signs shall not exceed 1 square foot in sign area for each lineal foot of property frontage with a maximum sign area of 150 square feet;

(2) the sign structure shall not exceed 25 feet in height as measured from the highest point of the sign to the crown of the street unless specifically authorized by the zoning administrator;

(i) all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;

(j) unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;

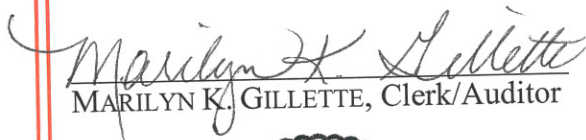
(k) in no case shall the permitted freestanding sign be placed closer than 100 feet to any other monument, freestanding or pole sign located on the same side of the street.

**SECTION III - REPEALER.** Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION IV - EFFECTIVE DATE.** This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

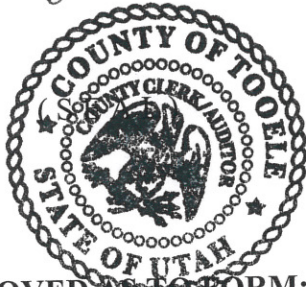
**IN WITNESS WHEREOF** the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 21<sup>st</sup> day of April 2015.

**ATTEST:**


  
MARILYN K. GILLETTE, Clerk/Auditor


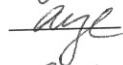

**TOOELE COUNTY COMMISSION:**

  
WADE B. BITNER, Chairman



**APPROVED AS TO FORM:**

  
SCOTT A. BROADHEAD  
Tooele County Attorney

Commissioner Bateman voted   
Commissioner Bitner voted   
Commissioner Milne voted 

# TOOELE COUNTY LAND USE ORDINANCE

## CHAPTER 24 SIGN REGULATIONS

### Section 24-8. Permanent Signs.

#### 24-8-5. On-Premise Freestanding Signs

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(2) On-premise freestanding signs are only allowed as follows:

(a) permitted use in all commercial (C) zones except the commercial neighborhood (C-N) zoning district;

(b) limited to only one per business or planned center/commercial complex whichever is fewer;

(c) if located on a corner lot or double frontage lot, the planning commission may approve two such signs by conditional use only if one double sided or angled sign is conclusively proven to be unfeasible;

(d) reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 75% of the total sign copy area of the sign;

(e) shall not extend over any pedestrian or vehicular access area unless specifically approved by the county engineer;

(f) all on-premise freestanding signs must have the structural supports covered or concealed with pylon covers and the covers must be architecturally and aesthetically designed to match the building;

(g) on parcels within 1000 ft. of an exit off of Interstate 80:

(1) signs shall have a height not greater than ~~25~~ 35 feet above the nearest traffic lane of Interstate 80;

(2) signs must be located within a 30-foot setback from the property line on such parcel;

(3) the allowable sign area for one of these signs ~~is 56 square feet for sites with less than one acre of property and 72 square feet for sites with more than one acre of property~~ shall not exceed 1 square foot in sign area for each lineal foot of property frontage with a maximum sign area of 200 square feet; and

(4) locations that are adjacent to a freeway overpass or similar view-obscuring structure may request an additional height allowance from the zoning administrator which shall only minimally give enough height to provide reasonable visibility above the view-obscuring structure.

(h) All other locations:

(1) ~~sign shall have a measurable area of 40 square feet for sites with less than one acre of property and 56 square feet for sites with more than one acre of property~~ the allowable sign area for one of these signs shall not exceed 1 square foot in sign area for each lineal foot of property frontage with a maximum sign area of 150 square feet;

(2) the sign structure shall not exceed 25 feet in height as measured from the highest point of the sign to the crown of the street unless specifically authorized by the zoning administrator;

(i) all lighting and/or illumination must face downward or be contained in a cabinet and must illuminate only the sign such that it remains unobtrusive and does not constitute a nuisance;

(j) unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;

(k) in no case shall the permitted freestanding sign be placed closer than 100 feet to any other monument, freestanding or pole sign located on the same side of the street.

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