

ORDINANCE 2013-17

AN ORDINANCE AMENDING SECTION 24-4-4, SECTION 24-4-6, AND TABLES 24-8-5, 24-8-6, 24-8-7, AND 24-8-9 OF CHAPTER 24, SIGN REGULATIONS, OF THE TOOELE COUNTY LAND USE ORDINANCE (ESTABLISHING AN ORDINANCE FOR ON-PREMISE ELECTRONIC MESSAGE CENTERS FOR COMMERCIAL MESSAGES)

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

SECTION I – PURPOSE. The Tooele County Planning & Zoning Division received an application from Braxton Schenk of Freedom LED Signs on behalf of Mountain America Federal Credit Union to amend the Tooele County Land Use Ordinance to permit on-premise electronic message centers for commercial messages. The Tooele County Planning Commission held a public hearing on the issue and recommends passage of this ordinance.

SECTION II – SECTION AMENDED. Section 24-4-4, *Prohibited sign devices*, of the Tooele County Land Use Ordinance is hereby amended to read as follows:

(1) The following sign devices used to attract pedestrian or vehicular attention are prohibited in any zone:

(a) hot or cold air balloons or inflatable, except as specifically allowed by this chapter for temporary signs or as part of a grand opening period or special promotion;

(b) any sign which flashes, blinks, uses chaser lights, or moves in any way, animate or inanimate, except message centers associated with a permitted and approved on-premise sign. The square footage of the electronic message center shall be included within the sign area measurement.

SECTION III – SECTION AMENDED. Section 24-4-6, *On-premise electronic message centers*, of the Tooele County Land Use Ordinance is hereby amended to read as follows:

(1) On-premise electronic message centers shall conform to the following specifications:

- (a) Be associated with a permitted and approved on-premise sign.
- (b) Sign shall not cause glare or be rapid blinking, or be intensely lighted so as to create or cause to create a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
- (c) Permitted frame effects and transitions: Dissolve, Fade, Instantaneous, Static, Animation, Scrolling, Traveling.
- (d) Prohibited frame effects and transitions: Flashing, Blank White, Blinking, and Starburst.
- (e) No sign shall utilize a white background for greater than or equal to 40% of the sign area between sunset and sunrise.
- (f) All electronic message centers shall be equipped with Photocell technology to respond to varying light conditions and provide for automatic dimming of the sign illumination.
- (g) Any time an electronic message sign is operating between sunset and sunrise, the sign shall automatically be set at not more than forty percent (40%) of the maximum capable light output.
- (h) Dwell Time: Each message/advertisement shall remain on for a minimum of three (3) second intervals between complete screen changes.
- (i) Electronic message centers within 300' of a residential zoning district shall not operate between the hours of 11:00 p.m. and 5:00 a.m.

SECTION IV – TABLES AMENDED. Chapter 24, Tables 24-8-5, 24-8-6, 24-8-7, and 24-8-9 of the Tooele County Land Use Ordinance are hereby amended to read as attached hereto, which attachments are, by this reference, made a part hereof.

SECTION V – REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

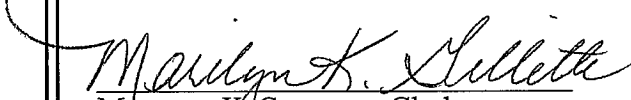
SECTION VI – EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

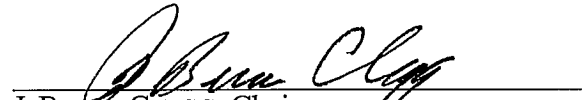
Ord. 2013-17

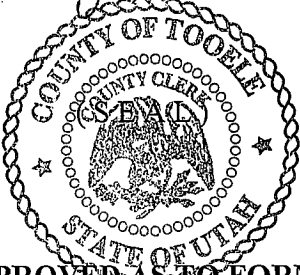
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 19th day of November 2013.

ATTEST:

TOOELE COUNTY COMMISSION:



Marilyn K. Gillette, Clerk


J. BRUCE CLEGG, Chairman



Commissioner Clegg voted aye
Commissioner Hurst voted aye
Commissioner Milne voted aye

APPROVED AS TO FORM:


DOUG HOGAN
Tooele County Attorney

**CHAPTER 24
SIGN REGULATIONS**

24-8-5. On-Premise Free-Standing Signs

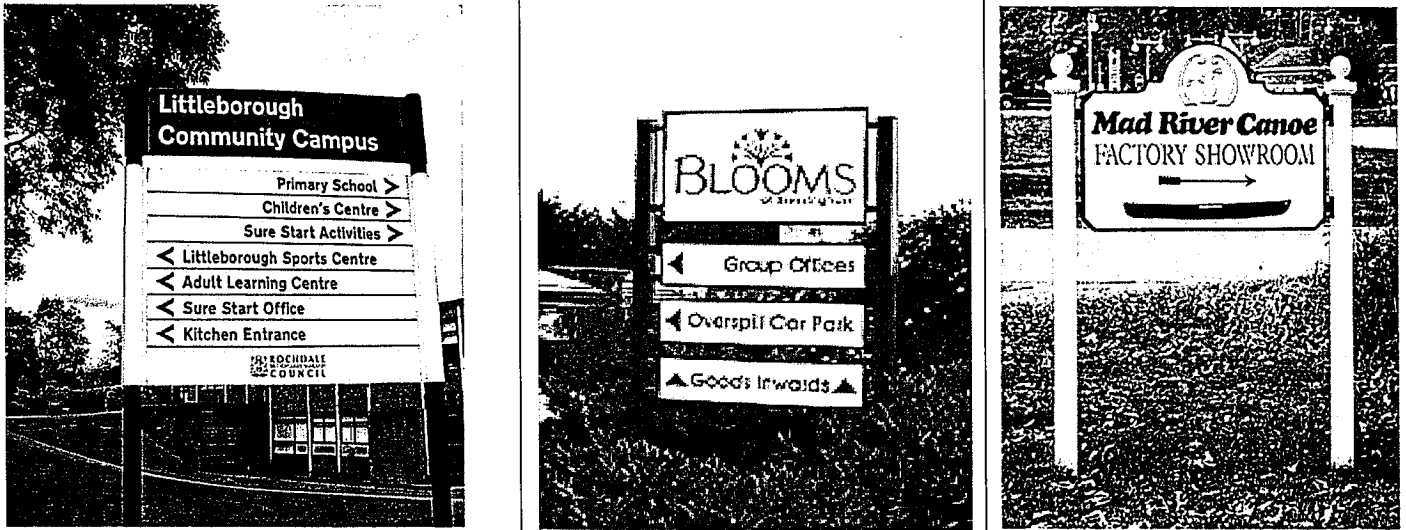


Figure 13 - Freestanding sign, measurements in 24-7-5.

(1) Permanent or temporary signs:	Permanent
(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 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; 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.

24-8-5. On-Premise Free-Standing Signs

	(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; (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.
	(3) On-Premise Freestanding signs require the following information to be issued permits:	
	(a)	a plot plan showing the relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-6. Monument Signs

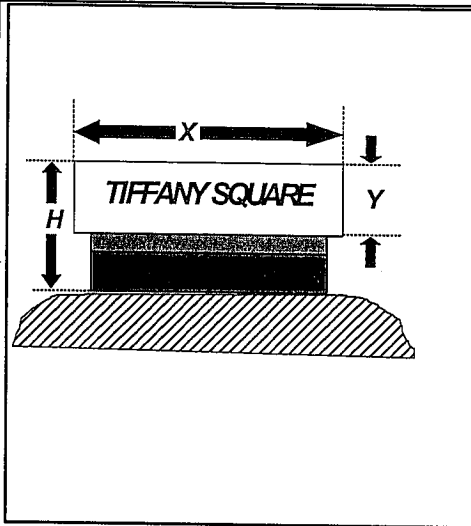


Figure 15 - Monument sign height, measurements in 24-7-4

(1) Permanent or temporary signs:	Permanent
(2) Monument signs are only allowed as follows:	
(a)	permitted use in all zoning districts except the residential, residential multi-family and rural residential districts;
(b)	the use of monument signs in place of freestanding signs is encouraged;
(c)	signs shall have a logo/identification theme as part of the sign;
(d)	signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs or only one sign will be allowed;
(e)	the sign structure shall not exceed six feet in height as measured from the ground at the highest point unless another height is specifically authorized by the zoning administrator;
(f)	if entire frontage of the property is bermed, the height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming or landscaping may not exceed nine feet;
(g)	signs must have at least a one foot opaque pedestal designed as part of the foundation that conceals any pole support, and the illuminated cabinet may not exceed five feet for a total of six feet;
(h)	the pedestal should run at least 50% of the horizontal length of the sign, and there may not be any exposed space between the pedestal and the ground or landscaped area;
(i)	signs shall be placed not less than two feet and not more than four feet from the frontage property line and not less than 25% of the total distance from either of the side boundaries as measured along the frontage unless allowed by the planning commission;
(j)	the zoning administrator must approve any proposal that would place a sign on each street;
(k)	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;
(l)	shall not extend over any pedestrian or vehicular access area;

24-8-6. Monument Signs

	(m)	allowed for any size parcel provided the parcel has 30 feet of street frontage;
	(n)	the allowable sign area for monument signs is 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;
	(o)	signs within the clear view zone are prohibited;
	(p)	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;
	(q)	unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;
	(r)	the zoning administrator must also approve any permanent removal of landscaping for the purpose of situating a sign;
	(s)	the regulated area of a monument sign includes all parts of the sign or structure that contains words or symbols and information; and
	(t)	signs for planned commercial centers;
		(1) centers with two or more street frontages are allowed one sign on each street frontage;
		(2) signs must be separated by at least 100 feet as measured diagonally across the property from the center of the sign;
		(3) in no case shall the approved monument sign be placed closer than 100 feet to any other monument or freestanding pole sign located on the same side of street;
		(4) in the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly used parcels or buildings and not the frontage of each individual business or occupancy; and
		(5) in the event a planned commercial center has several freestanding buildings, each permitted monument sign shall be separated from each other by no less than 100 feet.
(3) Placement and design of monument signs are regulated by the following:		
	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-7. Wall and Painted Signs

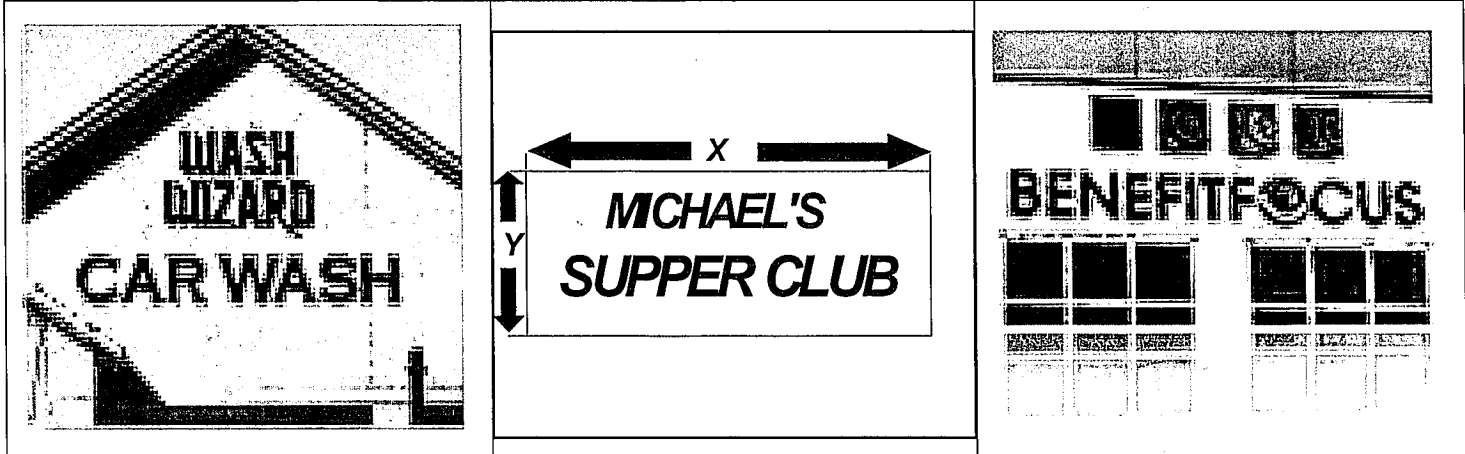


Figure 16 - Wall sign, measurement in 24-7-2.

(1) Permanent or temporary signs:	Permanent																												
(2) Wall signs are only allowed as follows:																													
	<table border="1"> <tr> <td data-bbox="568 808 747 871">(a)</td> <td data-bbox="747 808 1526 871">permitted uses in all in all commercial (C) and industrial (M) zoning districts;</td> </tr> <tr> <td data-bbox="568 871 747 934">(b)</td> <td data-bbox="747 871 1526 934">signs should be the primary form of identification for business uses;</td> </tr> <tr> <td data-bbox="568 934 747 997">(c)</td> <td data-bbox="747 934 1526 997">the sign may not occupy more than 15% of the flat wall area;</td> </tr> <tr> <td data-bbox="568 997 747 1060">(d)</td> <td data-bbox="747 997 1526 1060">if a sloping facade or roof exists, the sign may not exceed 15% of that area;</td> </tr> <tr> <td data-bbox="568 1060 747 1123">(e)</td> <td data-bbox="747 1060 1526 1123">a wall sign may not use a combination of both flat and sloping areas in calculating the 15%;</td> </tr> <tr> <td data-bbox="568 1123 747 1186">(f)</td> <td data-bbox="747 1123 1526 1186">the 15% area may be divided into more than one sign with the approval of the zoning administrator;</td> </tr> <tr> <td data-bbox="568 1186 747 1270">(g)</td> <td data-bbox="747 1186 1526 1270">wall signs with changeable copy, reader board, or electronic message capability are allowed with the approval of the zoning administrator;</td> </tr> <tr> <td data-bbox="568 1270 747 1354">(h)</td> <td data-bbox="747 1270 1526 1354">buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon;</td> </tr> <tr> <td data-bbox="568 1354 747 1438">(i)</td> <td data-bbox="747 1354 1526 1438">signs are allowed on the rear of the building with zoning administrator approval;</td> </tr> <tr> <td data-bbox="568 1438 747 1522">(j)</td> <td data-bbox="747 1438 1526 1522">a proposal for a second wall sign may be approved by the zoning administrator if the sign does not exceed 5% of that wall;</td> </tr> <tr> <td data-bbox="568 1522 747 1585">(k)</td> <td data-bbox="747 1522 1526 1585">the zoning administrator must approve a sign on a third wall;</td> </tr> <tr> <td data-bbox="568 1585 747 1669">(l)</td> <td data-bbox="747 1585 1526 1669">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;</td> </tr> <tr> <td data-bbox="568 1669 747 1753">(m)</td> <td data-bbox="747 1669 1526 1753">buildings that have small offices inside, accessory or secondary to the main use, are required to create a building identification / tenant sign instead of trying to obtain a sign for every tenant;</td> </tr> <tr> <td data-bbox="568 1753 747 1879">(n)</td> <td data-bbox="747 1753 1526 1879">copy mounted or painted on a background panel or area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface;</td> </tr> </table>	(a)	permitted uses in all in all commercial (C) and industrial (M) zoning districts;	(b)	signs should be the primary form of identification for business uses;	(c)	the sign may not occupy more than 15% of the flat wall area;	(d)	if a sloping facade or roof exists, the sign may not exceed 15% of that area;	(e)	a wall sign may not use a combination of both flat and sloping areas in calculating the 15%;	(f)	the 15% area may be divided into more than one sign with the approval of the zoning administrator;	(g)	wall signs with changeable copy, reader board, or electronic message capability are allowed with the approval of the zoning administrator;	(h)	buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon;	(i)	signs are allowed on the rear of the building with zoning administrator approval;	(j)	a proposal for a second wall sign may be approved by the zoning administrator if the sign does not exceed 5% of that wall;	(k)	the zoning administrator must approve a sign on a third wall;	(l)	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;	(m)	buildings that have small offices inside, accessory or secondary to the main use, are required to create a building identification / tenant sign instead of trying to obtain a sign for every tenant;	(n)	copy mounted or painted on a background panel or area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface;
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(n)	copy mounted or painted on a background panel or area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface;																												

24-8-7. Wall and Painted Signs

	(o)	any illuminated bands or illuminated structures which contain sign copy or corporate logos are by definition wall signs in their entirety and as such may not exceed 30% of the wall area;
	(p)	signs on sloping roofs 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. All such signs shall be installed or erected that there is no visual support structure such as guy wires or braces;
	(q)	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;
	(r)	no wall sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached

(3) Placement and design of monument signs are regulated by the following:

	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-9. Suspended signs.

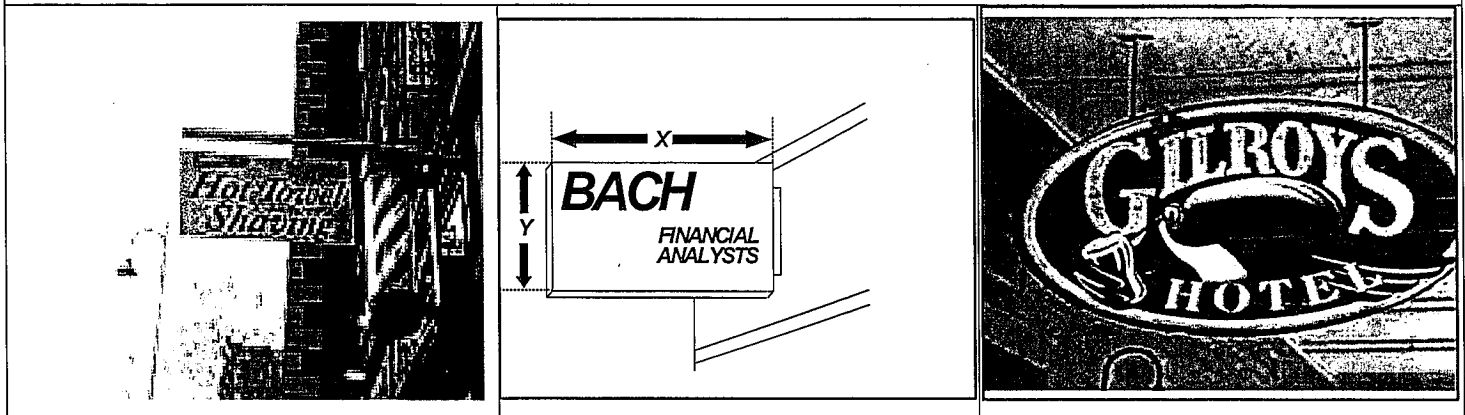


Figure 21 - Suspended sign, measurement in 24-7-3

(1) Permanent or temporary signs: Permanent

(2) Suspended signs are only allowed as follows:

	(a)	permitted in all zoning districts except the residential, multiple residential, rural residential, agriculture, multiple use and hazardous industry districts, if the architecture of the building or planned center lends itself to that design and a sign theme is submitted to and approved by the zoning administrator;
	(b)	in lieu of a wall sign and should primarily be used as identification for tenants in a planned commercial development where suspended signs are part of an overall theme;
	(c)	the zoning administrator may approve suspended signs for purely directional or instructional purposes that do not include commercial messages in addition to a wall sign as part of an overall theme;
	(d)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged and 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;
	(f)	the zoning administrator must review any proposal for a suspended sign for compatibility with this section, the development theme, and the individual building;
	(g)	a suspended sign may not exceed 15% of the flat wall of the tenant space;
	(h)	buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon and in no case will a second suspended sign be allowed;
	(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)	no part of any suspended sign shall project above or below the highest or lowest part of the sign structure upon which the sign is mounted;
	(k)	no suspended sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached;
	(l)	a suspended sign must have at least an eight-foot clearance above the sidewalk or seven feet above any landscaped area;

24-8-9. Suspended signs.

	(m)	there must be a minimum horizontal distance of five feet on both sides between suspended signs;
	(n)	no sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to which it is attached; and
	(o)	be of a monopole construction.
(3) Suspended signs require the following information to be issued permits.		
	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, sign structure, and value of the sign;
	(d)	a profile drawing of how the sign will appear from the street and parking area and on the building; and
	(e)	the number of acres and length of lineal frontage of property.

24-8-5. On-Premise Free-Standing Signs

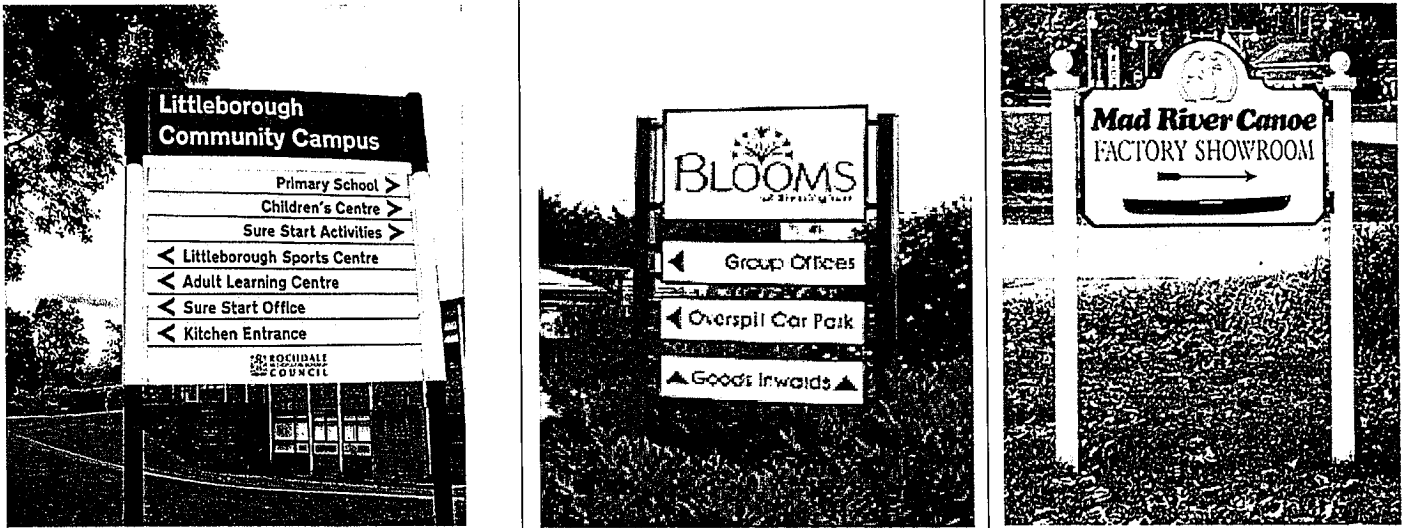


Figure 13 - Freestanding sign, measurements in 24-7-5.

(1) Permanent or temporary signs:	Permanent
(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 5075% 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 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; 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;

24-8-5. On-Premise Free-Standing Signs

		(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.
(3) On-Premise Freestanding signs require the following information to be issued permits:		
	(a)	a plot plan showing the relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-6. Monument Signs

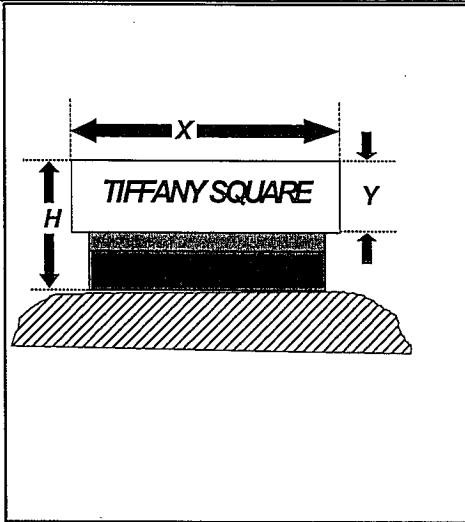


Figure 15 - Monument sign height, measurements in 24-7-4

(1) Permanent or temporary signs:	Permanent
(2) Monument signs are only allowed as follows:	
(a)	permitted use in all zoning districts except the residential, residential multi-family and rural residential districts;
(b)	the use of monument signs in place of freestanding signs is encouraged;
(c)	signs shall have a logo/identification theme as part of the sign;
(d)	signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs or only one sign will be allowed;
(e)	the sign structure shall not exceed six feet in height as measured from the ground at the highest point unless another height is specifically authorized by the zoning administrator;
(f)	if entire frontage of the property is bermed, the height to the top of the sign as measured from the street curb may vary depending upon landscaping, but the combined height of the sign and berming or landscaping may not exceed nine feet;
(g)	signs must have at least a one foot opaque pedestal designed as part of the foundation that conceals any pole support, and the illuminated cabinet may not exceed five feet for a total of six feet;
(h)	the pedestal should run at least 50% of the horizontal length of the sign, and there may not be any exposed space between the pedestal and the ground or landscaped area;
(i)	signs shall be placed not less than two feet and not more than four feet from the frontage property line and not less than 25% of the total distance from either of the side boundaries as measured along the frontage unless allowed by the planning commission;
(j)	the zoning administrator must approve any proposal that would place a sign on each street;
(k)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 5075% of the total sign copy area of the sign;
(l)	shall not extend over any pedestrian or vehicular access area;

24-8-6. Monument Signs

	(m)	allowed for any size parcel provided the parcel has 30 feet of street frontage;
	(n)	the allowable sign area for monument signs is 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;
	(o)	signs within the clear view zone are prohibited;
	(p)	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;
	(q)	unless excepted by the zoning administrator, all signs must be incorporated into a landscape design or planter box;
	(r)	the zoning administrator must also approve any permanent removal of landscaping for the purpose of situating a sign;
	(s)	the regulated area of a monument sign includes all parts of the sign or structure that contains words or symbols and information; and
	(t)	<p>signs for planned commercial centers;</p> <p>(1) centers with two or more street frontages are allowed one sign on each street frontage;</p> <p>(2) signs must be separated by at least 100 feet as measured diagonally across the property from the center of the sign;</p> <p>(3) in no case shall the approved monument sign be placed closer than 100 feet to any other monument or freestanding pole sign located on the same side of street;</p> <p>(4) in the case of the development of a planned commercial center on multiple parcels of property having common frontages, regardless of the number of separately owned parcels or buildings of separate occupancy within the planned commercial center, the frontage shall be considered to be the composite of the entire commonly used parcels or buildings and not the frontage of each individual business or occupancy; and</p> <p>(5) in the event a planned commercial center has several freestanding buildings, each permitted monument sign shall be separated from each other by no less than 100 feet.</p>
(3) Placement and design of monument signs are regulated by the following:		
	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-7. Wall and Painted Signs

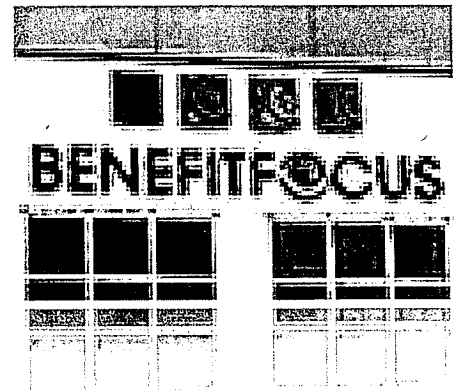
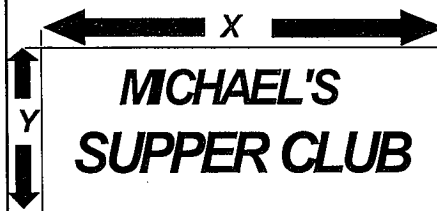


Figure 16 - Wall sign, measurement in 24-7-2

(1) Permanent or temporary signs:	Permanent
(2) Wall signs are only allowed as follows:	
(a)	permitted uses in all in all commercial (C) and industrial (M) zoning districts;
(b)	signs should be the primary form of identification for business uses;
(c)	the sign may not occupy more than 15% of the flat wall area;
(d)	if a sloping facade or roof exists, the sign may not exceed 15% of that area;
(e)	a wall sign may not use a combination of both flat and sloping areas in calculating the 15%;
(f)	the 15% area may be divided into more than one sign with the approval of the zoning administrator;
(g)	wall signs with changeable copy, reader board, or electronic message capability are allowed with the approval of the zoning administrator;
(h)	buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon;
(i)	signs are allowed on the rear of the building with zoning administrator approval;
(j)	a proposal for a second wall sign may be approved by the zoning administrator if the sign does not exceed 5% of that wall;
(k)	the zoning administrator must approve a sign on a third wall;
(l)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged. No such device may exceed 5075% of the total sign copy area of the sign;
(m)	buildings that have small offices inside, accessory or secondary to the main use, are required to create a building identification / tenant sign instead of trying to obtain a sign for every tenant;
(n)	copy mounted or painted on a background panel or area distinctly painted, textured or constructed as a background for the sign copy shall be measured as that area contained within the outside dimensions of the background panel or surface;

24-8-7. Wall and Painted Signs

	(o)	any illuminated bands or illuminated structures which contain sign copy or corporate logos are by definition wall signs in their entirety and as such may not exceed 30% of the wall area;
	(p)	signs on sloping roofs 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. All such signs shall be installed or erected that there is no visual support structure such as guy wires or braces;
	(q)	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;
	(r)	no wall sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached

(3) Placement and design of monument signs are regulated by the following:

	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, foundation scheme, and value of the sign; and
	(d)	the number of acres and length of lineal frontage of property.

24-8-9. Suspended signs.

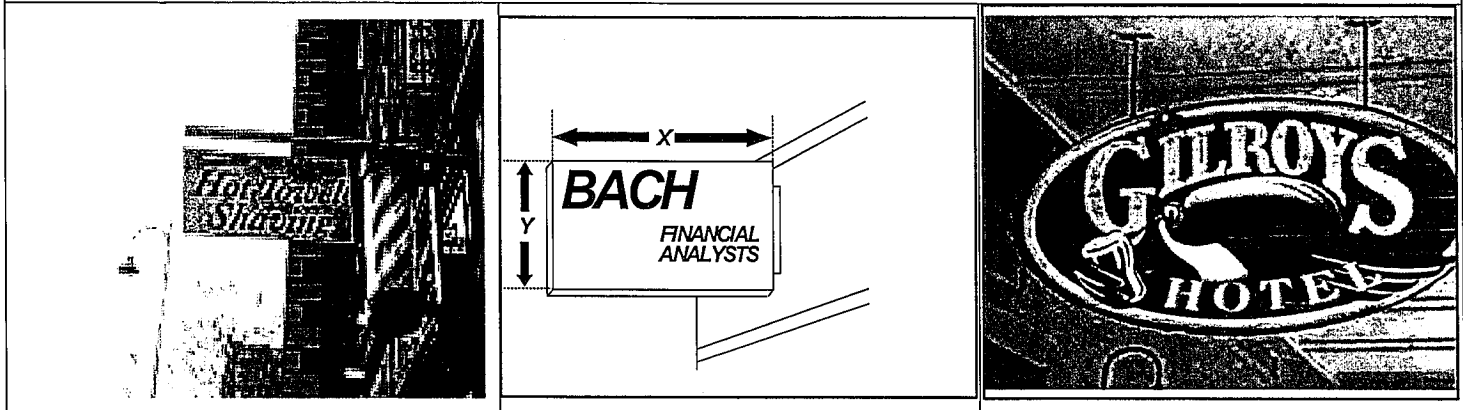


Figure 21 - Suspended sign, measurement in 24-7-3

(1) Permanent or temporary signs:	Permanent	
(2) Suspended signs are only allowed as follows:		
	(a)	permitted in all zoning districts except the residential, multiple residential, rural residential, agriculture, multiple use and hazardous industry districts, if the architecture of the building or planned center lends itself to that design and a sign theme is submitted to and approved by the zoning administrator;
	(b)	in lieu of a wall sign and should primarily be used as identification for tenants in a planned commercial development where suspended signs are part of an overall theme;
	(c)	the zoning administrator may approve suspended signs for purely directional or instructional purposes that do not include commercial messages in addition to a wall sign as part of an overall theme;
	(d)	reader boards, changeable copy areas and electronic message centers are allowed but discouraged and no such device may exceed 5075% of the total sign copy area of the sign;
	(e)	shall not extend over any pedestrian or vehicular access area;
	(f)	the zoning administrator must review any proposal for a suspended sign for compatibility with this section, the development theme, and the individual building;
	(g)	a suspended sign may not exceed 15% of the flat wall of the tenant space;
	(h)	buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon and in no case will a second suspended sign be allowed;
	(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)	no part of any suspended sign shall project above or below the highest or lowest part of the sign structure upon which the sign is mounted;
	(k)	no suspended sign including any light box or structural part shall project more than 18 inches from the face of the building to which it is attached;
	(l)	a suspended sign must have at least an eight-foot clearance above the sidewalk or seven feet above any landscaped area;

24-8-9. Suspended signs.

	(m)	there must be a minimum horizontal distance of five feet on both sides between suspended signs;
	(n)	no sign may project beyond the outside limit of the arcade, marquee, or canopy or facade to which it is attached; and
	(o)	be of a monopole construction.

(3) Suspended signs require the following information to be issued permits.

	(a)	a plot plan showing relationship of the sign to buildings, property lines, the setback from public rights-of-way, intersections, easements and driveways;
	(b)	two accurately dimensioned, scaled drawings showing height, color, square foot dimensions, landscaping, sign composition, type of illumination, and how the sign will appear from the street;
	(c)	details of the sign construction including the electrical plan, sign structure, and value of the sign;
	(d)	a profile drawing of how the sign will appear from the street and parking area and on the building; and
	(e)	the number of acres and length of lineal frontage of property.