



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday March 1, 2023, 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MINUTES REVIEW AND APPROVAL

3.1 February 15, 2023

4. BUSINESS ITEMS

4.1 Minor Site Plan Amendment

Chris Kephart has submitted a minor site plan amendment application for Lot 05 of Eastlake at Geneva. The Planning Commission will take appropriate action.

4.2 PUBLIC HEARING – Zoning Text Amendment – Water Efficiency Standards

Emily Kofoed will present proposed amendments to the Vineyard Zoning Code, Section 15.40 *Landscaping* regarding water efficiency standards. The Planning Commission will make a recommendation to the City Council.

4.3 PUBLIC HEARING – General Plan Amendment – Public Utilities and Services

This item was postponed from the February 15, 2023 Planning Commission meeting. The Planning Commission will make a motion to continue this item to March 15, 2023 with the condition that the public hearing notice is reposted.

5. WORK SESSION

5.1 Domestic Livestock and Fowl

Cache Hancey will lead a discussion on an ordinance which would allow for domestic fowls on a range of lot sizes. The Planning Commission will take no action.

5.2 Sign Code Text Amendment

Cache Hancey will lead a discussion on an ordinance which would remove the Sign Standard Waiver and create two additional sign types; Development Promotional/ Direction and Wall Art/ Building Mural. The Planning Commission will take no action.

6. TRAINING SESSION

6.1 Segments of Strong Town's Taco John be viewed and discussed by the Planning Commission.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the

Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: February 28, 2023

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planning Tech



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday February 15, 2023, 6:00 p.m.**

Attendance:

Planning Commission: Graden Ostler, Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown

Staff Present: Morgan Brim, Community Development Director; Cache Hancey, Planner; Briam Perez, Senior Planner; Rachel Stevens, Planning Technician; Emily Kofoed, Staff Engineer; Naseem Ghandour, Public Works Director; Sullivan Love, Water

Others Present: Harry and Jeanine Broxton, Daria Evans, Russell Evans, Pero Etchebest, Residents; Gary Tyler, Hughes GC; Kyle Spencer, Northern Engineering; Karla Mata, Eric Towner, Miles Towner, X-Development.

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

 Chris Bramwell gave an inspirational thought and led the pledge of allegiance and gave an invocation.

2. OPEN SESSION –

There were no public comments.

3. MINUTES REVIEW AND APPROVAL

3.1 February 1, 2023

MOTION: Anthony Jenkins made a motion to approve the February 1, 2023 meeting minutes. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 Conditional Use Permit – Vineyard Auto

Senior Planner Briam Perez presented the application submitted by Vineyard Auto for a conditional use permit and site plan to allow for Vehicle and Equipment Sale and Rental New or Used (Light) on the property.

The proposed conditions of approval included all work must be complete behind closed door, light poles shall be less than 20' in height, site shall meet screening requirements, site shall meet bicycle requirements, no vehicle may be displayed in landscaping, and applicant must observe all ADA requirements.

 Anthony Jenkins asked what the surrounding uses are and confirmed the zoning. Briam Perez showed the Vineyard zoning map. The zone to the west is regional

agriculture and the zones to the north, east and south are in Orem.

 Anthony Jenkins asked the applicant about the relationship between the property and Reality Auto. Kyle Spencer, the engineer, stated that they are working on improving and beautifying the site and the property owner can better answer Anthony Jenkins question. Morgan Brim stated that staff have been working with the property owner to come into compliance and obtain a conditional use permit.

 Bryce Brady asked if there will be any fencing or walls. Kyle spencer said there are none planned. He said that work will be done behind closed doors to keep the noise under control.

 MOTION: Bryce called for a motion. Anthony Jenkins restated the conditions. Anthony Jenkins moved to approve the site plan and conditional use permit. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

 The property owner, Pedro, made a public comment and thanked the city staff for working with him.

4.2 **PUBLIC HEARING – Water Efficiency Standards**

 MOTION: Tay Gundmundson moved to continue this item to March 1, 2023. Chris Bramwell seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

4.3 **PUBLIC HEARING – Zoning Text Amendment**

Senior Planner Briam Perez presented an application submitted by X- Development. This text amendment would modify Section 7.08 *Development Standards* to allow for parking in the setback area on lots with no building. It would also modify Section 7.12 *District Use Table* to allow for off-site residential parking lots.

 Bryce Brady asked how much landscaping the site requires now. It requires a 10 foot buffer.

 The applicant, Jason Bowl, presented the text amendment. The parking area would be connected to Edgewater development.

 There was a discussion about how the parking lot will be accessed.

 Craig Bown asked how the stormwater will be maintained. The applicant stated that this would be address during the site plan approval stage.

 Chris Bramwell asked Jason Bowl how Edgewater came to an agreement with X- Development to build extra parking. Eric Towner with X-development stated that the Edgewater Home Owners Association approached them. Residents of Edgewater have been parking on X-developments property and this was a solution to the problem.

 MOTION: Tay Gundmundson moved to open the public hearing. Chris Bramwell seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously. Russell Evans asked how many parking spaces are being proposed. Eric Towner said they had estimated 145 to 165 parking stalls.

 MOTION: Tay Gundmundson moved to close the public hearing. Craig Bown seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

Morgan Brim stated that staff is concerned about two walls surrounding a narrow space and creating a dangerous situation. He recommended adding a modification to the recommendation the Commission would make to City Council.

 Anthony Jenkins asked about egress from the parking lot. Jason Bowl answered that it will be further studied in the design phase.

 MOTION: Craig Bown moved to make a positive recommendation to City Council with the modification stated by staff. Anthony Jenkins seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

4.4 **PUBLIC HEARING - Zoning Text Amendment**

Senior Planner Briam Perez presented an application submitted by Hughes General Contractors. This text amendment would modify Section 15.12.050 *District Use Table* to allow clinical support housing to be eighty percent (80%) of the net square footage of a single building or development in the neighbor zoning commercial district. Clinical support housing is for those who experience development challenges and are generally teenagers and young adults.

 Gary Tyler, representing the applicant, came to the podium. Bryce Brady asked why they are proposing the changes. Gary Tyler answered that the owner is not a developer with commercial connections. The current standard made the project impractical and it was not financially feasible. He stated that the bottom floor will look like a commercial building and the proposed changes meet the intent of the ordinance.

 Chris Bramwell asked if residents of the new building will share facilities with, such as a gym, with the existing building.

 Bryce Brady asked if residents would work in the commercial areas on the first floor. Gary Tyler stated it is not intended for residents to have jobs on the first floor.

 Craig Bown stated that project will serve a very specific population. He asked if 80% clinical support housing was enough to make the project feasible. Gary Tyler said that is it enough.

 Briam Perez shared the proposed site plan.

 Anthony Jenkins asked if the property were to switch owners would clinical support housing still be required. Morgan Brim said that it would have to be clinical support housing. Anthony Jenkins also asked about the placement of the building on the property and if it were possible to bring it closer to the street. Gary Tyler said there isn't enough room because of property lines. Morgan Brim said they might be able to work out with something with Orem. Gary Tyler stated that the building would have to be redesigned due to fire access, grade difference, and property lines if it were to be repositioned on the property.

 There was a discussion about this property being an entrance to Vineyard.

 Bryce Brady asked question if the residents will own vehicles. They will not.

 MOTION: Tay Gundmundson moved to open the public hearing. Chris Bramwell seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

 Daria Evan asked how many residents the project will house and for clarification on

how supervised the residents will be.

 Russell Evans stated he supports this project.

 Gary Tyler stated there will be 32 bedrooms split among 4 units. He stated residents are supervised but residents can walk out of the building. He stated that 1 unit will be under lockdown.

 MOTION: Chris Bramwell moved to close the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

 MOTION: Bryce Brady called for a motion. Anthony Jenkins asked if staff had any concerns about the proposal. Briam Perez state no. Anthony Jenkins then moved to make a positive recommendation to City Council. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously

4.5 **PUBLIC HEARING – General Plan Amendment – Public Utilities and Services**

 MOTION: Anthony Jenkins moved to continue this item to March 1, 2023. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

4.6 **PUBLIC HEARING - Water Use and Preservation**

Emily Kofoed and Briam Perez presented a new Water Use and Preservation element of the General Plan. The element plans for developing, delivering, and efficiently using our limited water resources. It was also stated the City needs to take planning actions in order to obtain more water rights.

 Emily Kofoed presented four goals.

 Chris Bramwell asked if developers are required to acquire water rights. Naseem Ghandour answered that Central Utah Water Conservancy District owns most of the water and Vineyard is seeking to buy rights from them. Developers are not required to purchase water rights.

 Anthony Jenkins asked what data Vineyard had about water consumption. Briam stated that this element is a start and will be amended with more information and data in the future. is a start and will be filled in with data later.

 MOTION: Tay Gundmundson moved to open the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

 Daria Evans stated that it seems impossible to get enough water for all the residents. She stated that to accomplish the goals outlined Vineyard should have less people. Emily Kofoed stated that several master plans are in progress to account for Vineyard's growth.

 Russel Evans stated he concurs with Daria Evans. He is concerned about future density and water usage.

 MOTION: Anthony Jenkins moved to close the public hearing. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

 Anthony Jenkins asked if we have data about water usage by each neighborhood

Sullivan Love answered we do not have that data but larger lots typically use more water and multifamily homes typically use the least water.

MOTION: Bryce Brady called for a motion. Chris Bramwell moved to make a positive recommendation to City Council. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Christopher Bramwell, Bryce Brady, Anthony Jenkins, Craig Bown. The motion passed unanimously.

5. TRAINING SESSION

- 5.1** Segments of the documentary, “The Social Life of Small Urban Spaces,” by William H Whyte will be viewed and discussed by the Planning Commission.

This item was continued by Bryce Brady.

6. WORK SESSION

- 6.1** There are no work sessions scheduled for this meeting.

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Anthony Jenkins stated that data should be made public. He asked how many parking spaces exist in Vineyard. Morgan Brim state that there will be a parking study done this year.

8. ADJOURNMENT

Bryce Brady adjourned the meeting at 7:26 pm.

Certified correct on: March 1, 2023.

Certified by: Rachel Stevens, Planning Technician



Community Development

Date: Wednesday, March 01, 2023
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Business Item: Lot 5 Site Plan Amendment
Permit: PLAN23-022 (City Inspect; Development Module)
Applicant: Christopher Kephart, Vineyard Properties of Utah (Representing: Martin Snow)

SUMMARY

The applicant, Christopher Kephart, with Vineyard Properties of Utah, is requesting approval of a site plan amendment for Lot 05 of Eastlake at Geneva. Originally, the Lot 05 site plan was approved by the Planning Commission on February 17, 2021. Since then, the applicant has constructed two of the four approved buildings—the two larger 64,152 SF buildings—and has recently requested a final inspection to obtain certificates of occupancy. The applicant failed their final planning inspection due to inconsistencies with the original site plan approval. The applicant is hoping to receive this approval of a site plan amendment so that they may pass their final inspection and proceed to final tenant improvement inspections that are currently pending on approval of this amendment.

To provide further context, the applicant is requesting an amendment to the approved exterior building elevations. The roof trim lines that have now been constructed are not consistent with the originally approved elevations. The original roof trim lines showed 'Burnt Copper' caps on the corners of the buildings and in the middle of the buildings—having six total caps per building. In addition, the roof trim line in the rear of the buildings also differs, having left out some of the pointed, concrete paneling that makes up the parapet wall. This pointed paneling was only installed along the front sides of the building. From a planning standpoint and building design standpoint, this is a reason for concern as the zoning code seeks to avoid flat monotonous roof lines in order to reduce the overall massing of the building. Unfortunately, the back sides of both of the buildings are visible from the E 1750 N public right of way.

Furthermore, the color scheme that now ornaments the exteriors of the buildings also deviates from the approval. Originally, the applicant proposed a mixture of muted, subdued, earth tone colors required by the zoning code [see VZC 15.36.030(8) below], which included shades of maroon, grey, green, and brown. The newly constructed buildings display 'Nutricost Blue' and 'Shell White'. The images below show the original approvals and what has since been constructed and installed.

The Planning Commission must determine if the newly painted colors indeed meet the requirements of the zoning code below. This includes determining if the newly proposed colors are sufficiently subdued, muted, and do not contrast with naturally occurring colors. In addition, the Planning Commission should determine if the trim lines do not negatively affect the overall massing of the building [see VZC 15.36.030(1)(a)(i-iv) below].

Vineyard Zoning Code 15.36.030(8)

Building Material Color. Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass.

- a. All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be **subdued** earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main building.
- b. **Building Finishes.** High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a **subdued** accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.

Vineyard Zoning Code 15.36.030(1)(a)(i-iv)

Building Design. Vineyard city encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment. The following building design requirements shall apply:

- i. **View protection.** Care shall be taken to control the proportion and **massing** of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.
- ii. **Building massing.** In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures. The following methods shall be required:
 1. **Coherent building design.** All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A facade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.
 2. Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.
- iii. **Reduced roof mass.** The roof of a building is often the single greatest contributor to its **mass** and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only).
- iv. **Varying roofline.** Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.

Originally Approved Color Scheme from February 17, 2021, Planning Commission

COLOR LEGEND



TERRA COTTA LPP/7 S/W 2002
(METAL ROOFING)



DESTINY FN275 SW 6274
(PERSONNEL & OVERHEAD DOORS)



PLYMOUTH GREEN EPP 57 SW 2852
(WALL BAND HIGHLIGHT)



GREY (GLAZING TINT)



MAUVE TINGE R-V/R S SW 6280
(PRIMARY WALL COLOR)



DARK BRONZE ASCBP.COM
(FLASHING & TRIM FOR STOREFRONT)

Newly Installed Color Scheme (Not yet approved by Planning Commission)

COLOR LEGEND



Nutricost Blue
H2310554

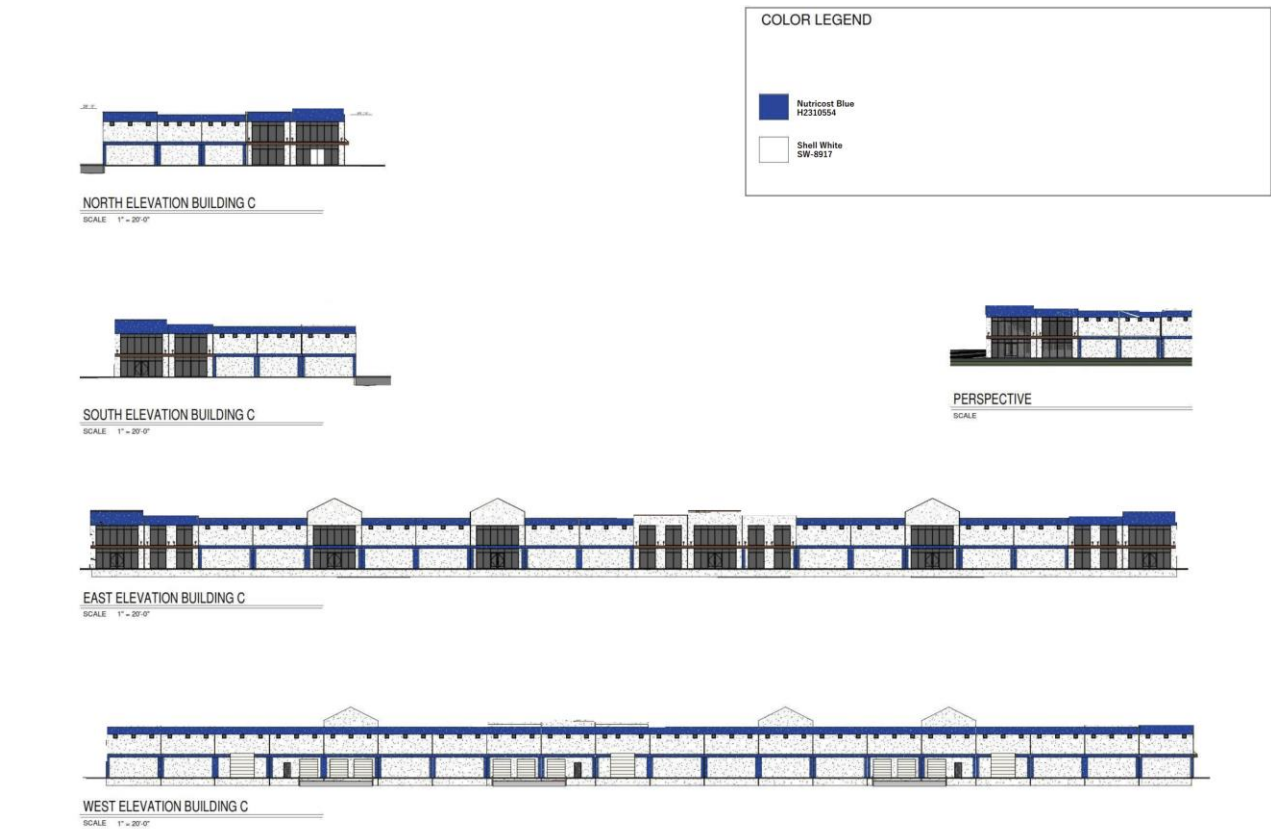


Shell White
SW-8917

Originally Approved Elevations from February 17, 2021, Planning Commission



Newly Installed Elevations (Not yet approved by Planning Commission)



Photographs of the New Constructed Lot 05 Buildings from Tuesday, February 21, 2023





STAFF RECOMMENDATION

City staff is more inclined to determine that the newly installed colors on the Lot 05 buildings do not meet the requirements of the zoning code—particularly the Nutricost Blue. After some research, city staff obtained the following definition for *earth tone colors* from LawInsider, an online resource center that helps lawyers and business owners draft and negotiate development contracts more effectively:

Earth tone means a color that draws from a color palette of browns, tans, warm grays, greens, oranges, whites, and some blues. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees, and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.

City staff would accept a more muted, subdued version of the Nutricost Blue before recommending an approval of the site plan amendment. As for the architectural, roof trim line elements: City staff believes these changes create a negative visual impact on the surrounding community. A flat, continuous, monotonous roof line greatly enhances the overall massing of the building. The copper caps are not an essential element, but the pointed, concrete paneling along the parapet wall and other roof line articulations that were originally approved are considered essential elements of the originally approved exterior wall elevations.

Staff recommends revisions to the newly painted Nutricost Blue and the installation of the pointed, concrete paneling that makes up the parapet wall and other roof trim line articulations.

POTENTIAL MOTIONS

"I move to approve the Lot 05 site plan amendment application as presented by City Staff."

"I move to deny the Lot 05 site plan amendment application as presented by City Staff."

"I move to approve the Lot 05 site plan amendment application with the following conditions..."

ATTACHMENTS

Scope of Work

Originally Approved Elevations

New Elevations Not Yet Approved

Community Development

Date: Wednesday, March 1st, 2023
From: Emily Kofoed, EIT, Staff Engineer
Item: Ordinance 2023-12: Adoption of Water Efficiency Standards into the Vineyard Zoning Code, Section 15.40 "Landscaping"
Applicant: City Initiated

BACKGROUND

Utah consistently ranks in the top five driest states in the nation year to year, with this past being one of the worst droughts on record. Utah is also one of the highest water users per capita, and water demand is expected to increase substantially as projections for Utah County alone predict a population of one million by 2040. Figure 1 below shows Utah's drought conditions in the last 13 years, with D0 representing abnormally dry conditions to D4 representing exceptional drought conditions.

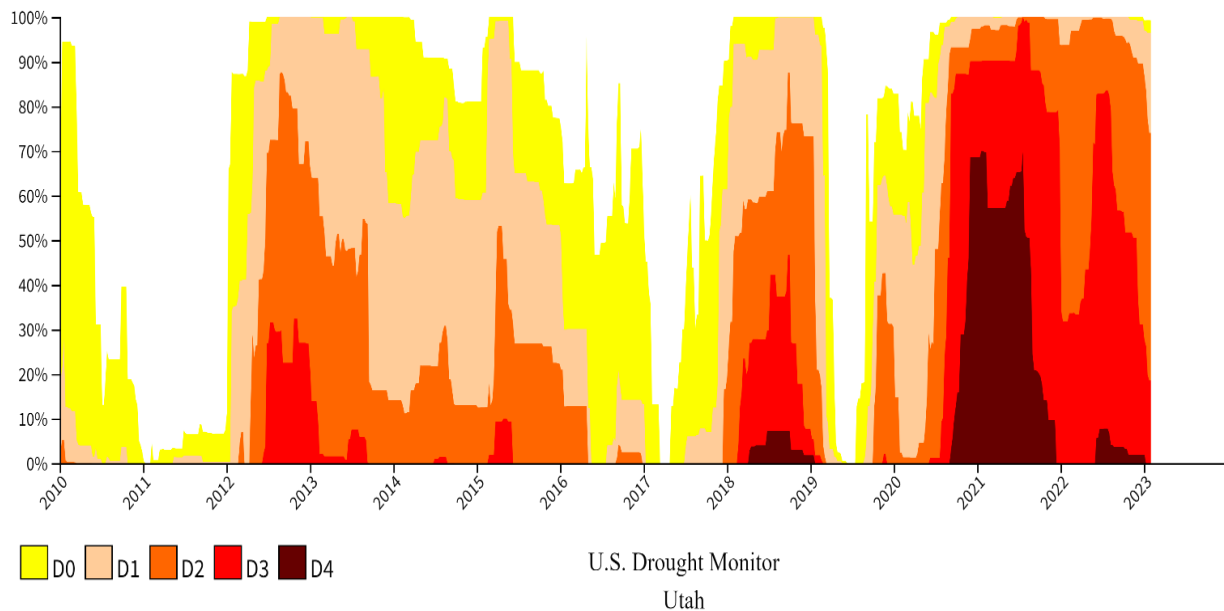


Figure 1: Drought in Utah from 2010-Present (source: www.drought.gov/states/utah)

Vineyard City provides culinary water distribution and wastewater collection services to approximately 23,000 residents in a 6-square-mile area. On the completion of the downtown area, Vineyard's population is expected to grow by an additional 60,800 people. Water demand will increase along with this population growth. Creating a culture of water conservation is imperative and steps need to be taken now to sustain life in our beautiful city.

DISCUSSION

In January 2023, City staff sent a letter to the Central Utah Water Conservancy District (CUWCD) requesting 3,504 acre-feet of water over the next five years. To qualify for this water, CUWCD has requested the following from the City:

- 1) Prepare and implement a water use and preservation element into the general plan according to the guidelines in Senate Bill 110.
- 2) Prepare and implement water and sewer master plans.
- 3) Prepare and implement a water conservation plan that has been adopted by the City and approved by the Utah Division of Water Resources.
- 4) Adopt water efficiency standards into the Landscaping Zoning Code.

To meet qualification (4) listed above, Vineyard City staff Emily Kofoed (Staff Engineer), Sullivan Love (Environmental Utilities Manager & Water Conservation Coordinator), Karl Patten (Environmental Utilities Supervisor), and Briam Amaya Perez (Senior Planner) have prepared water efficiency standards according to CUWCD's recommendations.

The purpose of these Water Efficiency Standards is to conserve our water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping. These standards are not intended to conflict with other landscaping requirements as defined by Utah law, and whenever any conflict may arise, such conflicting requirements shall not apply. The Water Efficiency Standards include landscaping requirements that promote water conservation.

The landscaping requirements all pertain to the installation of turf throughout Vineyard City. These requirements prohibit lawn being installed in park strips, paths, or on slopes greater than 25%, or in areas where the width is less than 8 feet. Turf is also required not to exceed 35% of the total landscaped area. In commercial, industrial, institutional, and multi-family development common areas, turf shall not exceed 20% of the total landscaped area (outside of active recreation areas).

STAFF RECOMMENDATION

City Staff recommend approval of Ordinance 2023-12: Adoption of Water Efficiency Standards as Vineyard Zoning Code, Section 15.40.090 'Water Efficiency Standards'.

PROPOSED MOTION

"I move to approve Ordinance 2023-12 as presented by City Staff."

ATTACHMENTS

Ordinance 2023-12.

VINEYARD

ORDINANCE 2023-12

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING ZONING CODE 15.40. TO INCLUDE A NEW SECTION (15.40.090) TITLED, WATER EFFICIENCY STANDARDS. THE PURPOSE OF THESE WATER EFFICIENCY STANDARDS IS TO CONSERVE THE PUBLIC'S WATER RESOURCES BY ESTABLISHING WATER CONSERVATION STANDARDS FOR OUTDOOR LANDSCAPING. THESE STANDARDS SHALL, AT A MINIMUM BE REQUIRED FOR ALL NEW RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL CONSTRUCTION, AS APPLICABLE. THESE STANDARDS SHALL APPLY TO EXISTING ORDINANCES RELATED TO CITY REQUIRED LANDSCAPING. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an update to Vineyard Zoning Code 15.40 to provide standards for increased water efficiency; and

WHEREAS, the Planning Commission held a public hearing on March 1, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council; and

WHEREAS, the City Council reviewed the Water Efficiency Standards, and held a public hearing on March 8, 2023, and after fully considering public comment, staff, and Planning Commission recommendations, evidence, and testimony presented by the City, staff, and other interested parties.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.40.080 Design Standards And Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.080 Design Standards And Requirements

1. Generally

- a. Landscape Improvements and Guarantees: All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed

and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the City Planner.

- b. Minimum Size of Plantings. Unless otherwise specified herein, all required deciduous trees shall be a minimum of two inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
- c. Plant Installation. Plants installed pursuant to this Chapter shall conform to installation standards within the approved [Vineyard Tree and Landscape Manual](#).
- d. Plant Materials. Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved [Vineyard Tree and Landscape Manual](#).
- e. Limitation on the Use of Turf [[see also VZC 15.40.090\(5\) for additional requirements](#)]. Turf shall be limited to ~~60~~35% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determined by the City Planner are subject to this limitation.
- f. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.
- g. Irrigation Standards
 - i. All landscaped areas shall be supported by an automatic irrigation system which may be a ~~spray, flood,~~ soaker, ~~or~~ drip-type, [or otherwise approved](#) system. The irrigation system shall meet all State and City requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water

- overflow or seepage into the street, sidewalk, or parking areas.
- ii. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
- h. **Separate Connection.** Any landscaping that will be owned and maintained by the city shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.
 - i. **Soil Preparation.** Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.
 - j. **Protection of Landscaped Areas.** Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.
 - k. **Use of Landscaped Areas.** No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.
 - l. **Detention Basins**
 - i. The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.
 - ii. All detention areas shall maintain slopes no steeper than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.
 - iii. Provide a minimum five (5) foot wide level area at the top of the basin slope.
 - iv. No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.
 - v. All basins shall be at least five feet in width at the bottom of the basin.
2. **Onsite Landscaped Areas.** All development projects covered by VZC 15.40.020 shall provide on-site landscaped areas located in accordance with the following standards and requirements:
- a. For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.
 - b. For all development within all other zoning districts, landscaped areas shall be

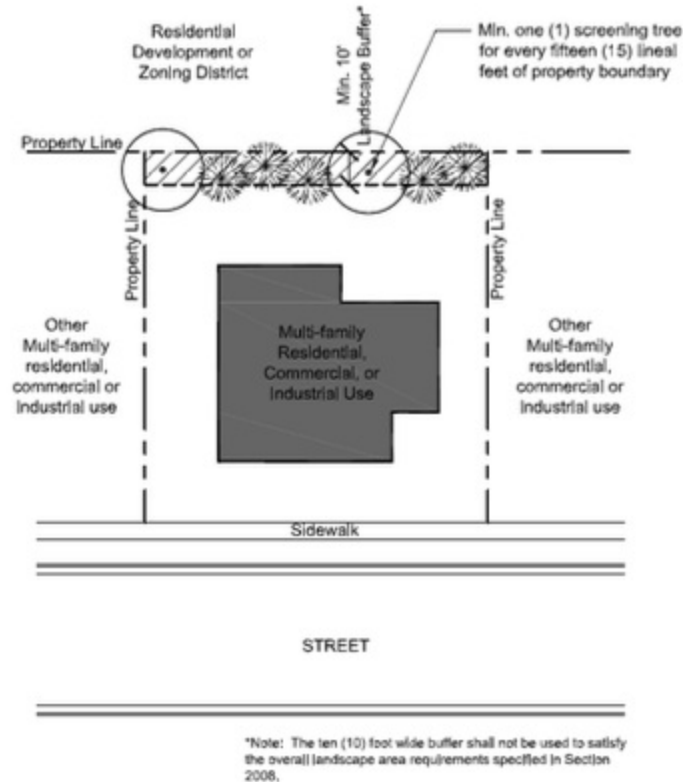
provided on the site in an amount equal to or greater than twenty (20) percent of the net site area. For the purposes of this section, landscape areas shall also include plazas.

- c. All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.
- d. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.

3. Landscaped Buffers

- a. A minimum ten-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.
- b. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each fifteen-foot interval of the property boundary being screened.

Landscaped Buffers



4. Parking Lot Landscaping. Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.
5. Building Foundations. For each elevation visible from a public or private street, a minimum five (5) foot foundation planting area shall be provided.
6. Street Frontages
 - a. The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:

Arterial Streets: 25 feet

Collector Streets: 20 feet

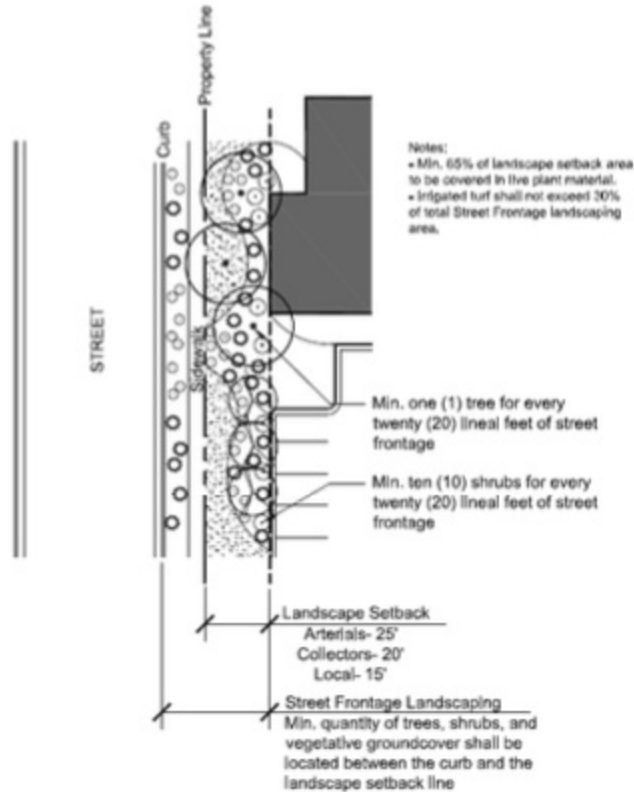
Local Streets: 15 feet
 - b. The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows:

Arterial Streets: 20 feet

Collector Streets: 15 feet

- c. The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.
- d. Where parkstrips have a minimum width of eight (8') feet. ~~T~~turf shall be limited to 30% of the total landscape street frontage area [see also VZC 15.40.090(5) for additional requirements]. This minimum quantity of trees, shrubs and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.
- e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one tree and ten (10) shrubs for every twenty (20) feet of street frontage or one (1) tree and ten (10) shrubs for every forty (40) feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

Street Frontages



7. Cumulative Totals. Quantities of plants required by each of this Chapter which apply to that project submitted to the city for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.

SECTION 2: **ADOPTION** “15.40.090 Water Efficiency Standards” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.40.090 Water Efficiency Standards(*Added*)

1. Purpose

- a. The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for outdoor landscaping.

2. Applicability

- a. The following standards shall, at a minimum, be required for all new developer/contractor installed residential, commercial, institutional, and industrial construction receiving a certificate of occupancy, as applicable.

These standards shall apply to existing ordinances related to city required landscaping.

b. These requirements apply to development receiving a certificate of occupancy after the date of the adoption of this ordinance.

c. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

3. All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects shall comply with the landscaping standards below:

4. Definitions

a. Active Recreation Areas: Areas of the landscape dedicated to active play where turf may be used as the playing surface (ex. sports fields and play areas).

b. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

c. Paths: Designed routes between landscape areas and features.

d. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

e. Turf: Ground that is covered with grass or lawn that is regularly mowed.

5. Landscaping Requirements

a. Turf shall not be less than 8 feet wide at its narrowest point.

b. Turf shall not exceed 35% of the total landscaped area. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

c. In commercial, industrial, institutional, and multi-family development common area landscapes, turf areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

d. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide turf area requirement, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

e. Turf shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.

f. At maturity, landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



Community Development

Date: March 1, 2023
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: Zoning Text Amendment: Work Session
15.34.120 Domestic Livestock and Fowl
Applicant: City-Initiated

BACKGROUND

The proposed ordinance provides greater allowance for domestic fowl (egg laying chickens). The current code limits domestic fowl in lots smaller than 1 acre. This change would permit a range of lot sizes to house domestic fowl. Surrounding cities have a tiered lot size in their allowance for domestic fowl. This zoning text amendment would follow that pattern with a tier as follows:

1. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 1. Ten thousand (10,000) square feet, up to six (6)
 2. Nine thousand (9,000) square feet, up to five (5)
 3. Eight thousand (8,000) square feet, up to four (4)
 4. Five thousand (5,000) square feet, up to three (3)

Other requirements in the proposed code would ensure that all domestic fowl are secured in an outdoor enclosed area with proper setbacks and safety measures.

Requested Feedback

- Is the lot size to number of domestic fowl table adequate?
- Are the coop requirements adequate?
 - o Safety
 - o Size
 - o Setbacks

PLANNING COMMISSION OPTIONS

No motions may be presented at this time.

ATTACHMENTS

- Proposed zoning text amendment

15.34.120 Domestic Livestock And Fowl [Edit](#)

The keeping of domestic livestock, limited to the domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl, but excluding the keeping of pigs (*Suidae*), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.
2. No domestic livestock ~~or domestic fowl~~ shall be kept on any lot located in an A-1, R&A-5 and single-family residential Zoning Districts where the lot or parcel size is not less than one acre (43,560 square feet).
3. The number of domestic livestock ~~or fowl~~ that may be kept where the lot or parcel size is not less than one acre shall comply with the following:
 1. Limited to a maximum of two (2) domestic animals for every 43,560 square feet of lot or parcel size.
 2. ~~Fowl may be kept on lots equal to, or larger than one (1) acre (43,560 square feet), provided the number of fowl maintained does not exceed twenty-five (25) fowl for each acre.~~
4. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 1. Ten thousand (10,000) square feet, up to six (6)
 2. Nine thousand (9,000) square feet, up to five (5)
 3. Eight thousand (8,000) square feet, up to four (4)
 4. Five thousand (5,000) square feet, up to three (3)
5. Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions.
 1. The enclosed area shall include a covered, ventilated, and predator-resistant coop.
 1. The coop shall have a minimum floor area of at least two (2) square feet per chicken.
 2. If domestic fowl are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per domestic fowl.
 2. The coop shall be located in a rear yard at least twenty (20) feet from any property line, further than thirty (30) feet to any residential structure located on adjacent lots, and six (6) feet from any dwelling.
 1. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line.
 2. No domestic fowl shall be permitted to roam outside the coop or enclosed area.

3. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator-proof containers.
4. Slaughtering of domestic fowl is prohibited.
5. Roosters are prohibited.
- 4.6. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
- 5.7. Residents who have kept domestic livestock on legal lots smaller than one (1) acre (43,670,560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.
- 6.8. No barn, stable, shelter, corral, ~~coop~~, pen, or run in which domestic livestock ~~or fowl~~ are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
- 7.9. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, coop, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
- 8.10. All yards, barns, shelters, cages, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
11. All pens, yards, shelters, cages, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

15.60.020 Definitions

Domestic Fowl: a bird of one of the breeds developed from the jungle fowl (*Gallus gallus*) specialized for egg laying.



Community Development

Date: March 1, 2023
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: Zoning Text Amendment: Work Session
15.48 Signs
Applicant: City-Initiated

BACKGROUND

The current sign code requires developers to apply for a Sign Standard Waiver if they are wanting to install a sign that does not meet the Sign Standard Table. This waiver is required to go before the Planning Commission for approval. The Planning Commission is tasked with evaluating the application with the following criteria; placement, quantity, height, sign area, and design features.

By removing the Sign Standard Waiver, the new Sign Standard Table increases the allowed height for monument signs, increases the total size for wall signs, and removes the quantity/location limit for wall signs.

This zoning text amendment also creates two new additional signs as well as their standards for approval; Development Promotional/Directional and Wall Art/Building Mural.

Other changes to the code fix previous grammar mistakes or clarifies other definitions.

PLANNING COMMISSION OPTIONS

No motions may be presented at this time.

ATTACHMENTS

- Proposed zoning text amendment

15.48.010 Purpose And Intent [Edit](#)

The purpose of this sign ordinance is to preserve and protect the health, safety, and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs. The purpose of this section is to achieve the following:
~~and:~~

1. To ~~R~~reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, ~~and~~ confusing sign displays, and excessive illumination.
2. To ~~P~~preserve and improve the aesthetic appearance of the ~~C~~city by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination.
3. To encourage well-designed signs that contribute in a positive way to the city's visual environment and help maintain an image of quality for the city.
4. To provide for temporary signs in limited circumstances; without regard to the communicative content of the sign
5. To ~~P~~provide each sign user an opportunity for effective identification.
6. To support the goals and policies of the Vineyard General Plan
7. To establish a process for the review and approval of a sign permit application.

HISTORY

Adopted by Ord. [2014-01](#) on 2/26/2014
Repealed & Reenacted by Ord. [2018-06](#) on 6/27/2018

15.48.020 Severability [Edit](#)

If any section, sentence, clause, phrase, word, portion or provision of this Title is held invalid or, unconstitutional, or unenforceable, by any court or competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion or provision of this Title which can be given effect within the invalid portion. In adopting this Title, the City Council affirmatively declares that it would have approved and adopted the Title even without any portion which may be held invalid or unenforceable.

HISTORY

Adopted by Ord. [2014-01](#) on 2/26/2014
Repealed & Reenacted by Ord. [2018-06](#) on 6/27/2018

15.48.030 Message Substitution [Edit](#)

Subject to the land owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Title. The purpose of this provision is to prevent any inadvertent favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on

a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted. This provision applies to all sections within this Title.

HISTORY

Adopted *by* *Ord.* [2014-01](#) *on* 2/26/2014
Repealed & Reenacted by Ord. [2018-06](#) *on* 6/27/2018

15.48.040 General [Edit](#)

Signs shall be allowed within the city according to the regulations contained in this section. It shall be unlawful to erect or otherwise display a sign without complying with the applicable terms and provisions of this section.

1. Sign Permit Required: Prior to erecting, construction, placement, relocation, alteration, and/or modification of any sign, a sign permit shall be obtained from the city except as exempted within this Title. Such application for sign permit shall be subject to standards, procedures and other requirements of this section.
2. Permit Exemptions: The following items are exempt from permit requirements but shall conform to the specifications of this Title and sign definitions listed in Section 15.48.080:
 1. Official Signs, signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer
 2. Incidental signs not over 6 SF in size
 3. Standard sign maintenance
 4. Interior signs that are not visible or intended to be visible from the public-way
 5. Site address
 6. Flags
 7. Temporary signs except as stated within this Title
 8. Window Signs
3. Permit Application Process
 1. Except as otherwise noted in this Title, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the city without first obtaining a permit. In addition, electrical permits are required for electrical signs.
 2. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 1. The number of proposed signs
 2. The location of the sign/s on the building or premises
 3. Plans and specifications including attachment details
 4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
 5. Building elevations/details denoting the areas designated for wall mounted signage

6. All plans shall show complete details to include size, materials, colors, method of support or attachment
7. Any additional materials required by the city in order to approved the sign permit for issuance
3. Prior to the issuance of any sign permit application, the city shall collect a sign permit fee in accordance with a fee schedule established by the city council.
4. If installation of a sign has not commenced under any permit issued under the provision of this Title within one hundred eighty (180) days from the date of such permit, or upon completion of building, such permit shall become null and void.
5. All signs for which a permit is required shall be subject to the following inspections:
 1. Footing inspection on all freestanding signs exceeding six (6') feet in height
 2. Inspection of all braces, anchors, supports, and connections, including wall signs
 3. All signs containing electrical wiring shall be subject to the city's adopted electrical code, inspected to meet code compliance and; all electrical components shall bear the label of an approved testing agency.
 4. Site inspection to ensure that the sign has been constructed according to the approved application and valid sign permit
4. ~~Sign Standard Waiver~~
 1. ~~Other~~

~~Purpose: A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below: Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met. Evaluation Criteria: Sign Standard Waivers shall be evaluated based on the following criteria: Procedure Stand-alone or Multi-tenant commercial, office or employment uses A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres Shopping Centers Hospitals Hotels and Commercial lodging having at least 150 guest rooms and a full service restaurant or conference and meeting rooms Conference Centers Auto malls Indoor or Outdoor commercial recreation areas Commuter/light rail stations Motor vehicle fueling stations Drive thru facilities Gateway Feature Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access~~

~~points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street. Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas. Height: All signs shall be no larger than necessary for visibility and legibility. In no event shall a Sign Standard Waiver contain a freestanding sign that exceeds by more than twenty feet (20') for multi-tenant signs and ten feet (10') for single-tenant signs. Sign Area: The Planning Commission may approve a wall signage area not to exceed 8% on any single elevation as long as the signage area is reallocated from an additional elevation. Design Features and Materials: Sign design themes and materials shall be compatible with the architecture, colors, and materials of the project. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain: Once staff has deemed the application complete the application will be taken to the next reasonable Planning Commission meeting. The number of proposed signs The location of the sign/s on the building or premises Plans and specifications Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs Building elevations/details denoting the areas designated for wall-mounted signage Photometric Plan for signs with illumination All plans shall show complete details to include size, materials, colors, method of support or attachment A narrative describing why a waiver is needed Any additional materials required by the city planner or authorized designee Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.~~

5. Nonconforming Signs

1. Reasonable repair and maintenance of nonconforming signs shall be allowed. In the event a nonconforming sign is damaged or vandalized, the nonconforming sign must be restored to its previous condition within six (6) months or the nonconforming status of the sign shall be forfeited.
2. If any entity that utilizes nonconforming signs ceases operation for a period of one (1) year, the nonconforming status of the sign shall be forfeited.
3. Not later than six (6) months after forfeiture of nonconforming status, such nonconforming signs shall be removed at the property owner's expense. Any forfeited nonconforming sign not removed within this six (6) month period shall be considered an abandoned sign for the purpose of enforcement.

6. Prohibited Signs

1. Signs located within any public street, right of way, or other public property, except as allowed in this Title.

2. Any sign located so as to conflict with the clear visibility of public devices controlling traffic or to impair the safety of a moving vehicle by distracting the vision of the driver.
 3. Any sign which is not specifically permitted in this Title.
 4. Signs which bear or contain statements, words, symbols, images or depictions that are obscene or indecent as to minors as those terms are defined in the U.C.A.
 5. Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays. Except as allowed within this Title.
 6. Any inflatable object used for promotional or sign purposes.
 7. Billboards.
 8. Pole or Pylon signs
 9. Portable/A-frame signs
 10. Abandoned signs
 11. Signs emitting sound
 12. Wall mounted box cabinet signs over six (6) square feet in size-, not including projecting signs
 13. Bench signs
 14. Vehicle signs, does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposed and/or personal transportation
 15. Roof signs
 16. Neon signs larger than 3 square feet in sign area
 17. Permanent signs installed, attached, or painted to fences
 18. Flying Banner Signs
7. Measurement of Sign Area
1. Single-faced sign
 1. For signs having a distinct border or boundary, the sign area shall be calculated by multiplying the length times the width of the entire surface contained within the border, boundary, sign board, or sign face.
 2. For signs with no distinct border or boundary, the sign area shall be calculated by computing the area of a simple rectilinear figure consisting of not more than eight perpendicular lines that contain all of the writing, representations, emblems, logos, or other display elements of the sign.
 2. Double-faced sign
 1. For signs with two (2) identical faces, arranged back to back in parallel planes, and where the sign faces are separated by no more than thirty-six (36) inches, the sign area shall be calculated for one side only.
 3. Multi-faced sign
 1. For a sign with more than one face, the area shall be calculated by adding together the area of all sign faces visible from any point.
8. Measurement of Sign Height

1. Sign height shall be measured as the distance from the base of the sign to the highest portion of the sign.
 2. Ground shall not be augmented in a manner that adds height to the sign.
 3. Clearance for projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
9. ~~Sight~~Clear View Triangle
1. No sign or sign structure shall obstruct traffic by obscuring the vision of motorist. A minimum sign distance triangle of thirty (30) feet shall be maintained at all street and driveway intersections; larger sign distance triangles may be deemed necessary by the City Engineer.
10. Sign Location
1. No sign shall be placed within the public right-of-way, park strips along roadways or within an easement.
 2. No sign shall be attached to any street post, street sign or other structures within the public right-of-way except where allowed.
 3. No sign may occupy a ~~sight~~clear view triangle.
 4. No sign or sign structure shall be located within five (5) feet of a property line.
 5. No sign shall be placed in such a position as to endanger pedestrian, bicyclists, or traffic on street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
 6. On any property where permission to erect and maintain the sign has not been given by the owner or lease holder.
11. Sign Illumination

The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

1. External light sources shall be steady, stationary, directed and shielded light sources directed solely onto the sign.
2. Signs shall not have exposed fluorescent tubes or incandescent bulbs.
3. Internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated. ~~A halo effect is not allowed except through a Sign Standard Waiver.~~
4. Electrical raceways and conduits shall be placed so that they are not within public view, not exceed the sign copy, and shall be painted the same colors as the wall surface.
5. Signs with electrical components shall be constructed, inspected and approved by the Building Department
6. Awnings with back-lit text or graphics are not allowed
7. Lighting fixtures shall be decorative and architecturally compatible with the building.

HISTORY

Adopted *by* *Ord.* [2014-01](#) *on* 2/26/2014
Repealed & *Reenacted* *by* *Ord.* [2018-06](#) *on* 6/27/2018
Amended by Ord. [2021-08](#) *on* 9/8/2021

15.48.050 Regulations Based On Sign Type Edit

The Sign Standard Table governs the maximum height, sign area, location, and quantity restrictions unless otherwise noted below.

1. Freestanding Signs

1. All permanent freestanding signs shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel.
2. All permanent freestanding signs shall be situated perpendicular to the street.
3. All permanent freestanding signs shall be of monument style only and shall complement the site architecture.
4. Landscaping shall be provided at the base of all permanent freestanding signage.

2. Drive-Thru Lane Signs

1. Where drive-thru uses are allowed, drive-thru lane signs are permitted
2. No more than two (2) drive-thru lane signs are allowed for a drive-thru business establishment.
3. The total maximum sign area shall not exceed fifty (50) square feet and six (6) feet in height.
4. A drive-thru lane freestanding sign shall be constructed with a solid base.
5. A computer display may be used.

3. Changeable Copy Sign

1. Changeable Copy signs shall have static displays that shall not change more than once every eight (8) seconds. Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted, except through a Sign Standard Waiver
2. Shall not increase the brightness level by more than 0.3-foot candles over ambient brightness levels.
3. Changeable Copy signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.

4. Flags

1. Flags or Flagpoles shall not be located within any public right-of-way.
2. Flagpoles shall have a maximum height of thirty-five (35) feet for residential and fifty (50) feet for commercial. Flagpoles over thirty (30) feet in height shall require a building permit.
3. No more than two (2) flagpoles per lot in residential districts, no more than three (3) flagpoles per lot in all other districts.

4. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags.
 5. The maximum sign area of a flag displaying a commercial message shall not exceed twenty-four (24) square feet in residential districts, thirty-five (35) square feet in all other districts. For the purpose of determining the sign area of a flag, only one side of the flag shall be counted.
5. Wall Signs
 1. Signs may be either internally or externally illuminated
 2. ~~Excluding vertically integrated mixed-use buildings which contain retail uses on the ground floor, buildings excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.~~
6. Awning Sign
 1. Logos, symbols and graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed fifty percent (50%) of the shed.
 2. Lettering shall be located within the middle seventy percent (70%) of the valance area
 3. Awnings shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
 4. Awnings shall be regularly cleaned and kept free of dust and visible defects
7. Projecting Sign
 1. Shall not be less than eight feet (8') above the surface over which they project in pedestrian areas
 2. Shall not project into alley more than three feet (3') and shall not be less than fourteen feet (14') above the alley surface where vehicles are allowed
 3. Internally illuminated projecting signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated.
 4. Shall not be closer than fifteen feet (15') to another projecting sign or a freestanding sign or five feet (5') from an interior property line or a line dividing Two (2) separate business frontages
 5. May not project above the roof.
8. Development Promotional and Directional Sign
 1. One sign per frontage, not to exceed ninety-six (96) square feet in area within residential, commercial, and industrial zones is permitted.
 2. Each sign must be approved by the Community Development Director or authorized agent with a one (1) year limitation per approval. Renewals may be granted on a yearly basis but not to exceed two (2) years.
 3. It is the intent of the City the Development Promotional Sign be displayed only during construction of the project.
 4. Must be located only on property in which the sign is advertising with a two foot setback from all properties. Each must comply with all clear view requirements (Refer to Section 15.48.04.09)

9. Wall Art and Building Murals

1. All wall art, murals, or parking structure screening shall not exceed thirty percent (30%) of a building or structure facade.
2. All lettering, logos, or symbols for advertising purposes shall meet the Wall Sign standards.

HISTORY

Adopted _____ by _____ Ord. [2014-01](#) on 2/26/2014
Repealed & Reenacted by Ord. [2018-06](#) on 6/27/2018

15.48.060 Temporary Sign Standards Edit

1. Temporary signs exempt from permitting may only be displayed two (2) times per calendar year for a total maximum of thirty (30) days.
2. Temporary signs intended to be displayed for more than thirty (30) days shall require a sign permit and meet the following criteria.
 1. A permit shall be issued for one (1) year and may be renewed annually.
 2. Once the event the temporary sign is intended for has ended or is completed the temporary sign permit shall not be allowed to renew and the temporary sign shall be removed within forty-eight (48) hours.
 3. The issued permit number shall be placed on the sign
 4. Refer to the permit application process, 15.48.040.3
3. Placement of Temporary signs
 1. Temporary signs are allowed on private property only. Signs shall not be placed in the public rights-of-way.
 2. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
 3. Signs may be placed only in locations where permanent signs are allowed
 4. Signs shall not be attached to permanent signs or temporary structures
4. Temporary Sign shall be placed a minimum of fifteen (15) feet from any other sign.
5. Temporary Signs shall not be illuminated
6. Temporary signs shall be constructed of durable, rigid material suitable to their location and purpose. Only interior window signs may be made of non-rigid (e.g. paper) material
7. Temporary signs and their components shall be promptly removed at the date of expiration or forty-eight (48) hours after the event has ended or is completed.
8. The city or the property owner may remove signs installed in violation of this Title. Neither the city nor the property owner is responsible for notifying sign owners of removal of an illegal sign.

HISTORY

Adopted _____ by _____ Ord. [2014-01](#) on 2/26/2014
Repealed & Reenacted by Ord. [2018-06](#) on 6/27/2018

15.48.070 Sign Standard Table [Edit](#)

Sign Types	Max. Sign Area	Max. Height	Setback/Location	Max. Number	Special Provisions
<i>OS, A-1, and residential districts</i>					
Monument (development entry ways)	25 SF	5 Feet	30' clear zone shall be maintained per any street corner, curb cut out of driveway, measured from the nearest edge of the driving surface	2 per entry way into a development	Places of worship and private school located within residential districts shall be permitted 1 sign that meets these requirements
Wall	6 SF	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type		2 per pedestrian or vehicular entrance	
Temporary	6 SF	4 Feet	Shall be located on private property and shall not encroach into the public right of way.	2 per lot	Refer to 15.48.060 for temporary sign regulations
<u>Development Promotional and Directional</u>	<u>96 SF</u>	<u>15 Feet</u>	<u>Shall be located within the property in which the sign is advertising and with a 2 foot setback from all surrounding properties and out of any site visibility lines</u>	<u>1 per frontage, maximum 4</u>	<u>Refer to 15.48.050 for development promotional and directional sign regulations</u>
Sign Types	Max. Sign Area	Max. Sign Height	Setback/Location	Max. Number	Special Provisions
<i>BP, FOI, M, I, RC, RMU, FMU, PF</i>					
Monument (single tenant)	40 SF	6 10 Feet	5 feet from property line and out of any site visibility lines	1 sign for single users. 2 signs for properties with frontage on 2 arterial streets.	May extend no more than 20% over the allowed height for the purpose of architectural embellishment. No commercial content may extend into embellishment.
Monument (multi-tenant)	80 SF	15 20 Feet	5 feet from property line and out of any site visibility line	1 per each street frontage. Master Developments with 800 FT or more frontage shall be permitted—1 sign per every 400 feet of frontage.	With two (2) or more tenants of separate businesses or organizations

Wall	5% on each building elevation. <u>Maximum size allowed is equal to 10% of the elevation.</u> In no case shall a wall sign be required to be smaller than 60 SF.	Minimum 8' above finished grade Shall not extend above the lowest portion of a parapet wall, or above line/fascia of any roof type.	Located within the middle 80% of the building frontage, measured from ease line to lease line. <u>Cannot extend beyond the roofline.</u>	1 per elevation, maximum 4 except as approved through a sign standard waiver includes projecting signs.	Shall not project more than 15 inches from the wall. If sign projects less than 3 inches from wall, the 8' foot height requirement need not be met but may not be lower than the lowest point of any window.
Awning	50% of the awning	8' minimum clearance to grade required for the lowest portion of the awning.	Street fronting face of the awning	1 per awning	Shall be included in the total size for wall signs.
Projecting	No maximum area for sign type	Minimum 8' clearance to back of curb required for the lowest portion of the projecting sign. The top of the sign shall be located below the windows on the second-floor building		1 per storefront entrance	Shall be included in the total size for wall signs.
Window	Shall not occupy more than 25% of the total area of a single window surface				Any sign located inside of a building within 6 feet of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited.

Temporary	30 SF Window: 25%	Freestanding: 8ft. Shall not extend above the second story of the building the sign is displayed on. Shall maintain at least 8' from grade to bottom of sign.	Shall be located on private property and not encroach into the public right of way.	2 Per lot	Refer to 15.48.060 for temporary sign regulations.
Development Promotional and Directional	96 SF	15 Feet	Shall be located within the property in which the sign is advertising and with a 2 foot setback from all surrounding properties and out of any site visibility lines	1 per frontage, maximum 4	Refer to 15.48.050 for development promotional and directional sign regulations
Wall Art and Building Mural	30 % on each facade				Shall not project more than three (3) inches from the wall.

15.48.080 Definitions [Edit](#)

Abandoned Sign: A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days.

Address Sign: A sign that designates the street number and/or street name for identification purposes.

A-frame Sign: A portable, stand-alone sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form a base upon which the sign stands.

Animated Sign: A sign that uses movement or change of lighting to depict action or appearance of motion. This definition includes blinking, flashing, moving and revolving signs.

Awning: A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can raised or retracted to a position against the building when not in use.

Awning Sign: Any sign painted on, adhered to, or applied on, an awning.

Banner: A temporary sign made of fabric, plastic, or other light, pliable, weather-resistant materials not enclosed in a rigid frame.

Bench Sign: A sign located on the seat or back of a bench or seat placed on or adjacent to a public right of way.

Billboard: A sign portraying information or directing attention to a business, activity, commodity service, entertainment, or communication which is not conducted, sold or offered at the parcel on which the sign or structure is located or which does not pertain to the parcel upon which the sign or structure is located.

Box Cabinet Sign: A three-dimensional box-like enclosed structure which includes all messages and copy with a single or double sign face.

Building Façade: The exterior elevation of a building structure excluding any porches, overhangs, covered walkways, drive thru covers or similar appendages.

Canopy: A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

Canopy Sign: Any sign that is part of or attached to a canopy. For the purposes of this ordinance a canopy sign shall be considered a wall sign.

Changeable Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system.

Channel Letters: Three-dimensional, individually cut letters or figures, illuminated or unilluminated, affixed to a structure.

Commercial Sign: A sign that contains information or advertising for any business, commodity, service, product or attraction.

Development Promotional and Directional Sign: A temporary sign for the purpose of guiding or directing pedestrian or vehicular traffic to new subdivisions, new development areas, or show homes and may include the development name, developer information, logograms, and directional arrows.

Directional Sign: An on-site sign that is designed to direct pedestrian and vehicular traffic into and out of, or within a site.

Directory Sign: A sign listing the names, uses or locations of the various businesses or activities conducted within a building or group of buildings, that is centrally located and intended to provide on-site directions.

Drive-thru Menu Board: A freestanding sign that lists the products and prices of products for items available at drive-thru facilities, often containing a two-way communication device used by customers to place an order.

Embellishment: Anything that enhances the appearance of a freestanding sign without having a functional purpose. For the purpose of this ordinance, embellishment may not include any symbol, representation, logo, insignia, illustration, or other form of advertising message for any business on site. It may contain the name and/or symbol, representation, logo, or insignia of a master planned shopping center, office park, commerce park, or other master planned multi-tenant development.

External Illumination: An external source of illumination that is not part of or attached to a sign.

Flag: Any fabric or other flexible material designed to be flown from a flagpole or similar device.

Flashing Sign: Any illuminated, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign.

Flying Banner Sign: A temporary, stand-alone sign comprised of light fabric that moves with the wind and can turn 360 degrees and is supported by a pole structure and a base.

Freestanding Sign: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports and not attached to or depend.

Gateway Feature Sign: A sign that imparts to a motorist or pedestrian gains that they have entered the city or a particular part of the city.

Government/Regulatory Sign: Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and sign of public service companies indicating danger or construction, which are erected by or at the order of a public officer.

Illegal Sign: Any sign which does not meet at least one of the following conditions:

1. An illegal, non-conforming sign that does not meet the standards of this Title
2. A sign erected without first obtaining a permit and complying with all regulations in effect at the time of its construction or use;
3. An abandoned sign that has not been removed with the time period specified by this Title;
4. A sign that was legally erected, but which later became nonconforming and then was damaged to the extent of 50 percent or more of its replacement value;
5. A sign that is a danger to the public or is unsafe; or
6. A sign that pertains to a specific event that has not been removed within the specified time after the occurrence of the event.

Inflatable Sign: A form of inflatable device or a sign that is displayed, printed or painted on the surface of a balloon or any other form of inflatable background and is used to attract attention to or advertise a noncommercial or commercial message or location.

Incidental Sign: A sign displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

Internally Illuminated: A light source entirely within a sign where the source of the illumination is not directly visible.

Maintenance: The replacing or repairing of a part or portion of a sign made unusable by ordinary wear and tear or by damage beyond the control of the sign's owner.

Marquee Sign: A sign structure placed over the primary entrance of a building such as a hotel or theater, bearing sign copy and which projects from and is attached to the building.

For the purposes of this ordinance a marquee sign shall be considered a projecting sign.

Monument Sign: A freestanding sign where the entire supporting base of the sign is affixed to the ground and is not attached to or supported by a building.

Moving Sign: A sign designed or made to move freely in the wind or designed or made to move by an electrical or mechanical device.

Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Neon Sign: A sign using neon or any other inert gas under low pressure, which glows in a distinctive color when exposed to a high voltage electrical current.

Nonconforming Sign: An advertising structure or sign which was lawfully erected and maintained in compliance with the requirements in effect at the time, and which has subsequently come under new amended requirements and does not now completely comply.

Off-Premises Sign: A sign whose message directs attention to a specific business, product, service, event or activity not located on the premises upon which the sign is located.

Pennant Flag Sign: A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign that is intended to be and is so constructed as to be lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position.

Pole Sign: A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure and where the width of the top of the sign structure is wider than the width of the base.

Portable Sign: A sign designed to be transported or moved and not permanently attached to the ground, a building or other structure.

Primary Building Elevation: The side of a commercial, office, or industrial building or tenant suite that contains the main entrance. In instances where there is no singular main entrance, the primary elevation shall be the building's most significant side as determined by the Planner.

Projecting Sign: A sign, other than a wall sign, that is suspended from or supported by a structure attached to a building and projecting outward from the building.

Pylon Sign: A freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base.

Raceways: for electrical signs, the enclosure that holds sign elements, which may also be the structural element that is mounted on a wall or other support element.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of a building.

Shopping Center: A commercial development consisting of three (3) or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway or parking area.

Sign: Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbol, numbers or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

Sign Area: The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols.

Sign Height: Sign height shall be measured as the distance from the back of curb to the highest portion of the sign.

Sign Structure: Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

Street Frontage: The side or sides of a lot abutting on a public street or right-of-way.

Temporary Sign: A sign not permanently attached to the ground, a wall or a building, and not intended or designed for permanent display.

Vehicle Sign: A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

Wall Sign: A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

Window Sign: A sign that is applied, painted, or affixed to the interior or exterior of a window, or any sign located inside a building within six (6) feet of the interior side of the window and displayed so as to attract the attention of persons outside the building.