

HERRIMAN, UTAH
ORDINANCE NO. 2026-02

**AMENDING CHAPTER 10-27 SIGNS OF HERRIMAN CITY CODE TO
INCLUDE STANDARDS FOR THE CF COMMERCIAL FLEX ZONE AND
UPDATE REQUIREMENTS FOR ILLUMINATED COMMERCIAL SIGNS**

WHEREAS, the City of Herriman, pursuant to Utah State Code, may adopt an ordinance to establish land development regulations (“Zoning”), which includes the adoption or amendment of the regulatory text or official map; and

WHEREAS, pursuant to Utah State Code, the Planning Commission (the “Commission”) shall prepare and recommend any Zoning amendments to the City Council (the “Council”); and

WHEREAS, pursuant to the City of Herriman Land Development Code, the Commission shall hold a public hearing and provide reasonable notice at least ten (10) days prior to the said public hearing to recommend any Zoning amendment to the Council; and

WHEREAS, a notice of a Planning Commission public hearing of a Zoning text amendment was posted in three (3) public locations and mailed to affected entities on December 23, 2025, for a meeting held on January 7, 2026, at 7:00 p.m.; and

WHEREAS, the Commission voted 6-0 to recommend approval of the Zoning text amendment in a public meeting held on January 7, 2026, at 7:00 p.m. in the City Council Chamber; and

WHEREAS, pursuant to Herriman City Code, it is the responsibility of the Council to consider the Zoning text amendment and the Commission’s recommendation in a public meeting; and

WHEREAS, a City Council public meeting was held on January 28, 2026, at 7:00 p.m. to discuss the Zoning text amendment; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Herriman City to adopt the Zoning text amendment, which was recommended by the Planning Commission and documented in City File number Z2025-162;

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Land Development Code, Title 10, as described in Exhibit “A”.

This Ordinance assigned Ordinance No. 2026-02, shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City Recorder.

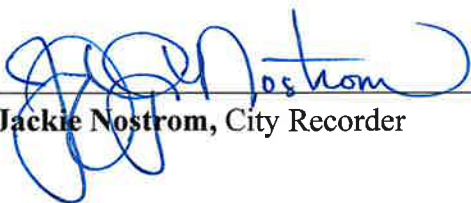
PASSED AND APPROVED this 28th day of January, 2026.

HERRIMAN CITY



Mayor Lorin Palmer

ATTEST:



Jackie Nostrom, City Recorder



Herriman City

ORDINANCE NUMBER: **2026-02**

SHORT TITLE: ORDINANCE AMENDING CHAPTER 10-27 SIGNS OF HERRIMAN CITY CODE TO INCLUDE STANDARDS FOR THE CF COMMERCIAL FLEX ZONE AND UPDATE REQUIREMENTS FOR ILLUMINATED COMMERCIAL SIGNS

PASSAGE BY THE CITY COUNCIL OF HERRIMAN CITY ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Terrah Anderson		X	X		
Matt Basham	X		X		
Jared Henderson			X		
Teddy Hodges			X		
	TOTALS		5		

This ordinance was passed by the City Council of Herriman City, Utah on the 28th day of January 2026, on a roll call vote as described above.

Exhibit “A”

The following excerpts from various sections of the Herriman City Code provide context for the Ordinance. Only the text marked by an underline or strike-through shall be amended by the codifier.

Title 10 Land Development Code CHAPTER 10-27 Signs

10-27-1 Purpose

The purpose of this chapter is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, property, and to provide a communication system by establishing requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture, and landscape, and that will help prevent clutter and litter, and will preserve and improve the aesthetic values and visual qualities of the city.

10-27-2 Scope

The provisions of this chapter shall apply to all signs located in the city ~~which~~ that are regulated under this title.

10-27-3 Definitions

Certain words and phrases in this chapter, including sign types, are defined in HCC chapter 10-3.

10-27-4 Conformity Required

- A. *Generally.* Signs shall not be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered unless in conformity with the regulations set forth in this chapter.
- B. *Nonconforming signs.* A nonconforming sign shall not be reconstructed, raised, moved, placed, extended, enlarged, or altered, unless the sign is changed so as to conform to applicable provisions of this title.

10-27-5 Interpretation

The following provisions shall be used to interpret and apply the provisions of this chapter in addition to other applicable provisions of this title.

- A. *Intervening streets.* Lots divided by public streets shall not be deemed to be adjacent.
- B. *Limitations.* The sign requirements contained in this chapter are declared to be the maximum allowable.
- C. *Prohibited signs.* Signs not specifically allowed by this chapter shall be prohibited, including, but not limited to, A-frame, snipe, and pedestal signs.
- D. *Conflicts.* If a provision of another ordinance conflicts with a provision of this chapter, the provisions of this chapter shall apply.

10-27-6 Noncommercial Signs

- A. *Intent.* It is not the intent of this chapter to allow commercial speech to a greater extent than noncommercial speech.
- B. *Substitution of sign copy.* Any sign allowed under this chapter may contain lawful noncommercial sign copy that occupies the entire sign area or any portion thereof, and may be substituted for, or be combined with, a commercial message. Sign copy may be changed at will at any time without any additional approval or permitting, provided the sign is not prohibited and complies with applicable requirements of this chapter.

10-27-7 Signs Allowed

Signs allowed shall be as shown in chart 10-27 of this section.

CHART 10-27. SIGNS ALLOWED BY ZONES

<i>All Zones</i>				
<i>All Zones Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Construction	32 sq. ft. unless 3 or more builders combine into 1 sign up to 128 sq. ft.	12 feet, unless 3 or more builders combine into 1 sign; but in no case more than 20 feet	Must maintain clear view of intersecting streets and cannot interfere with views from driveways	1 sign allowed for each exterior public street frontage (individual subdivision phases are not separate subdivisions that allow additional signage)
				Up to 3 additional signs may be approved when multiple builders combine into 1 sign
				Signs must be removed within 30 days after <u>the</u> last lot is sold
Flat (superseded by specific zone requirements)	5% of wall area	None	Building wall	Allowed only with public or quasi-public buildings, planned unit developments, golf courses, cemeteries, and dwelling groups
Mobile	None	None	6-foot setback	See HCC 10-27-10
				1 sign per street frontage and landscaped appropriately for the site
Monument (superseded by specific zone requirements)	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	6-foot setback	Allowed only with public or quasi-public buildings or uses, planned unit developments, golf courses, cemeteries, dwelling groups, and day care/preschool centers
Premises ground	6 sq. ft. per sign	6 feet	6-foot setback	Not permitted on lots used for residential purposes. Limited to 4 signs per building
Premises wall	3 sq. ft. per tenant	None	Building wall	
Yard	6 sq. ft.	6 feet	6-foot setback	Not permitted in street medians, park strips, or other public rights-of-way

~~Illumination may be built into or attached to signs listed above when:~~

- ~~1. Lighting is allowed in the specific zone;~~
- ~~2. Development occupies more than 500 feet continuous frontage on the street the sign will face and the sign is more than 200 feet from a lot where an illuminated sign is not permitted.~~

~~Flat signs that face a dwelling on adjacent property may not be illuminated. Property divided by a public street is not adjacent.~~

<i>R-M and OP Zones</i>				
<i>Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Flat	15% of wall area	None	Building wall	Signs exposed to dwellings on adjacent properties cannot be illuminated
Monument	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
Window	None	None	In window	Cannot be illuminated
<i>C-1 Zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building 8 feet minimum above ground
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	Primary sign copy on face or street side of structure
Flat	15% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval. Property separated by a public street or right-of-way is not adjacent.
Monument	1 per lot, unless on a corner lot, then 1 per frontage	6 feet	18-inch setback	A monument sign is a conditional use
	32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet, up to 64 sq. ft.			
Window	None	None	In window	None

C-2 Zone				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval . Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	
Planned center	200 sq. ft.	16 feet above sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
				Subject to conditional use approval
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	10 feet	6-foot setback	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval

				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<u>CF Zone</u>				
<u>Awning</u>	<u>25% of wall area may be covered</u>	<u>Cannot extend above building wall</u>	<u>8 feet maximum projection from building</u>	<u>Attached to a building</u>
	<u>50% of awning may have sign copy</u>		<u>May be located on 3 building walls</u>	<u>8 feet minimum above ground</u>
<u>Balloon</u>	<u>None</u>	<u>None</u>	<u>Anywhere on lot</u>	<u>Primary sign copy on face or street side of structure</u>
<u>Flat or wall</u>	<u>20% of wall area</u>	<u>None</u>	<u>Building wall</u>	<u>A balloon sign is a conditional use</u>
<u>Monument</u>	<u>32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.</u>	<u>6 feet</u>	<u>18-inch setback</u>	<u>Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.</u>
			<u>1 sign per 300 feet frontage or part thereof</u>	
<u>Planned center</u>	<u>200 sq. ft.</u>	<u>16 feet above sidewalk grade</u>	<u>2-foot setback</u>	<u>A monument sign is a conditional use</u>
				<u>A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple tenants</u>
				<u>Maximum of 1 sign per street frontage</u>
<u>Promotional</u>	<u>1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign</u>	<u>10 feet</u>	<u>6-foot setback</u>	<u>Subject to conditional use approval</u>
				<u>Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary,</u>

<u>Roof</u>	<u>Same as ground sign</u>	<u>10 feet above roof</u>	-	<u>A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval</u> <u>Support structure must not be visible</u>
<u>Temporary</u>	<u>None</u>	<u>None</u>	-	<u>Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year</u>
<u>Window</u>	<u>None</u>	<u>None</u>	<u>In window</u>	<u>None</u>
<i>M-1 Zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to building 8 feet minimum above ground
	50% of awning may have sign copy		May be located on 3 building walls	Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	<u>Illumination may be built into or attached to signs, unless exposed to an adjacent dwelling or residential zone boundary. Property separated by a public street or right-of-way is not adjacent</u>
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage, or part thereof	
Roof	Same as ground sign	10 feet above roof		Roof sign may be substituted for a ground or projecting sign, but is subject to conditional use approval. The planning commission may deny a sign or set more restrictive conditions. Signs shall be installed so that the support structure is not visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between

				displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<i>MU-2 Zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building 8 feet minimum above ground
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	Primary sign copy on face or street side of structure
Balloon	None	None	Anywhere on lot	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, in which case it may be allowed with conditional use approval. Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch minimum setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	Monument signs larger than <u>the</u> maximum size may be approved by <u>the</u> Planning Commission as part of a master plan up to a maximum of 200 sq. ft. and <u>a</u> maximum height of 15 feet if: (A) Space is provided for multiple users (B) Located in commercial project with at least 1 user greater than 3 acres
Planned center	200 sq. ft.	16 feet high from sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage

Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	Maximum height equals sign setback, but not more than 10 feet	6-foot setback	Subject to conditional use approval
				Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval
				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None

A. Illuminated signs.

1. The primary purpose of illuminated signs is to enhance visibility for vehicular and pedestrian traffic on roadways and walking paths.
2. Illumination may be built into or attached to signs listed in Chart 10-27 when:
 - a. Lighting is allowed in the specific zone;
 - b. Sign is located within a development that has a minimum continuous street frontage of 500 feet, and faces, or is oriented toward, this same street frontage.
 - c. Sign is located 200 feet or more from any lot where an illuminated sign is not permitted.
3. Signs that face one or more dwellings on an adjacent property may not be illuminated as a permitted use. Property separated by a public street or right-of-way is not adjacent.
 - a. The Planning Commission may consider a conditional use permit application to allow an illuminated sign that faces one or more dwellings on an adjacent property if the residential land use is part of a commercial or mixed-use development.
 - b. For any Conditional Use permit request, the applicant shall provide the following:
 - i. Sign details that include location and elevation plans, lighting specifications, pedestrian-scale perspective renderings, and photos from adjacent residential properties where the sign will be installed.
 - ii. Scaled and dimensioned site plan of the proposed illuminated sign and all residential buildings located within 200 feet of the sign, unless separated by a street that is at least sixty-six (66) feet wide.
 - iii. Lighting photometric plan showing all light emissions and identifying potential impacts on adjacent residential units.

- iv. Sign management and operational plan that includes display hours, automatic programming, light dimming, and other measures designed to limit impacts on residential neighbors.

10-27-8 Signs On Public Property

No sign shall be located on publicly owned land or within street rights-of-way, including, but not limited to, handbills, posters, advertisements, or notices fastened, placed, posted, painted, or attached in any way upon any curbstone, lamp post, utility pole, hydrant, bridge, tree, rock, sidewalk, or street, except signs erected or permitted by the city or an authorized public agency.

10-27-9 Approval Process

- A. *Comprehensive sign plan.* When an application for the first land use permit on a lot (building permit, site plan, or conditional use permit) is submitted to the city, the application shall include a comprehensive sign plan for all existing, proposed, or future signs on the lot.
- B. *Permit required.* No person shall erect, alter, repair, relocate, or modify any sign without first obtaining a sign permit and a building permit for such work as provided in HCC 10-5-12, unless no permit is required.
- C. *No permit required.* A sign permit shall not be required for yard signs.

10-27-10 Mobile Signs

Following the issuance of a sign permit to construct a permanent sign, a temporary mobile sign may be placed on the lot for which the sign permit is issued. The mobile sign shall be removed upon inspection and approval of the permanent sign or upon expiration of 60 days after issuance of the sign permit, whichever first occurs first. Mobile signs shall not employ animated, flashing, or intermittent lights.

10-27-11 Electronic Signs

Electronic signs are permitted subject to the following limitations:

- A. *Where allowed.* Electronic signs shall be allowed only in ~~the~~ commercial, flex, mixed use, and manufacturing zones.
- B. *Location.*
 - 1. All electronic signs shall comply with 10-27-7 in regards to placement adjacent to residential property or dwellings.
 - 2. Electronic signs, which are not part of a monument sign or an installation where any portion of the electronic sign is six feet above finished grade, shall not be permitted within 500 feet of the nearest boundary line of a parcel located in a residential zone.
 - 3. Electronic signs, which are part of a monument sign or an installation less than six feet above finished grade, and the display is parallel to a residentially zoned property, are not permitted within 150 feet of the corresponding lot line of the residential subject property.
 - 4. Electronic signs within 150 feet of Mountain View Corridor (MVC) or an arterial road, where the digital display is six feet above finished grade, shall not be within 225 feet of a residential dwelling ~~which~~ that is parallel to the sign face.
 - 5. Electronic signs located within an outdoor advertising corridor, as defined in U.C.A. 1953, § 72-7-502, shall comply with all regulations of HCC chapter 10-10, U.C.A. 1953, title 72, ch. 7, pt. 5 (U.C.A. 1953, § 72-7-501 et seq) and UAC r933-2.
- C. *Size.* The changeable sign copy of an electronic sign shall not exceed 75 percent of the sign area, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter.

- D. *Malfunctions.* Any electronic sign with electrical or lighting components operating in an erratic, broken, or damaged fashion shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.
- E. *Brightness.*
1. Sign illumination levels for digital signs shall never, at maximum display intensity, exceed 0.3 footcandle over ambient lighting conditions when measured at the distance based on the formula of the square root of the product of the area of the display multiplied by 100.
 2. All permitted electronic signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements. The applicant shall submit a photometric matrix (showing the dispersal in footcandles) showing that the sign meets all the requirements of this Code.
- F. *Dwell time and transitions.*
1. The inclusion of text or video that flashes, scrolls, appears to flash, or strobes is prohibited.
 2. Images shall have a minimum eight-second dwell time.
 3. Transitions between images shall be no less than three seconds. In order to better regulate changing images, a fade-in and fade-out transition must be used. The fade-in and fade-out prevents a dark image from transitioning abruptly to a light image and vice versa, thus creating a flash or strobe-like effect.
 4. Digital signs installed within 150 feet of Mountain View Corridor or an arterial road shall have image dwell times of eight seconds or more, and the actual message rotation is accomplished in three seconds or less. Transitions must be done in a manner where the transition between images have similar background colors and brightness. Digital signs within 150 feet of Mountain View Corridor or an arterial road are not subject to subsection (G) of this section.
- G. *Frequency of changes.* An electronic sign on which the sign copy changes more than four times per minute (once every 15 seconds) shall be deemed an animated sign and is prohibited.

10-27-12 Size Computation

- A. *Multiple uses on one lot.* When more than one use occupies a lot, the frontage may be used to calculate the sign size for one ground or projecting sign for all uses on the lot. The total sign area may then be divided between the uses. There may be any number of flat or wall signs, provided the total area of such signs does not exceed the percentage of wall area coverage allowed.
- B. *Use of lot line.* A lot line ~~which~~ that abuts a non-access freeway, road, street, or right-of-way may not be used in computing sign area.
- C. *Sign area calculation.* In computing sign area, only one side of a back-to-back or double-faced sign shall be computed when signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. The area of signs that do not have a frame or a separate background shall be computed on the basis of the least rectilinear line with a maximum of eight sides, triangle, or circle large enough to frame sign copy. Sign areas in the shape of a sphere, prism, cylinder, cone, pyramid, square, or other such shapes shall be computed as one-half of the total surface area.

10-27-13 Sign Modifications

- A. *Lot with less than minimum required frontage.* When a lot has frontage that is ten percent less than the minimum required by the zone in which the lot is located, the planning commission may allow a sign on the lot that has more sign area than allowed by the regulations set forth in this chapter, provided the planning commission approves a conditional use permit for the sign modification and finds the modification is:
1. Consistent with the purpose of this chapter; and

2. In architectural harmony with development on the lot and other buildings and uses adjacent to the development.
- B. *Limitation.* Notwithstanding subsection (A) of this section, no sign modification shall deviate from the required standard by more than 25 percent.

10-27-14 Height Of Ground Signs

The height of ground signs, except as otherwise specified in this chapter, shall be measured from the grade at the lot line of the yard in which the sign is located and shall not exceed the height allowed in the zone in which the sign is located.

10-27-15 Imprint Of Ownership Required

All signs shall bear the imprint of the sign owner and sign erector in plain and public view.

10-27-16 Signs Within 200 Feet Of Single-Family Dwelling

No lighted ~~flat, ground, or roof~~ sign shall be located within 200 feet of ~~a~~ any residential dwelling unless the sign is separated from the dwelling by a street that is at least ~~60~~ 66 feet wide.

10-27-17 Sign Installation Standards

Signs shall comply with the following location standards:

- A. *No obstruction.* Signs shall not be erected in a manner that allows any portion of the sign to interfere with any fire escape, fire exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- B. *Utility clearance.* Signs shall not be erected or maintained ~~which~~ that have less horizontal or vertical clearance from communication and electrical power lines than as prescribed by applicable law or regulations.
- C. *Minimum clearance.* Signs shall not be erected in a manner that any portion of a sign extends over a public or private walkway with a minimum clearance of less than ten feet.
- D. *Visibility at intersections.* Signs shall not be placed within the clear view of an intersection ~~except as permitted by HCC 10-29-51.~~
- E. *Traffic hazards prohibited.* Signs shall not be erected at the intersection of any streets or driveways in a manner that obstructs free and clear vision, or at any location where by reason of the sign's position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal device, or make use of the words "stop," "drive-in," "danger," or any other words, phrases, symbols, or characters in a manner that may interfere with, mislead, or confuse vehicle operators.
- F. *Lighting beyond property.* Lighted signs shall not be installed in a manner that permits the light to unreasonably annoy or interfere with the use of nearby property. The community development director shall consider the validity of any alleged violation of this subsection. If such light is determined to be in violation, the director shall require the owner of the light to take appropriate corrective action. Action taken by the community development director may be appealed to the appeal authority as provided in HCC 10-5-24.

10-27-18 Sign Maintenance

Signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, repainting, cleaning, and other acts required to maintain the sign. No permit is required to maintain or service a sign.

10-27-19 Sign Removal

Signs relating to a business ~~which~~ that has closed or relocated shall be removed or the sign copy removed within 30 days of closure or relocation.

10-27-20 Other Applicable Regulations

To the extent that use and development of land subject to this chapter includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

10-27-21 Enforcement

The provisions of this chapter may be enforced as provided in HCC chapter 10-7.

10-27-22 Severability

The provisions of this chapter shall be severable as provided in HCC 10-1-13.