

**ALPINE CITY  
ORDINANCE 2021-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.25.020 OF THE  
ALPINE CITY DEVELOPMENT CODE PERTAINING TO FREE STANDING OR  
MONUMENT SIGNS.**

**WHEREAS**, in January 2020 a new monument sign, which was in compliance with the City's sign ordinance, was installed on the corner of Main Street and 100 South and subsequently received numerous complaints from residents regarding reduced visibility; and

**WHEREAS**, the Planning Commission drafted and recommended an amendment to the sign ordinance on February 18, 2020 to increase the required setback for a sign; and

**WHEREAS**, the City Council reviewed the draft ordinance on February 25, 2020 and asked that it be tabled to further look at and discuss the height of monument signs; and

**WHEREAS**, the City Council further discussed this item at the April 14, 2020 meeting and decided to table the item again to address height and how it is measured; and

**WHEREAS**, on January 5, 2021 the Planning Commission made the recommendation to approve the revised draft of the the proposed ordinance; and

**WHEREAS**, the Alpine City Council has deemed it in the best interest of Alpine City to revise setback and height requirements for free standing or monument signs; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS**, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW THEREFORE**, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.25.020 contained in the attached document will supersede Article 3.25.020 as previously adopted. This ordinance shall take effect upon posting.

**SECTION 1:**        **AMENDMENT** "3.25.020 General Standards" of the Alpine City Development Code is hereby *amended* as follows:

**AMENDMENT**

**3.25.020 General Standards**

1. Except as provided herein, it shall be unlawful to erect, construct, reconstruct, alter, or

change the use of any structure, wall marquees, or any other parts jointed together to form a sign without first obtaining a sign permit from Alpine City.

2. Except as provided herein, all applicants for signs within Alpine City must receive a permit from the City prior to construction, placement, or replacement of any sign.
3. For permanent signs, the signs shall be colorfast and resistant to corrosion and rotting.
4. **General Location.** All permanent signs shall be set back at least five (5) feet behind the sidewalk or twelve (12) feet behind the curb if there is not a sidewalk. All temporary signs shall be set back at least five (5) feet behind the sidewalk or five (5) feet behind the curb if there is not a sidewalk. No sign shall be placed closer than fourteen (14) feet to a driveway.

No sign, permanent or temporary, in excess of three (3) feet in height shall be placed within the sight triangle on any corner lot. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

5. **Height.** The height of a freestanding or monument sign is measured from the finish grade to the top most portion of the sign, and any pedestal or base shall be included in the measurement. Landscaping or walls cannot be used to increase the height of a sign.
6. **Maintenance.** All signs shall be maintained in a safe, presentable and good condition including the replacement of defective parts, cleaning, painting, oiling, changing of light bulbs, or other acts required for the maintenance of said sign. Maintenance shall also include the restoration or repair of any exterior wall penetrations, discolorations, or other damages caused by the installation, removal, or placement of signs on a building.
7. **Inspections.** Alpine City may make an initial inspection or re-inspection of any sign for which a permit has been issued and/or for which an inspection has been deemed necessary. Such inspections shall be performed to determine that all signs, constructions, and all reconstructions or modifications of existing signs are built or constructed in conformance with this ordinance and as represented at application for a permit.

All permanent signs containing electrical components, footings or foundations, or as otherwise required by the City, shall receive final inspections to certify that the placement and construction of such sign is in conformance with representations made in permit applications and that work is completed and meets all applicable building and safety codes and conditions of approval.

8. Regulatory signs, as outlined by local, state and/or federal law, are exempt from the provisions of the Alpine City Sign Ordinance.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

**SECTION 2: AMENDMENT “3.25.080 Commercial Building Signs” of the Alpine City Development Code is hereby *amended* as follows:**

## AMENDMENT

### 3.25.080 Commercial Building Signs

1. Signs shall be painted on, attached to, or erected on the building that houses the business, or upon the property occupied by the business which the sign(s) advertise.
2. All signs attached to a building shall meet the approval of Alpine City to assure that the sign meets the applicable building and electrical codes.
3. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building that a sign is displayed.
4. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background which shall be depicted on the application rendering.
5. Permanent outdoor free-standing (monument) signs shall not exceed four (4) feet in height and six (6) feet in width.
6. Each planned commercial development shall display no more than one (1) permanent freestanding (monument) sign at each entrance.
7. Signs on cloth awnings shall be permitted subject to review by Alpine City, and shall comply with the guidelines in DCA 3.25.080 Part 3, DCA 3.25.080 Part 4, and DCA 3.25.080 Part 9.
8. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letter, or other symbols shall be identical in size, design, color, and installation.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

11/2/2021

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lon Lott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carla Merrill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gregory Gordon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jessica Smuin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Presiding Officer

Attest



Troy Stout, Mayor, Alpine City



Bonnie Cooper, City Recorder Alpine City

