

**ALPINE CITY
ORDINANCE 2021-10**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.25 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO THE CONTENT OF
SIGNS.**

WHEREAS, The Planning Commission held a public hearing May 4, 2021, regarding amendments to Article 3.25 of the Development Code; and

WHEREAS, The Planning Commission tabled the item for a future meeting to make additional changes to the drafted language and to hold another public hearing; and

WHEREAS, The Planning Commission held a second public hearing on June 1, 2021, regarding amendment to Article 3.25 of the Development Code; and

WHEREAS, On June 8, 2021, the City Council reviewed the proposed amendment and deemed the changes to the Sign Ordinance in the best interest of Alpine City; and

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The Amendments to Article 3.25 will supersede Article 3.25 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: AMENDMENT “3.25.050 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.050 Definitions

Community or Civic Event: A public event that is of interest to the community as a whole rather than the promotion of any product, or commercial goods or services.

Height: The vertical distance measured from the ground level to the highest point of the sign including sign supports.

Public Property: Any property owned by a governmental entity.

Quasi Public: A private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals, etc.

Sight Triangle: The area formed by connecting the corner of the property to points thirty-five (35) feet back along each property line abutting the street, or as per AASHTO policy on geometric design of highways and streets regarding safe sight distances.

Sign: Sign shall mean and include a display of an advertising message, usually written, including an announcement, declaration, demonstration, product reproduction, illustration, insignia, surface or space erected or maintained in view of the observer thereof primarily for identification, advertisement, or promotion of the interest of any person, entity, product, or service, and visible from outdoors. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, flags, ornaments or other features used to draw the attention of observers.

Sign, Activity Sponsor: Signs advertising an individual, business, corporation, or other entity that sponsors sports, such as Alpine Youth Baseball.

Sign, A-frame: A two-sided sign which is self-supporting, easily moved, and not permanently attached to the ground or any structure or building (shaped similar to the graphic shown in Figure 3.25.5.7).

Figure 3.25.5.7



Sign, Construction/Development: A temporary sign placed on a site identifying new construction or development site. . The sign shall be placed only on the site for which it provides information.

Sign, Directional: Temporary, off-premise sign giving directions.

Sign, Election and Political: A temporary sign announcing, promoting, or drawing attention to any candidate(s) seeking public office in a forthcoming election; or signs announcing, promoting, or discouraging political issues.

Sign, Electronic: A sign that flashes, blinks, revolves or is otherwise in motion; or a sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. This definition includes an electronic message display terminal, screen, or monitor used to receive or provide information, advertise a good or service, or promote an event.

Sign, Free-Standing (Monument): A sign that is supported by one or more uprights or braces which are fastened to or embedded in the ground or a foundation in the ground, and is not attached to any building or wall.

Sign, Outdoor: Any wood, metal, glass, stone, concrete, or painting on any surface that is designed for outdoor advertising, identification, or directional purposes, and is placed on the ground or attached to any tree, wall, fence, post, or building structure. Outdoor signs may be temporary or permanent.

Sign, Portable: Any sign that can be moved from place to place and is not permanently affixed to the ground or building.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the premises, part of the premises, or lot on which the sign is displayed.

Signs, Regulatory: A range of signs used to indicate or reinforce traffic laws, regulations, or requirements which apply either at all times or at specified times or places upon a street or highway, the disregard of which may constitute a violation.

Sign, Temporary: A sign which is intended for use during a specified, limited time.

(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 “3.25.060 Prohibitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.060 Prohibitions

1. For the purposes of this ordinance, all commercial outdoor advertising commonly referred to as billboards or off-premise signs, except those expressly permitted, are prohibited.
2. Signs shall not be placed on any public property, unless expressly permitted, and shall not be attached to public utility poles.
3. Non-permanently affixed signs and off-premise commercial signs, except as expressly permitted.
4. Temporary commercial signs are prohibited, except as outlined in DCA 3.25.140.
5. Signs that flash, blink, revolve or are otherwise in motion are expressly prohibited, except as permitted in DCA 3.25.090.
6. Flags, banners, streamers and the like are not allowed to be used as signs or for purposes to gain attention, except as expressly permitted in DCA 3.25.140.
- 7.

(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 3: **AMENDMENT** “3.25.100 Election And Political Signs” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.100 Election And Political Signs

1. Temporary election and political signs shall not exceed twelve (12) square feet in area and shall not exceed a height of six (6) feet.
2. Temporary political and election signs shall be placed only on private property, with the permission of the property owner. Property owners shall determine the location of the sign. The park strip area within public right-of-way in front of a private property shall be considered part of the private property and shall be an allowed space for temporary political and election signs. Signs shall be removed or taken down no later than thirty (30) days following election day.
3. A permit shall not be required for temporary political or election signs.

(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 4: **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. Temporary signs (except for public, quasi-public and

schools) shall be placed only on private property, with the permission of the property owner, and the property owner shall determine the location of the sign in accordance with location standards.

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 5: **AMENDMENT** “3.25.110 Home Occupation Signs” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.110 Permanent Signs in Residential Zones

Permanent signs in residential zones, such as a home occupation sign, shall be limited to one (1) identification nameplate, not larger in area than two (2) square feet fastened to the home, and one (1) sign, not larger in area than one (1) square foot, fastened to side of the mailbox structure at or below the level of the mailbox. No off-site advertising signs shall be permitted.

(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 6: AMENDMENT “3.25.130 Real Estate And Construction/Development Signs” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.130 Temporary Real Estate And Construction/Development Signs

1. Temporary signs for real estate and construction/development properties shall be approved, constructed, erected, and maintained in accordance with all applicable provisions outlined in the Alpine City Sign Ordinance, including placement and location.
2. For temporary Construction/Development ,theThe following shall apply:
 - a. A permit shall be required.
 - b. Signs shall not exceed thirty-two (32) square feet in size, including background;
 - c. Signs shall not exceed a height of six (6) feet;
 - d. Only two (2) signs will be allowed within each subdivision or development that has received final plat approval and met all the requirements for plat recordation;
 - e. Only two (2) signs per subdivision shall be allowed regardless of the number of phases in the subdivision; and
 - f. The signs shall be placed on private property within the subdivision and shall be at least ten (10) feet apart.
3. For temporary Real Estate Signs in a residentialzone use,the following shalltemporaryapplysigns:
 - a. A permit shall not be required.
 - b.
 - c. Shall be limited to two (2) signs per lot;
 - d. Shall not exceed an area of eight (8) square feet per sign, including signs and headers;
 - e. Shall not exceed a height of four (4) feet;
 - f. Shall be set back so all portions of the sign are at least three (3) feet behind the sidewalk or three (3) feet behind the curb if there is not a sidewalk;

- g. Signs shall be at least ten (10) feet apart; and
- 4. Off-premise real estate signs are not allowed.
- 5. For temporary Real Estate Signs in the Business Commercial zone, the following shall apply:
 - a. A permit shall be required.
 - b. Signs shall not exceed thirty-two (32) square feet in size, including background;
 - c. Signs shall not exceed a height of six (6) feet;
 - d. More than one (1) tenant may advertise on the sign;
 - e. Two (2) signs per complex will be allowed on properties greater than five (5) acres in size, and one (1) sign per complex for properties less than five (5) acres in size;
 - f. Signs shall be at least ten (10) feet apart;
 - g. If the current use of the property is residential, the regulations of Part 3 shall apply even if the property could be converted to a commercial use, and

(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 7: AMENDMENT “3.25.140 Temporary Signs” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.140 Other Temporary Signs

Banners are permitted to be used as temporary signs and shall follow all applicable regulations. Banners and temporary signs attached to buildings are permitted and shall follow all applicable regulations including DCA 3.25.080. A-frame signs, or equivalent, are permissible and shall not exceed a height of four (4) feet and a width of three (3) feet and shall comply with all applicable regulations. As indicated in DCA 3.25.060, off-premise commercial signs are prohibited, except as expressly permitted. Temporary signs shall not exceed twelve (12) square feet in size unless explicitly stated otherwise.

- 1. For Temporary Signs in the Business Commercial Zone, the following shall apply:
 - a. A permit shall be required.
 - b. Temporary business signs shall comply with all applicable regulations of the sign ordinance including, but not limited to DCA 3.25.020, DCA 3.25.030, DCA 3.25.040, DCA 3.25.060, DCA 3.25.070, and DCA 3.25.080.
 - c. Grand Opening Period.
 - i. Temporary signs may be allowed within the first year of operations for a period not to exceed 45 calendar days. The signs must be

- removed at the end of the 45 day period.
- ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.
- d. Other Periods.
 - i. Temporary Signs shall be permitted for up to three (3) periods of fourteen (14) days per calendar year.
 - ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.
- 2.
- 3. For Temporary Signs in Residential Zones, the following shall apply:
 - a. A permit shall not be required.
 - b. Signs shall be permitted for no more than fourteen (14) days.
 - c. Signs shall be placed on private property.
 - d. Be limited to two (2) signs.
 - e. Shall not exceed an area of twelve (12) square feet per sign, including signs and headers.
 - f. Signs shall not exceed a height of four (4) feet.
- 4. Activity Sponsor Signs. The following shall apply:
 - a. A permit shall not be required.
 - b. Signs, including off-premise commercial signs of activity sponsors, may be included as part of a City approved sports facility.
 - c. Sponsor logos shall constitute a maximum of 25% of a scoreboard.
 - d. Scoreboards and outfield signs shall be removed to winter storage or covered with fitted weather protectors during the off-season.
- 5. Alpine Days. During the annual Alpine Days Celebration, businesses in the commercial zone shall comply with the following:
 - a. A permit shall not be required.
 - b. Signs may be erected one (1) week before the start of Alpine Days and must be removed within two (2) days after the end of Alpine Days.
 - c. Businesses in the commercial zone may use temporary signs for promotional and community events in order to create a festive nature in the downtown area.
 - d. Such signs shall be in accordance with this ordinance and with the following guidelines:
 - i. Size: Signs shall not exceed twenty-four (24) square feet in size (including background and supports).
 - e. Alpine City may use flags, banners, streamers and the like as signs for Alpine Days.

(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

6/8/21

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

Presiding Officer

Attest



Troy Stout, Mayor, Alpine City



Bonnie Cooper, City Recorder Alpine
City



