

**ORDINANCE NO. 2024-16**

**AN ORDINANCE AMENDING SECTION 12.54.120 OF THE CENTERVILLE ZONING CODE REGARDING SIGNS IN THE PARRISH LANE GATEWAY COMMERCIAL DISTRICT AND AMENDING SECTION 12.54.130 OF THE SAME REGARDING SIGNS IN COMMERCIAL ZONES TO ALLOW INCREASED HEIGHT FOR CERTAIN FREE-STANDING SIGNS AND OTHER AMENDMENTS**

**WHEREAS**, the City Council desires to amend Section 12.54.120 of the Zoning Code regarding Signs in the Parrish Lane Gateway Commercial District and Section 12.54.130 of the same regarding Signs in Commercial Zones to allow increased height for certain free-standing signs and other amendments as more particularly set forth herein; and

**WHEREAS**, the proposed amendments to the Zoning Code regarding free-standing sign heights and other amendments to the Sign Ordinance have been reviewed by the Planning Commission with a recommendation of approval to the City Council; and

**WHEREAS**, City Council has determined that the proposed amendments to the Zoning Code regarding free-standing sign heights and other amendments to the Sign Ordinance are in the best interest of the City and will provide for more flexibility, visibility, and opportunity for businesses located along certain portions of Frontage Road and will clarify certain conflicts between Section 12.54.120 and Section 12.54.130 regarding planned center signs; and

**WHEREAS**, the proposed amendments to the Zoning Code as set forth herein have been reviewed by the Planning Commission and the City Council and all appropriate public notices have been provided and appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Amendment.** Section 12.54.120 of the Centerville Zoning Code regarding Signs in Parrish Lane Gateway Commercial District is hereby amended to read in its entirety as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 1. Amendment.** Section 12.54.130 of the Centerville Zoning Code regarding Signs in Commercial Zones is hereby amended to read in its entirety as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 3. Findings.** The City Council makes the following findings regarding the Zoning Code Amendments adopted herein:

- (1) The City Council finds that the proposed text amendments are consistent with the goals, objectives, and policies of the General Plan.
- (2) The City Council finds that the proposed text amendments are in the best interests of maintaining the operations and growth of the commercial business community along the south end of Frontage Road.
- (3) The City Council finds that the proposed text amendments will provide new signage tools for commercial growth opportunities along the south end of Frontage Road.

- (4) The City Council finds that the proposed text amendments are in the best interests of commercial growth opportunities within Centerville City.
- (5) The City Council finds that the proposed amendments to CZC 12.54.120 (Signs in Parrish Lane Gateway Commercial District) and CZC 12.54.130 (Signs in Commercial Zones) meet the approval standards set forth in CZC 12.21.080(e).

**Section 4. Severability.** If any section, part, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

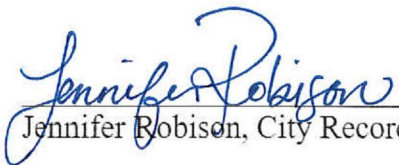
**Section 5. Omission Not a Waiver.** The omission to specify or enumerate in this ordinance those provisions of general law applicable to all cities shall not be construed as a waiver of the benefits of any such provisions.

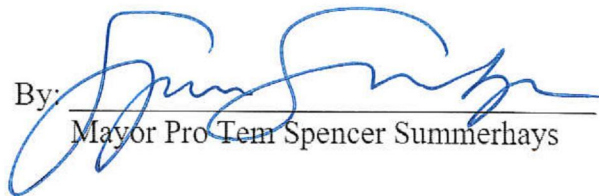
**Section 6. Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, ON THIS 15<sup>th</sup> DAY OF OCTOBER, 2024.**

**ATTEST:**

**CENTERVILLE CITY**

  
 Jennifer Robison, City Recorder

By:   
 Mayor Pro Tem Spencer Summerhays

Voting by the City Council:

	“AYE”	“NAY”	“ABSENT”
Councilmember Hayman	<u>  X  </u>	<u>      </u>	<u>      </u>
Councilmember Hirst	<u>  X  </u>	<u>      </u>	<u>      </u>
Councilmember Mecham	<u>  X  </u>	<u>      </u>	<u>      </u>
Councilmember Plummer	<u>  X  </u>	<u>      </u>	<u>      </u>
Councilmember Summerhays	<u>  X  </u>	<u>      </u>	<u>      </u>

## CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provisions of the Utah Code § 10-3-713, as amended, I, the municipal recorder of Centerville City, hereby certify that foregoing ordinance was duly passed by the City Council and published, or posted at: (1) 250 North Main; (2) 655 North 1250 West; and (3) RB's Gas Station, on the foregoing referenced dates.

Jennifer Robison  
JENNIFER ROBISON, City Recorder

DATE: 10-16-2024

RECORDED this 21<sup>st</sup> day of October, 2024.

PUBLISHED OR POSTED this 21<sup>st</sup> of October, 2024.



**EXHIBIT A**

**Centerville Zoning Code Amendments to Section 12.54.120 and Section 12.54.130**

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## **12.54.120 Signs In Parrish Lane Gateway Commercial District**

- (a) Parrish Lane Gateway Commercial District. The Parrish Lane Gateway Commercial District is defined as the central business area of commercial zoning east of I-15 both north and south of Parrish Lane, businesses in the Centerville Marketplace project, along 400 West, the Frontage Road to the City limit on the south and Marketplace Drive.
- (b) Signs Permitted. In addition to signs permitted in all zones, the following signs shall be allowed in the Parrish Lane Commercial District, subject to the conditions and restrictions set forth in this Section. Such signs may include any lawful commercial or non-commercial message.
  - (1) Wall Sign. The regulations of CZC 12.54.110(b)(1) shall apply.
  - (2) Low-Profile Sign. The regulations of CZC 12.54.110(b)(3) shall apply.
  - (3) Free-standing Sign. A free-standing sign may be allowed for a lot, parcel, or planned center. A free-standing sign shall meet the following requirements:
    - (A) Except as otherwise provided in this Subsection, total allowable sign area for a free-standing sign shall be 150 square feet plus an additional 10 square feet per tenant located (existing or approved) not to exceed 250 square feet in total sign area. ~~The Planning Commission may grant a conditional use permit for a free-standing sign over 250 square feet but not exceeding 500 square feet in accordance with the provisions of CZC 12.21.100.~~
    - (B) Except as otherwise provided in this Subsection, the maximum allowable height shall be 30 feet.
    - (C) Free-standing signs shall be located within an area at a distance sufficient from a street or intersection to provide clear vision for traffic. No portion of a sign shall be closer than five feet from any adjacent property line or right-of-way.
    - (D) A free-standing sign shall meet and/or exceed the standards for free-standing signs set forth in Subsection (5).
    - (E) Each free-standing sign shall be located in an area with a minimum of 1,000 square feet of landscaping. Landscaping and sign location details for such signs shall be reviewed and approved by the Planning Commission during site plan review.
    - (F) Pole covers shall be used for a free-standing sign in accordance with the standards set forth in this Chapter.
    - (G) A planned center may have one free-standing sign for each street upon which the center has frontage, not to exceed two free-standing signs per planned center.

(i) Free-standing signs for a planned center shall be compatible with the size, design, and character of the corresponding site and building design and should be of appropriate scale and character for the street on which they are located. These factors shall be reviewed and considered by the approving authority in determining whether to approve or deny the sign permit.

(4) Free-Standing Freeway-Oriented Sign. One free-standing freeway-oriented sign shall be allowed on commercially developed properties immediately abutting the I-15 right-of-way or Frontage Road that are within 600 feet north and south of the centerline of Parrish Lane, subject to the following requirements:

- (A) Such signs abutting the I-15 right-of-way shall not exceed 60 feet in height.
- (B) The maximum aggregate area for such signs abutting the I-15 right-of-way (counting one side of a double-faced sign) shall be 200 square feet.
- (C) Such signs abutting Frontage Road shall not exceed 50 feet in height.
- (D) The maximum aggregate area for such signs abutting Frontage Road (counting one side of a double-faced sign) shall be 165 square feet, and shall not include any changeable copy or digital elements.
- (E) Free-standing freeway-oriented signs shall not be located on the side of the property abutting Parrish Lane or Marketplace Drive.

(5) Free-Standing (Pole) Signs. Free-standing signs may be allowed as follows:

- (A) One free-standing sign shall be allowed as a permitted use on commercially developed property located outside a planned center.
- (B) A free-standing sign shall be prohibited for a pad site located within a planned center. Such property shall be limited to a low-profile sign, wall sign, and/or space within an approved free-standing sign in accordance with the provisions set forth in this Chapter.
- (C) Only one free-standing sign of any type shall be allowed for any property outside a planned center regardless of the number of street frontages.
- (D) Not more than 50% of allowable total sign copy area shall be used for changeable copy or electronic message center signs.

(6) Area Restrictions.

- (A) Frontage Road (800 West) (west side only): Free-standing, freeway-oriented signs shall be allowed on property abutting the west side of Frontage Road in accordance with the standards set forth in

Subsection (b)(4).

- (i) In instances where an eligible business chooses not to install a free-standing freeway-oriented sign, a 25 foot free-standing sign on Frontage Road may be allowed with a maximum of 100 square feet per lot or parcel.
  - (ii) A businesses that has more than one frontage shall be limited to no more than one free-standing sign of any type for the entire site. Such business and property may have a low-profile sign on any other frontage in accordance with the standards set forth in Subsection (b)(2).
- (B) Frontage Road to 400 West: Free-standing signs shall be allowed on property located between Frontage Road and 400 West (to the City limit on the south), including property abutting the east side of Frontage Road and the east side of 400 West, in accordance with the standards set forth in Subsection (b)(5).

- (i) Such The height for each free-standing sign located on Frontage Road shall be allowed up to 25 feet for the first 150 feet of frontage along Frontage Road. The height may then be increased one foot for every ten feet of frontage along Frontage Road in this area. The maximum height for each free-standing sign located on Frontage Road may not exceed 45 feet in height. All other free-standing signs in this area may not exceed 25 feet in height. Signage located on any other road in this area, besides Frontage Road, may not exceed 25 feet in height.

- (ii) The maximum area for each free-standing sign in this area shall be one-half square foot of sign area (counting one side of a double-faced sign) for each one lineal foot of frontage on the street on which the sign faces, up to a maximum total area of 100-150 square feet.

- (iii) A planned center may have one free-standing sign for each street upon which the center has frontage, not to exceed two free-standing signs per planned center, with these signs only allowed to be located along Frontage Road.

- (ii) (a) Free-standing signs for a planned center shall be compatible with the size, design, and character of the corresponding site and building design and should be of appropriate scale and character for the street on which they are located. These factors shall be reviewed and considered by the approving authority in determining whether to approve or deny the sign permit.

- ~~(iii) Businesses that have more than one frontage shall be limited to no more than one free-standing sign of any type for the entire site.~~
- ~~(iv) Businesses that are not located in a planned center and have more than one frontage shall be limited to one free-standing sign of any type for the entire site.~~
- ~~(v) Such property may have a low-profile sign on any other frontage in accordance with the standards for such signs set forth in Subsection (b)(2).~~
- ~~(vi) Electronic messaging signs:
  - 1. ~~located along Frontage Road that utilize fluorescent lighting, incandescent lighting, or other similar non-digital lighting will be required to have screening and/or shielding along any edges of the sign area that are in the direction of residential areas;~~
  - ~~(iv) 2. located along Frontage Road that utilize LED lighting systems (that can be regulated and adjusted) and other similar digital lighting systems are not required to have screening and/or shielding, as long as the lighting is directionally lit away from residential areas.~~~~

(C) Parrish Lane East of 400 West: Free-standing signs shall be allowed for individual businesses outside a planned center located east of 400 West. Signs for properties abutting the east side of 400 West shall be governed by provisions set forth in Subsection (b).

- (i) Signs in this area shall not exceed 20 feet in height.
- (ii) The area allowed for each sign shall be one-half square foot of sign (counting one side of a double-faced sign) for each lineal foot of frontage on the street on which the sign has frontage, up to a maximum of 80 square feet.

#### HISTORY

Adopted by Ord. [2016-20](#) on 7/15/2016

### **12.54.130 Signs In Commercial Zones**

(a) Sign Allowed. In addition to signs permitted in all zones, the following signs shall be allowed in C-M, C-H, C-VH zones, not covered by this Chapter, subject to the conditions and restrictions set forth in this Section. Such signs may include any lawful commercial or non-commercial message.

- (1) Wall (Flat) Signs. The regulations of CZC 12.54.110(b)(1) shall apply.
- (2) Low-Profile Signs. The regulations of CZC 12.54.110(b)(3) shall apply. For qualified sites containing a free-standing sign, one low-profile sign shall be

allowed in addition to a free-standing sign on any other dedicated street frontage for the site.

(3) Free-standing Planned Center Signs (Free-standing Signs). Free-standing Planned Center signs shall be **allowed as a** permitted **use** in the C-H and C-VH zones. ~~No more than one free-standing sign shall be allowed for any qualified site and~~ The regulations of CZC 12.54.120 shall apply to any such sign.

(4) Free-standing Signs.

(A) Free-standing signs shall be prohibited in the C-M zone.

(B) A free-standing sign shall be allowed as a permitted use in the C-H and C-VH zones in accordance with the provisions of CZC 12.54.120.