

## ORDINANCE 22-13

### AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL MAKING CHANGES TO ALLOWANCES FOR NEW AND LEGALLY NONCONFORMING FREESTANDING BUSINESS SIGNAGE

**WHEREAS**, the City Council of the City of North Logan, Utah, adopted and passed the Code of Revised Ordinances of the City of North Logan on March 16, 1989, which Code was published and effective on March 20, 1989; and

**WHEREAS**, said Code included Title 12 which is the City's Land Use Ordinance; and

**WHEREAS**, the North Logan City Planning Commission provided adequate public notice and held a public hearing regarding the proposed changes to the allowances for new and legally nonconforming freestanding business signage during their regular meeting held on October 20, 2022; and

**WHEREAS**, the North Logan City Planning Commission provided a positive recommendation regarding the proposed changes; and

**NOW, THEREFORE**, the City Council of the City of North Logan, Utah hereby adopts, passes and publishes the following:

**SECTION 1:** Amend TITLE 12 LAND USE, 12D-600 Signs, 12D-602(10) Definitions, as follows (red stricken portions deleted, blue underlined portions added):

#### 12C-600 Signs

#### 12C-601 Purpose And Applicability

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#### 12C-602 Definitions

1. Advertising copy area. The advertising copy area is the area within a supergraphic containing any logos, words, and product representations or brand identification shown on the product. If there is a logo, name, or brand identification shown on the product, the entire product's area shall be counted as a part of the advertising copy area.
2. Sight distance triangle. The area within the triangle formed by the two lines along a public or private right-of-way as measured from the intersection of the curb (or where a curb would be located if there were a curb) to a distance along each street fifty feet from the intersection and connected across the property on the corner to form a triangle.
3. Sign. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
4. Sign - animated or moving. Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation. Electronic message centers are not classified as animated or moving signs.
5. Sign - awning or canopy. An awning or canopy that is mounted, painted, or attached to a building that is otherwise permitted by ordinance and which functions as a sign.

6. Sign - banner. A banner is a sign constructed on a soft, pliable, or flexible fabric or other material, generally cloth or vinyl, upon which the sign message is applied. Generally banners are mounted by means of temporary supports, such as ropes or wires, through grommets or holes in the fabric material.
7. Sign - bench. A sign painted, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public place or public or private roadway, driveway or access and intended for use as a sign.
8. Sign - billboard. Off-Premise, outdoor advertising signs as permitted and regulated by the Utah Outdoor Advertising Act (Utah State Code 72-7-Part 5)
9. Sign - bulletin board. A sign that identifies an institution or organization on the premises on which it is located. Normally contains the name of the institution or organization, the names of individuals connected with it, and/or general announcements of events or activities occurring at the institution or similar messages. May be no larger than twenty (20) square feet in sign face area to be defined as a bulletin board and thus not be regulated.
10. Sign - business, freestanding. A sign mounted on the ground as opposed to being mounted on a building that directs attention to ~~a business or~~ businesses or professions conducted, or to ~~a~~ commodities or services sold, offered, or manufactured, or to ~~an~~ entertainment offered on the premises where the sign is located.
11. Sign – Community Support Facilities, freestanding. A sign mounted on the ground as opposed to being mounted on a building that directs attention to any building or complex of buildings for those land uses listed in the Community Support Services section of the zoning matrix in Chapter 12C-1001 of the North Logan City Municipal Code. This includes but is not limited to such facilities as churches, schools, health care facilities and governmental facilities. The specific definitions for these facilities, for the purpose of this ordinance, is as defined in Title 12A of the North Logan City Municipal Code.
12. Sign - construction/project development. A temporary sign erected on the premises on which construction is taking place during the period of such construction. Such signs normally indicate the names of the architects, engineers, landscape architects, contractors or similar artisans, or the owners, financial supporters, sponsors, or similar individuals or firms having a role or interest with respect to the structure or project.
13. Sign - directional. Relatively small signs indicating the direction to businesses, parking areas or other places when such directional information is not otherwise apparent. Directional signs are normally for pedestrian or vehicular traffic and typically may include an arrow, the name of the business for which directions are being given. Directional signs with more generic information such as "one-way," "entrance," or "exit" would be classified as traffic control signs.
14. Sign - directory. A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities on the premises. May be no larger than twenty (20) square feet in sign face area to be defined as a directory sign and thus not be regulated.
15. Sign - facade. See "sign-wall."
16. Sign face. The area or display surface used for the sign's message.
17. Sign - flashing. Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever. Electronic message centers are not classified as flashing signs.
18. Sign - freestanding. Any non-portable (permanent or temporary) sign not affixed to a building.
19. Sign - governmental. A sign erected and maintained pursuant to and in discharge of any governmental function or a sign required by law, ordinance, or other governmental regulation. A sign merely identifying a governmental building is not necessarily a governmental sign per this definition. Proponent of the sign must show the sign is required by law and meets this definition in order for it to not be regulated by this ordinance.
20. Sign - holiday decoration. Temporary signs, normally in the nature of decorations, clearly incidental to and customarily and commonly associated with a national, state, local, or religious-holiday, event or similar celebration.
21. Sign - home occupation. A sign identifying the home occupation of an appropriately licensed and permitted home occupation conducted on the premises. Normally contains but is not limited to

such information as the name of the homeowner, the name or logo of the business, the occupation or type of business conducted in the home.

22. Sign - illuminated. A sign lighted by or exposed to artificial lighting by lights on or in the sign or directed toward the sign.
23. Sign - inflatable. Any display greater than six feet in height, including any tethering material, capable of being expanded by air or other gas and used on a temporary basis to advertise a product or event. An inflatable display of six feet or less in height is defined as a balloon and is not regulated by this ordinance.
24. Sign - marquee. – considered the same as the definition for Manual Message Center Sign.
25. Sign - memorial. A sign, tablet, or plaque memorializing a person, event, structure, or site.
26. Sign - message center, electronic. Signs with alphabetic, pictographic, or symbolic information content that can be changed or altered on a fixed display surface composed of electrically illuminated and changeable segments. Signs with informational content that can be changed or altered by means of computer driven or electronically created impulses.
27. Sign - message center, manual (also referred to as a marquee sign). Signs with alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed display surface changed by manual means, such as and not limited to removing and replacing messages by changing individual letters.
28. Sign - Monument Style. Style of freestanding business sign such that it has a base attached to the ground on which the face of the sign is constructed and/or attached and where the advertising portion of the sign is incorporated into the base. Monument style signs do not use poles to hold the advertising face of the sign.
29. Sign - nameplate. A sign located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises. May be no larger than three (3) square feet in sign face area to be defined as a nameplate sign and thus not be regulated.
30. Sign - on-site informational. A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, restrooms, and pickup and delivery areas. May be no larger than sixteen (16) square feet in sign face area to be defined as an on-site informational sign and thus not be regulated.
31. Sign - open house. A temporary directional sign promoting and directing traffic to property for sale where an open house showing is being held.
32. Sign - painted lettering. A sign that is predominately lettering and painted directly onto the exterior wall of a building with no physical structure or frame. See also the similar definitions of "wall art" or "supergraphic".
33. Sign - pennant, whirly-gig, attention-getting device. Attention-getting devices, including pennants, whirly-gigs, streamers, and other similar devices are broadly defined to include triangular plastic flags attached to wires, ropes, and strung between products, poles, light standards, or the ground. Whirly-gigs are generally plastic or wood devices that move in the wind or air currents. Other attention getting devices include streamers or colorful materials attached to buildings, vehicles, vehicle antennas, furniture, large products, light standards, or other supports.
34. Sign - political or freedom of expression. A temporary sign announcing or supporting political candidates or issues in connection with or being considered for any national, state, or local election.
35. Sign - portable. A sign that is not permanent, affixed to a building, structure, or the ground.
36. Sign - private sale. A temporary sign advertising private sales of personal property, such as house sales, garage sales, rummage sales, estate sales, or the seasonal sale of agricultural products including Christmas tree sales.
37. Sign - private or community event. A temporary sign advertising or giving notice of a private not-for-profit event, such as picnics, carnivals, bazaars, game nights, art fairs, craft shows, or meetings.
38. Sign - projecting (or perpendicular). A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building.
39. Sign - real estate. A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

40. Sign - residential complex identification. A sign identifying a residential subdivision, planned unit development, multi-family residence complex, assisted living facility, nursing care facility, residential health care facility, mobile home park, dormitory, fraternity, sorority, or boarding house.
41. Sign - roof. A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.
42. Sign - supergraphic. A supergraphic sign is one that is applied/painted directly on the surface of a building and is comprised of a combination of promotional, logo, advertising, or artistic representations directly related to a product or service provided on the premises.
43. Sign - temporary. A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and/or a sign designed or intended to be displayed for a short and specified period of time.
44. Sign - trailer. Any sign, identification, logo or other information applied to the outside surface of a trailer that is eighteen feet (18') or more in length. Information may include but not be limited to a business name, logo, graphics, art, or other information that would attract attention to the trailer and thus cause the trailer to function as a sign. Trailers with such information applied are classified as signs and subject to the regulations herein.
45. Sign - vending machine. Any sign, display, or other graphic attached to or part of a coin-operated machine dispensing food, beverages, or other products. May be no larger than the vending machine to be defined as a vending machine sign and thus not be regulated.
46. Sign - wall. A sign fastened to the wall of a building or other structure that is an integral part of a building in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign. A wall sign is normally or predominately lettering and attached onto the exterior wall of a building and has some physical structure or frame as opposed to being painted on the wall.
47. Sign area. The area of the sign, usually the face of the sign, whereon are displayed, or could be displayed, those things that define its use as a sign (see definition of "sign") plus any framing, trim or molding for that display area but not including parts of the signs that are only the supporting elements of the sign.

**HISTORY**

*Adopted by Ord. 03-11 on 1/1/2003*

*Amended by Ord. 13-10 on 12/18/2013*

*Amended by Ord. 16-02 on 5/18/2016*

**12C-603 Prohibited Signs**

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**SECTION 2:** Amend TITLE 12 Land Use, 12D-600 Signs, 12D-604 Permanent Signs, as follows (red stricken portions deleted, blue underlined portions added):

**12C-604 Permanent Signs**

Permanent signs under this paragraph are classified and regulated according to existence prior to passage of this ordinance, their purpose or use, method of construction or placement, or features the sign may have. The following regulations apply to permanent signs.

- A. Regulations on Existing Permanent and Community Support Facilities Signs:
  1. Continued Use of Existing Signs. All existing permanent signs that did meet the requirements of the previous sign ordinance and were existing at the time of the passage of this ordinance are allowed to continue in use subject to Section 12C-609.
  2. Permits Required for Existing Signs. Every existing permanent sign of the type that requires permitting according to this ordinance, or signs not in compliance with this ordinance, shall be re-permitted within one-year of adoption of this ordinance. The City

shall give notice in writing to each sign owner of this re-permitting requirement. Said notice shall also include information regarding the impact of Section 12C-609 on the status of the sign.

B. Regulations on Permanent Signs based on Type of Construction or Sign Placement.

1. Freestanding Business Signs

a. Freestanding business signs and Community Support Facilities shall be regulated and limited in accordance with the following table:

**Freestanding Business Sign Table**

Zone	RM, RE, R1, R2, and A	PR, MX, HOSP, and RB	CC, CG, MC, and R/S	M2
Maximum Height of Top of Sign Above the Ground and Maximum Width of Sign  Maximum width is widest part of sign, not just sign face	Height -Six (6) Feet  Width - Ten (10) Feet	Height - Ten (10) Feet  Width - Ten (10) Feet	Height - Twelve (12) Feet  Width - Twelve (12) Feet  <a href="#">See also Subsection 12C-604(B)(1)(c)</a>	In accordance with Note 1.
Maximum Sign-Face Area of Sign	Forty (40) Square Feet	Sixty-Four (64) Square Feet	One-hundred-Twenty (120) Square Feet  <a href="#">See also Subsection 12C-604(B)(1)(c)</a>	In accordance with Note 1.

Note 1 - Signs in the USU Innovation Campus (Research Park) shall be regulated by the "Declaration of Covenants, Conditions and Restrictions of the Utah State University Research and Technology Park" as filed with the Cache County Recorder 26 October, 1987.

- b. No freestanding business sign shall be placed on a corner or next to a drive entrance access within the forty-foot (40') sight distance triangle area as defined by this ordinance. For interior entrances the property line may be assumed at the back of the curb or edge of road.
- c. For single or master-planned projects encompassing more than one legally existing lot, only one freestanding business sign is permitted for the project no matter how many lots exist. [This single sign may use collocation and ladder style to ensure each business or tenant in a master-planned project can be represented on the freestanding sign. Additionally, in the CC, GC, MC, and R/S zones, a freestanding business sign using collocation for additional project tenant signage may exceed the maximum allowable area, height, and width requirements as listed in Subsection \(B\)\(1\)\(a\) subject to the following provisions:](#)
  - (1) Each additionally collocated sign may increase the base allowable dimensions of a freestanding business sign by no more than 33% in area, height, or width; and

(2) Multiple collocations may not exceed a maximum total area of 252 square feet, a maximum total width of 16 feet, and a maximum total height of 16 feet.

- ~~e.d.~~ For projects of more than 2.5 acres with multiple street frontages and a street frontage of more than 300 linear feet, the city may approve a freestanding sign on each street frontage. A corner freestanding sign with two sign faces shall count as a single sign in this setting. If a project is a multi-tenant shopping complex and there are approved pads for development immediately adjoining a street frontage, the pad tenants may have only one freestanding sign each. ~~“Ladder” signs identifying all project tenants shall not be permitted, instead these would supplement by use of individual business signs located on the building(s) or directory signs.~~
- d.e. Electronic message centers are only permitted on freestanding business signs. These message centers shall not exceed one-fourth of the sign’s total area.
- e.f. Freestanding business signs may be located in the setback area but may not project into or over the public right-of-way nor shall they obstruct the view up to five feet high in any corner’s sight-distance triangle.
- f.g. If the value of the sign is over \$500, it must be installed by a licensed contractor. Freestanding business signs shall require sign permits and building permits in accordance with Section 12C-609.
- g.h. Freestanding business signs shall be constructed in a monument style without the use of poles.
2. Off-Premise Directional Sign shall be permitted in accordance with the following. They shall be permitted only for businesses with no direct street frontage (where access is via an easement or right-of-way) and permission to place such a sign must be obtained from the property owner, they shall not be allowed in public rights-of-way. The sign face area shall be limited to three (3) square feet and no more than three feet (3’) width. The maximum total height for directional signs shall be four feet (4’). Copy on the signs is limited to the business name and/or the business logo, and a directional arrow. Directional signs may be located on a single driveway serving more than one inner block business. Directional signs may be internally lit. Directional signs may be used to identify multiple businesses, and if so the sign face area may be increased to a maximum of four and one half (4.5) square feet; the maximum height in this case shall remain limited to four feet (4’).
  3. Residential Complex Identification Signs shall be permitted in accordance with the following. They shall be permitted only to identify subdivisions, assisted living facilities, multiple family housing complexes, mobile home parks, and nursing care facilities. The sign face area shall be limited to twenty (20) square feet. The maximum total height for residential complex identification signs shall be five feet (5’). Copy on the signs is limited to the name of the subdivision or complex and/or the business logo. Residential complex identification signs may be illuminated.
  4. Home Occupations Signs (freestanding or attached to the home) shall be permitted in accordance with the following. They shall be permitted only to identify home based businesses licensed with North Logan City. The sign face area shall be limited to six (6) square feet. If freestanding, the maximum total height for home occupation signs shall be four feet (4’). Copy on the signs is limited to the name of the residents, the name of the business, and/or the business logo. Home occupation signs may be illuminated.
  5. Wall Signs (Including Projecting Signs) shall be permitted in accordance with the following. If a building is a single tenant business, a single wall sign identifying the tenant shall be permitted on each face of the building. If a building is a multi-tenant shopping complex, wall signs identifying each building tenant shall be permitted per business with its own exterior entrance. If the value of the sign is over \$500, it must be installed by a licensed contractor. Wall signs shall require sign permits and building permits in accordance with Section 12C-609. Any sign displayed on a building shall not exceed the height of the building or roof eave, which ever is lower.

6. Awning or Canopy Signs shall be permitted on any non-residential building subject to the following standards:
  - a. The advertising copy area on an awning shall be limited to a maximum area of sixty (60) square feet or less.
  - b. The awning or canopy sign shall include only words/lettering and/or company logos.
7. Painted Signs on walls include painted lettering signs, supergraphics and wall art. There are opportunities for creativity and expression through the application of painted lettering, wall art and supergraphics to large expanses of walls. All painted signs are subject to the following standards:
  - a. The advertising copy area within a supergraphic shall be limited to 20% of the wall facade.
  - b. Painted lettering or wall art shall have no advertising copy, product representations, logos, or brand identification of any type. If so, the wall painting would be considered a supergraphic and subject to the 20% limit in paragraph a. above.
  - c. Design review required. All supergraphics and wall art shall be subject to design review and approval through a conditional use permit from the Planning Commission to ensure compliance with the provisions of this chapter. The permit application for design review of the sign shall specify the size, shape, and area to be dedicated as a supergraphic or wall art. In addition to the above standards, the decision makers for the permit shall consider the following:
    - (1) The appropriateness of the supergraphic or wall art in relation to the size, scale, and location of the wall proposed to be painted, and
    - (2) The accepted community standards for content of a supergraphic or wall art by the general public at large, and
    - (3) The visibility of the supergraphic or wall art from the near street,
    - (4) Public health, safety, and general welfare, and
    - (5) The number of supergraphics or wall art that are visible in the general area, and
    - (6) The character of the area in which the art is proposed to be displayed.
  - d. Adult oriented businesses are prohibited from utilizing supergraphics or wall art. Adult oriented businesses have stricter sign standards and are not eligible for use of wall art or supergraphics. Painted lettering is permitted if otherwise in accordance with this ordinance. See Chapter 8-600.
  - e. Painted lettering alone (with no supergraphics or wall art) shall conform to the same standards as wall signs.

**HISTORY**

*Adopted by Ord. 06-06 on 1/1/2006  
 Amended by Ord. 13-10 on 12/18/2013  
 Amended by Ord. 16-01 on 4/20/2016  
 Amended by Ord. 16-02 on 5/18/2016*

**12C-605 Temporary Signs**

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**12C-606 Sign Measurement**

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**12C-607 Sign Placement**

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**12C-608 Sign Design Standards, Permits, And Inspections**

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**SECTION 3:** Amend TITLE 12 Land Use, 12D-600 Signs, 12D-609 Non-Conforming Signs, as follows (red stricken portions deleted, blue underlined portions added):

## 12C-609 Non-Conforming Signs

Permanent signs existing at the time this sign ordinance was revised (18 October 2002) and which are not in compliance with the provisions of this sign ordinance, excluding billboards, shall be deemed non-conforming signs.

- A. Required Replacement of Non-Conforming Signs. On the happening of any of the events described below, or where any of the following conditions apply, any non-conforming sign or signs shall be brought into compliance and a new permit shall be secured therefore, or the sign(s) shall be removed.
- ~~0.1.~~ The cost of conforming the sign (by modification, or replacement) is valued at less than one hundred dollars or if the cost or value of the sign is less than one hundred dollars. The cost to do so shall be determined based on the actual sales receipt for the sign, bid for work to be done, or a cost estimate by a qualified professional.
  - ~~0.2.~~ When a non-conforming sign is destroyed or damaged to an extent in excess of fifty (50) percent of the sign value.
  - ~~0.3.~~ The sign is relocated in any manner.
  - ~~0.4.~~ The changing of panels in a sign or changeable copy shall not be reason for requiring the removal of non-conforming signs, ~~but~~however, with exception to section 12C-609B(1)(c), a sign shall be required to be made conforming if it is otherwise altered structurally.
  - ~~0.5.~~ If the business or service for which the non-conforming sign(s) triggers a conditional use review or other type of development review and approval, as required by the NLC Code as a result of expansion, change of use, or other reason. All improvements to a single business or use within any twelve-month period shall be treated cumulatively in the administration of this subsection.
  - ~~0.6.~~ Nothing in this section shall be deemed to prohibit the City from requiring the removal of a billboard in accordance with Utah State Code 10-9-408.
  - ~~0.7.~~ Any non-conforming permanent signs not meeting any of the above criteria that would require the sign to be brought into compliance, shall be deemed legal non-conforming signs and may remain in place as is.
  8. Nothing in this section shall be construed to relieve the owner of a non-conforming sign, or owner of the property on which such non-conforming sign is located, from maintaining the sign in a state of good repair; provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more non-conforming. Routine maintenance or changing like parts shall not be considered an alteration, provided that such change does not alter the surface dimension, height, message, or otherwise make the sign non-conforming.
- B. Collocation of New Signage on Legally Non-conforming Freestanding Business Signage. Legally non-conforming freestanding business signage located in the CC, CG, MC, and R/S Zones may be modified and expanded under the following circumstance:
1. In a multi-tenant shopping complex, with permission from the signage owner, new or additional tenants may modify the existing legally non-conforming freestanding business signage for the complex to collocate additional tenant signage subject to the following standards:
    - a. Each additionally collocated sign shall not modify the existing legally non-conforming freestanding business signage by more than 33% in area, height, or width.
    - b. Modified legally non-conforming freestanding business signage may not exceed a maximum total area of 332 square feet, may not exceed a maximum total width of 20 feet, and may not exceed either 16 feet in height, or the height of the existing legally non-conforming signage, whichever is greater.
    - a.c. Legally non-conforming freestanding business signage may be modified structurally to accommodate the additional structural requirements of collocated tenant signage so long as the structural modifications do not require modifications to more than 50% of the existing structural components. Should the

required modifications exceed 50%, then the signage would need to be replaced in conformance with the provisions of this section.

HISTORY

Adopted by Ord. 03-10 on 1/1/2003  
Amended by Ord. 06-06 on 1/1/2006

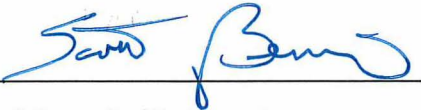
**12C-610 Enforcement Provisions For Sign Ordinance**

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ADOPTED AND PASSED by the City Council of the City of North Logan, Utah, this 2<sup>nd</sup> day of November 2022.

NORTH LOGAN CITY, A Utah Municipal Corporation

ATTEST:



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Scott Bennett, City Recorder

By:  \_\_\_\_\_  
Lyndsay Peterson, Mayor

**ORDINANCE NO. 22-13**

**AN ORDINANCE OF THE NORTH LOGAN CITY COUNCIL  
MAKING CHANGES TO ALLOWANCES FOR NEW AND LEGALLY  
NONCONFORMING FREESTANDING BUSINESS SIGNAGE**

CERTIFICATE OF DUE POSTING

I, SCOTT BENNETT, City Recorder of North Logan, Utah, hereby certify that I, on the 3rd day of November, 2022, in the City of North Logan, Cache County, State of Utah, posted the foregoing Ordinance No. 22- 13 in a likely manner, a copy of which is hereto attached, in each of three of the most public places in the said City of North Logan, to-wit:

1. North Logan City Offices, 2076 North 1200 East
2. North Logan City Library, 475 East 2500 North
3. North Park Police Agency, 575 East 2500 North

WITNESS my hand this 3<sup>rd</sup> day of November, 2022.

  
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Scott Bennett, City Recorder