

Chapter 4

SIGNS

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4.1. TITLE.

The regulations contained in this chapter shall be known and may be cited as “Sign Regulations” or “Sign Code” of East Carbon City and its Land Development Code.

4.2. PURPOSE.

The purpose of sign regulations set forth in this code shall be to coordinate the type, placement, and physical dimensions of signs within East Carbon City; to recognize the various commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under law through accurate record keeping and consistent enforcement. These objectives shall be accomplished by regulation of display, erection, use, and maintenance of signs. The use and location of signs are regulated according to zoning district. The placement and physical dimensions of signs are regulated primarily by type.

Further purposes are to minimize potential hazards to motorists and pedestrians; to encourage signs which, by their design, are integrated with and harmonious to the buildings and sites which they occupy; to encourage sign legibility through the elimination of excessive and confusing sign displays; to reduce driver inattention; to preserve and improve the appearance of East Carbon City as a place in which to live and to work as an attraction to nonresidents who come to visit or trade; to safeguard and enhance property values; to limit or forbid signs which interfere with solar access of adjacent properties; to protect public and private investment in buildings and open spaces; to supplement and be a part of the regulations imposed under the zoning authority of East Carbon City.

4.3. SCOPE.

These regulations shall not relate to or regulate building design, official traffic or government signs; the copy and message of signs, signs not intended to be viewed from a public right-of-way, window displays; product dispensers and point of purchase displays, scoreboards on athletic fields, flags of any nation, government or non commercial organization, gravestones, barber poles, religious symbols, commemorative plaques, the display of street numbers, or any display or construction not defined in this code as a sign.

4.4. INTERPRETATION.

In interpreting and applying the provisions of this code, the sign regulations contained herein are declared to be the minimum standards allowable for the purpose set forth. The types of signs allowed by this code shall be unrestricted and sign types not specifically allowed as set forth within the code shall be prohibited. It is not intended by this chapter to interfere with nor repeal nor annul any easement, covenants, or other agreements between private parties

existing at the time of the effective date of this code; provided, however, that where this code imposes a greater restriction upon signs, and the location thereof requires or imposes other conditions than those required or imposed by other laws, ordinances or restrictions, the provisions of this code shall control.

4.5. GENERAL REGULATIONS.

1. Except as provided in this code, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use district in which it is located. No permit is required for the maintenance of a sign or for a change of copy.
2. All signs hereafter erected in East Carbon City shall comply with the current standards of the International Electric Code, International Building Code, ordinances of East Carbon City and Utah law. No sign shall be placed on public property or in air space within a public right-of-way except when expressly licensed by the City Council.
3. All signs shall be maintained in a condition suitable for use.
4. Signs requiring inspection of electrical connections or attachments to structures must be installed under the inspection of the East Carbon City Building Inspector.
 1. Exposed parts of signs shall be painted or treated chemically in such a manner as to preserve the condition, aesthetics, and life of such signs; moving parts shall be maintained in operable condition; and signs designed to be lighted shall be maintained with a full complement of the lighting facilities required by the design of each such sign. Failure or refusal to maintain signs may

constitute a violation of the East Carbon City Land Use Management and Development Code.

5. All signs identifying a discontinued use on the property shall be removed by the sign owner from the property within 30 calendar days of the time the use was discontinued.
 1. Signs identifying a discontinued use may be removed at the discretion of the Zoning Administrator if the sign owner fails or refuses to do so.
 2. All costs associated with removal of a sign identifying a discontinued use shall be paid by the sign owner.
6. Unless otherwise specified in this chapter, all signs may be illuminated, however no sign may utilize:
 1. An exposed incandescent lamp with an external reflector without a sun screen or comparable diffusion,
 2. Any exposed incandescent lamp in excess of 15 watts unless a screen is attached, or.
 3. Any revolving beacon light.
7. Unless otherwise specified in this chapter, any sign herein allowed may use manual or automatic changeable copy.
9. Signs not regulated by this chapter:
 1. On-premise advertising signs that are attached to windows or walls and are clearly of a temporary nature, and which promote specific sales for short periods of time, not to exceed 30 days.
 2. Signs which are associated with school, church, civic or community events and functions which are clearly of a temporary nature for short periods of time.

3. Interior signs
4. Real estate company “for sale” signs and owner placed “for sale” or “for rent” signs advertising specific property for sale or rent which are erected temporarily on that specific property.
5. Temporary election campaign signs, yard sale signs, night crawlers for sale signs, meeting announcements, etc. However, such signs shall be removed within 7 days following the occurrence of the announced event.
6. Directional signs (i.e., BLM, DWR, etc.), church name plate signs, etc.
7. Name plate signs less than 150 square inches in size
8. Construction signs for each street of frontage of a construction project, not to exceed 45 square feet in area. Such signs may be erected 10 days prior to beginning of construction and shall be removed 1 day following completion of construction.
9. UDOT signs
10. Banners across streets (Public right-of-way). Requires City and/or UDOT approval.
11. Signs at City owned entry way structures. Signs must be properly secured for wind load. Signs must be relevant to community, civic or charitable projects and/or events. No commercial advertising is permitted. Qualifications for placement shall be determined by the Zoning Administrator.
12. Signs on vehicles, equipment, trailers, trains, boats and airplanes.

13. Temporary commercial signage. Signs may be placed at locations pre-approved by the Zoning Administrator or Planning Commission for a period not to exceed 14 days, with a minimum period of 30 days between any consecutive placement of the sign.

4.6. INSPECTIONS.

The Building Official or Zoning Administrator of East Carbon City shall have the following duties with regard to inspection of signs:

1. Make initial inspections of any signs upon the completion, erection, reconstruction, or remodeling of the same and notification of said completion, erection, reconstruction or remodeling. Inspections shall be made to assure compliance with the provisions of these regulations, other ordinances of East Carbon City and conditions precedent to the issuance of a conditional use permit if applicable.
2. To inspect each sign for which a complaint of non-compliance with local ordinances is made in writing to the Building Official or Zoning Administrator, or verbally documented, and maintain a log of all complaints.
3. To make routine spot checks of all signs to assure compliance with these regulations and other ordinances of East Carbon City, and conditions precedent to the issuance of a conditional use permit if applicable.

4.7. ENFORCEMENT.

The Zoning Administrator of East Carbon City is hereby vested with the duty of enforcing the sign regulations of this code and in the performance of such duty is empowered and directed:

1. To issue permits to construct, alter or repair signs which conform to the regulations of East Carbon City.
2. To ascertain that all signs, construction of, or maintenance of any sign is in conformance with regulations of East Carbon City and the conditions imposed precedent to the issuance of a conditional use permit if applicable.
3. To issue a notice of violation to the person having charge or control or benefit of any sign determined by the Zoning Administrator or Building Official to be unsafe or dangerous, or in violation of ordinances of East Carbon City.
4. To institute any appropriate action or proceedings in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any sign is in violation of any ordinance of East Carbon City, including but not limited to the zoning ordinance, to accomplish the following purposes:
 1. To prevent such unlawful erection construction, reconstruction, alteration, repair, conversion, maintenance or use, and
 2. To restrain, correct, or abate such violation.

To abate and remove any un-maintained sign, the condition of which is not corrected within 5 working days following appropriate notice to the person having charge, control, or benefit of any such sign, as provided by law.

1. The property owner and/or occupant of any property where a sign is removed from shall pay all costs associated with the removal and any administrative costs associated with the removal.

4.8. NOTICE REQUIREMENTS.

Notification by East Carbon City to persons having charge, or control, or benefit of any sign determined by the Zoning Administrator or Building Official to be unsafe or dangerous or in violation of the zoning ordinance or other ordinances of East Carbon City and where East Carbon City is contemplating removal of said sign shall be accomplished by East Carbon City utilizing written notices sent by registered mail. Any such notice shall state the exact nature of the violation, the exact time and date by which the non-complying condition or use must be remedied, and the appeals procedure by which the person having charge, control, or benefit of such sign may appeal the decision of the Zoning Administrator.

4.9. SIGN PERMIT AND PERMIT FEE REQUIRED.

All signs hereafter erected within East Carbon City shall be erected, reconstructed, or remodeled only in accord with the authority authorized by the sign permit issued by East Carbon City. Application for a sign permit shall be made to the Zoning Administrator and shall be accompanied by a fee to defray the expenses to East Carbon City incurred in the administration of this chapter. Such fee shall be established by resolution of the City Council. A sign permit shall be issued by the Zoning Administrator within sixty (60) days of receipt of application for the sign permit if the proposed sign is found by the Zoning Administrator to be in compliance with the provisions of this code and other ordinances of East Carbon City.

4.10. RE-INSPECTION FEE.

In the event that a notice of violation is issued, a re-inspection fee shall be charged to defray the costs of re-inspection. Said re-inspection fee shall be charged for each inspection required until compliance with applicable regulations of East Carbon City has occurred. The amount of

the fee shall be established by resolution of the City Council.

4.11. SIGN OVERLAY ZONING DISTRICTS.

There are hereby created 3 overlay districts (S-1, S-2, S-3) to regulate the sign type, sign effects, sign dimensions, number of signs, and sign location in East Carbon City. Refer to special zoning map for description of districts.

4.12. CODES AND SYMBOLS.

In the following section the sign type, sign effects and copy content, sign dimensions, number of signs, and sign location which are allowed in the various districts are shown as “permitted” indicated by a “P” in the appropriate column (headed by the overlay zoning district designation), or as “conditional uses” indicated by a “C” in the appropriate column. If an “A” appears in the column the

sign permit may be issued administratively by the Zoning Administrator if all regulations relative to the sign are completed in accordance with the East Carbon City Land Use Management and Development Code. If, in the judgment of the Zoning Administrator, issues surrounding the sign require additional review by the East Carbon City Planning and Zoning Commission, the use will be considered conditional. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required; or by the letter “M” to indicate maximum building height allowed in a particular district; or by the letter ”B” to indicate the actual height of the building to which a sign is affixed or the height of the sign; or by the letter “S” to indicate the required building setback, whichever is applicable. If the regulation does not apply, or if it is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash “-“.

4.13. SIGN REGULATIONS BY OVERLAY DISTRICT

	S-1 RESIDENTIAL	S-2 General Commercial Central Commercial	S-3 I-1 Zone I-2 Zone
1. Sign Type			
1. On-Premise Signs			
a.	Free Standing	C	C
b.	Marquee	-	C
c.	Projecting wall	C	C
d.	Roof	-	C
e.	Fascia	C	P
f.	Canopy	-	P
g.	Under canopy	-	P
h.	Awning (electric)	-	P
i.	Low profile	C	P
j.	Portable & temporary	C	C
k.	Window/door	P	P

- l. Home occupation C C C
- m. Electric reader board - C C
 - 1. electronic signs shall have 0.3 foot candles above ambient light or less and have automatic dimming capability. This standard applies to all sign types, locations, installations where illuminated, electric, flashing or digital signage is installed.

S-1	S-2	S-3
RESIDENTIAL	General Commercial	I-1 Zone
	Central Commercial	I-2 Zone

2. Off-Premise Signs

- | | | | |
|------------------|---|---|---|
| a. Free Standing | - | - | - |
| b. Roof | - | - | - |
| c. Fascia | - | - | - |

2. Sign Effects and Copy Content

1. On-Premise Signs

- | | | | |
|--------------------------|-----|---|---|
| a. Identification | P/A | P | P |
| b. Illuminated | - | P | P |
| c. Rotating | - | C | C |
| d. Flashing | - | C | C |
| e. Changeable copy | - | C | C |
| f. Animated | - | C | C |
| g. Electric reader board | - | C | C |

2. Off-Premise Signs

- | | | | |
|--------------------------|---|---|---|
| a. Illuminated | - | - | - |
| b. Rotating | - | - | - |
| c. Flashing | - | - | - |
| d. Changeable copy | - | - | - |
| e. Animated | - | - | - |
| f. Message center | - | - | - |
| g. Electric reader board | - | - | - |

3. Sign Dimension

- | | | | |
|--|-----------------------|-----------------------|-----------------------|
| 1. Max. Sign Height | 3 Feet | C/A | C/A |
| 2. Max. Sign Area On-Premise | 35 sq. ft. | 100 sq. ft. | 200 sq. ft or by CUP |
| 3. Max. Sign Area Off-Premise | - | - | - |
| 4. Home Occupied Business | 18"x24" (432 sq. in.) | 18"x24" (432 sq. in.) | 18"x24" (432 sq. in.) |
| 5. Or as permitted by conditional use permit | | | |

4. Number of Signs (per building or lot)

1. On-Premise Signs

- | | | | |
|------------------------|---|---|---|
| a. Free Standing | 1 | 1 | 1 |
| 300 ft. apart minimum- | | 2 | - |
| 500 ft. apart minimum- | | - | 2 |

b.	Marquee	-	1	1	
c.	Projecting Wall	-	1	1	
d.	Roof	-	1	1	
e.	Fascia (Section 4.7.5)	1	1	1	
f.	Windows	1	1	1	
g.	Canopy	-	1	1	
h.	Home Occupied Bus.	1	1		1
i.	Combinations of Above	C/A	C/A		C/A
2. Off-Premise Signs					
a.	Free Standing	-	-		-
b.	Roof	-	-		-
c.	Fascia	-	-		-
5. Location of Signs					
1.	Min. clearance under signs	4'	4'		4'
2.	Min. setback from public right-of-way	1'	1'		1'
3.	Min. distance between same sign types -		300'		500'
	1. or as approved by CUP	-	C/A		C/A
4.	Maximum overhang of public right-of-way	-	10'		10'
5.	Max. thickness of sign over right-of-way	-	1'		1'
6.	Home occupied business	Window or yard only	Window or yard only		Window or yard only

6. General Commercial & Central Commercial Districts. Placement of perpendicular signs in the downtown area, defined as the area extending from 100 north to 100 south and from 200 west to 300 east, may occur upon review and approval by the East Carbon City Zoning Administrator and/or Planning and Zoning Commission. Signs must be attached to a permanent structure and the attachment inspected by the East Carbon City Building Inspector, if required. Blade signs may not exceed 500 square inches in size and must be placed to provide a minimum of seven (7) feet clearance above any pedestrian pathways or sidewalks.

BLADE SIGN EXAMPLES:



36"



36"

4.7. ADDITIONAL REQUIREMENTS:

1. Signs are not permitted on public property, within the public right-of-way, or in the air space above the public right-of-way without express license from the East Carbon City Council. Also note that signs are not permitted in the residential districts except as expressly described in these regulations. No sign shall overhang street or road surface used by motorized vehicles.
2. Except for home occupied businesses, all other signs are considered for non-residential uses and can be placed only on non-residential properties or agriculture properties.
3. On premise signs may contain references to a single business or a combination of businesses at that location only.
4. When a business vacates building or property, or otherwise ceases uses thereof, the owners of the business, building or property shall remove all signs on the building or property that are associated with that business. Removal of signs shall occur within 30 calendar days of business vacating the building or property, or cessation of the current use thereof.
 1. Signs identifying a discontinued use may be removed at the discretion of the Planning and Zoning Commission if the sign's owner fails or refuses to do so.
 2. All costs associated with removal of signs identifying a discontinued uses shall be paid by the property owner and/or sign owner.
5. Fascia signs may:
 1. Be attached to any wall of a building;
 2. Not exceed twenty percent (20%) of the wall area to which the sign is attached;
 3. Not extend above the roof line;
 4. Not be used on the same building which has a roof sign.
6. The owner(s) of a parcel that is a part of a commercial complex may have one freestanding pole or monument sign per the minimum distance requirement on the parcel for the purposes of advertising the business(es) on the parcel provided that:
 1. The applicant for the freestanding pole or monument sign owns or represents the entire ownership interest of the parcel; and
 2. The business(es) on the parcel has no other sign or signage on any pole or monument in the commercial complex, as determined by the Zoning Administrator.