

LINDON CITY CODE

Chapter 18.01

ADMINISTRATION

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18.01.010 Purpose and scope.

The City Council of Lindon City finds and declares that the provisions set forth in this title shall:

1. Reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, and confusing sign displays and excessive illumination.
2. Encourage sign owners to integrate signs with buildings and sites through use of similar building materials and moderate sign proportions.
3. Preserve and improve the aesthetic appearance of the City as a place in which to live and work by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination, or is not consistent with the design guidelines of Lindon City.
4. Allow each business to clearly identify itself and the goods and services which it offers.
5. Safeguard and enhance property values by allowing for aesthetically pleasing signage that will help to promote economic development and attract quality businesses to the City.
6. Protect public and private investment in buildings and open space.
7. Preserve freedom of speech.
8. Promote public health, safety, community standards, public morals and the general welfare of the citizens of Lindon City.

18.01.020 Title.

The ordinance contained in this title shall be known as the "Sign Ordinance of Lindon City."

18.01.030 Interpretation.

1. The provisions of this title shall be plenary. Signs not specifically allowed herein shall be prohibited.
2. Nothing contained in this title shall prevent the erection, location, or construction of signs on private property where such erection, location, or construction of signs is required by law.
3. Nothing in this title shall prevent anyone from engaging in non-commercial speech as guaranteed by the First Amendment to the United States Constitution.

18.01.040 Appeals.

Any person who has been ordered by the City to alter or remove any sign, or any person whose application for a sign permit has been refused, may appeal to the Board of Adjustment by filing a written appeal with the Lindon City Planning Department within ten (10) calendar days of the receipt of the order or refusal of the City. The applicant shall also pay a fee for such appeal as set forth by resolution of the City Council. Any appeal shall be solely for the purpose of reviewing the interpretation given the terms of the

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title by the City, and not to vary the terms in any way. Upon filing of the appeal, the City shall take no further action with regard to the removal of the sign involved until the Board of Adjustments makes a final decision on the appeal. However, if the City finds that the sign presents an immediate or serious danger to the public, the City shall proceed immediately to have the sign altered or removed.

18.01.050 Enforcement.

It shall be unlawful for any person to violate any of the provisions of this title. Any person, firm or corporation, whether as principal, agent, employee, or otherwise, violating or causing the violation of the provisions of this title shall be guilty of an infraction and upon conviction thereof shall be punished by a fine of not more than seven hundred fifty dollars (\$750.00). Each and every day a violation occurs shall constitute a separate offense. The person responsible for any illegal sign as established by this ordinance shall be liable for the cost incurred in the removal and abatement thereof and the City is authorized to effect the collection of said cost. Any sign that would have been illegal under any ordinance or regulation existing prior to the enactment of this sign ordinance shall not be grand-fathered in under this ordinance. The City's failure to take appropriate action against violations of this title shall not be a waiver of any of the rights of the City as set forth in this title.

18.01.060 Validity.

If any provision of this title shall be held invalid, the same shall not affect the validity of this title as a whole or any provision thereof, other than the part held to be invalid.

18.01.070 Amendments.

All proposed amendments to this title shall be submitted first to the Planning Commission for its recommendation and then to the City Council.

(Ordinance 2005-12, Amended 09/06/2005 Ord. 2002-21, Repeal and Replace, 07/16/2002)

Chapter 18.02

GENERAL REQUIREMENTS

Sections:

18.02.010	Permits.
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18.02.030	Signs used with conditional use permits.
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18.02.070	Abandoned signs.
18.02.080	Unsafe or dangerous signs.
18.02.090	Lighting.

18.02.010 Permits.

1. **Permits required.** Except as provided in this title it shall be unlawful for any person to erect, alter or relocate a sign within Lindon City without first obtaining a sign permit from the City.
2. **Permission of Property Owner.** No person shall erect, construct or maintain any sign upon any property without the consent of the owner, or person entitled to possession of the property or their authorized representative.
3. **Application.** Application for a permit shall be made to the City upon a form provided by the City and shall contain such information as may be required to assure compliance with all appropriate laws and ordinances of the City, including but not limited to the following information:
 - a. A site plan drawn to scale indicating the location of the proposed signage, existing signage, existing and future buildings, property lines, streets, sidewalks, landscaped areas, parking areas, and driveways.

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- b. A drawing to scale indicating the proposed sign dimensions, construction specifications, electrical components and wiring, method of attachment, and character of structural members to which attachment will be made.
- c. An elevation drawing of existing or future buildings that will display the attached signage.
- d. Any other reasonably related information deemed necessary by the City.

4. **Permit Issuance Term.**

- a. The City shall issue a permit for the erection, alteration or relocation of a sign within the City when an application has been properly made, the appropriate fees have been paid, and the proposed sign complies with all appropriate laws of the City.
- b. Every permit issued by the City under the provisions of this title shall expire and become null and void if the work authorized by such permit is not commenced within sixty (60) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned prior to completing the sign for a period of one hundred twenty (120) days or more at any time after the work is commenced. Before such work can be commenced or resumed a new permit shall be obtained and the new fee paid. The new fee shall be one-half (½) the amount required for the original permit provided no changes have been made in the original plans and specifications and that such suspension or abandonment has not exceeded one year.
- c. The City may in writing suspend or revoke a permit issued under provisions of this title whenever the permit is issued on the basis of a material omission or misstatement of fact or in violation of any ordinance.
- d. No permit for a sign issued by the City shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance.
- e. The City may issue temporary sign permits for the display of temporary on- site signs. Temporary sign permits shall describe the terms, limitations and conditions of the temporary sign.
- f. Sign permits for new or additional signs shall not be issued for a specific occupancy if such occupancy displays unlawful or legal nonconforming signs. A sign permit may be issued for a specific occupancy provided the terms of the permit specify modification or removal of nonconforming signs resulting in conformity with this title.
- g. Signs for which a permit has been issued shall not be erected, installed, maintained, or displayed except in complete conformance with all terms, requirements, and stipulations specified by the permit.

5. **Sign inspections.** All signs requiring a permit shall have the following inspections unless waived by the Chief Building Official:

- a. Footing inspections on all freestanding signs.
- b. Electrical inspections on all illuminated or electrical signs.
- c. Expansion inspections where evidence shall be provided to show that the existing sign can structurally support an increase in size and weight to the sign.
- d. Final inspections which shall cover the sign location, structural members and placement of the insignia.

6. **Fees.** Fees required by this title shall be paid in an amount set by the City Council.

18.02.020 Maintenance.

All signs shall be kept in good repair, maintained in a safe and attractive condition by the owner, and displayed so as to conform to the conditions required by the sign permit. Signs in disrepair which have not been repaired for sixty consecutive days shall be removed from the building or premises by the owner, the person having control of the premises or the person receiving benefit of such sign.

18.02.030 Signs used with conditional use permits.

Any person desiring to erect any sign in conjunction with a conditional use shall submit a sign permit application to the Lindon City Planning Department. In reviewing the application, the Planning Director shall consider the character of the surrounding parcels and the

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conditions of the conditional use permit. The director shall approve, approve with conditions, or deny the application. Appeals of the Director's decision of this title shall be made to the Planning Commission.

18.02.040 Prohibited sign locations.

No person shall erect or maintain a sign on or overhanging public property or a public right-of-way, nor shall any sign extend over an adjoining property line; provided, however, that governmental signs, and signs erected by a public utility company and approved by the City which are necessary for public safety are exempt from this section. The City may erect banners which overhang public property or a public right-of-way as provided in Section 18.03.030. No person shall erect any sign so as to interfere with or restrict access to windows, fire escapes, or required exits. No person shall erect any sign which constitutes a safety hazard as determined by the City.

18.02.050 Prohibited signs.

The following signs are prohibited in the City:

1. A-frame signs.
2. Abandoned signs.
3. Flashing Signs.
4. Off-premise signs, except those expressly permitted in this title.
5. Portable signs, except those expressly permitted in this title.
6. Projecting signs.
7. Reader board signs.
8. Rotating signs.
9. Roof signs.
10. Temporary signs, except those expressly permitted in this title.

(Ordinance 2013-4, Amended 05/08/2013)

18.02.060 Confiscation of signs.

The City shall immediately confiscate any sign located on public property in violation of City ordinances. Confiscated signs shall be stored at a location determined by the Public Works Director for a period of sixty days, during which time the owner or person having charge, control or benefit of the confiscated sign may redeem the sign after payment of enforcement costs to the City in an amount determined by the City Council. Payment of costs to the City shall be made to the Planning Department which shall issue a release notice for redemption of the sign upon payment of costs. Lindon City shall be held harmless for any damages incurred to signs as a result of their confiscation. In addition to enforcement costs, sign owners and persons having charge, control and/or benefit of any sign erected in violation of this title shall be liable for any damages caused to public property, public facilities or public utilities by reason of the placement, attachment and/or removal of such unlawful signs. Signs not redeemed within sixty days shall be destroyed.

18.02.070 Abandoned signs.

Abandoned signs shall be removed from any building or premise by the owner or person having control of the premises or the abandoned sign.

18.02.080 Unsafe or dangerous signs.

If an unsafe or dangerous sign as determined by the Chief Building Official is not repaired or made safe within five working days after the City has given written notice by registered mail to repair or make the sign safe, the Chief Building Official shall at once abate the sign according to the procedures in the Uniform Code for the Abatement of Dangerous Buildings.

18.02.090 Lighting.

1. General Lighting Standards: The following requirements shall apply to exterior lighting of any residential, commercial, industrial, or professional development. These requirements are

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applicable to parking lighting, sign lighting, architectural lighting, safety lighting, and landscaping lighting.

- a. Lighting shall be stationary. No lighting shall blink, flash, or be of unusually high intensity or brightness so as to be distracting to motorists or other properties within the vicinity.
 - b. Lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel.
 - c. Light poles shall not be used to display signs of any kind unless approved by the Planning Commission.
 - d. Neon lights, strings or lines of LED lighting, other electrically activated gas tubing or similar lighting placed around the perimeter of a sign, along a building elevation as building accents, or within a window (where such lighting is intended to be visible from the exterior of the building) is prohibited. Neon tubing may only be allowed to illuminate or outline wording, copy, or logos within a sign face.
2. Signage illumination Limits: As recommended by the Outdoor Advertising Association of America (OAAA) and the International Sign Association (ISA), the following criteria shall be used to determine proper illumination limits for all signs regulated within the T-zone (Travel Influence District) established by LCC 17.52:

a. The illumination of, or light produced by, any sign shall not increase nighttime ambient light levels by more than 0.3 footcandles as measured by an illuminance meter (footcandle meter) placed five (5) feet above the ground and perpendicular to the sign face at a distance determined by the following formula:

$$\text{Measurement Distance (in feet)} = \sqrt{\text{Area of Sign Sq. Ft.} \times 100}$$

b. At the distance determined by the formula in 2(a) above, illuminance levels shall be measured with the sign lighting turned on, and again with the sign lighting turned off. The difference between the illumination measurements taken at the appropriate distance shall not exceed 0.3 footcandles;

i. For digital signs (Electronic Changeable Copy signs) the difference between the on and off illuminance levels shall be measured while displaying:

1. a solid white screen image (for a full color-capable display), and the sign lighting turned off;
or

2. a solid screen image (for a single-color display), and the sign lighting turned off.

3. Upon receiving reasonable written notice from Lindon City, all sign owners shall cooperate with the City in order to test signage illumination limits.

(Ordinance 2005-12, Amended 09/06/2005 Ord. 2002-21, Repeal and Replace, 07/16/2002, Amended 11/20/13)

Chapter 18.03

DEFINITIONS AND REGULATIONS

Sections:

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| 18.03.030 | Specific regulations by sign type. |
| 18.03.040 | Signs permitted in designated land use zones. |

18.03.010 Construction of terms.

Words in the present tense include the future and the future includes the present; the singular number includes the plural and the plural the singular. The words "lot", "plot", "tract" and "parcel" shall be considered synonymous when the context so requires. The term "erect" means "construct", "alter", "move", "reconstruct", "modify", "expand", "extend", "rebuild", "convert". The words "shall" and "must" are always mandatory. The term "City" shall mean Lindon City. The term "City Attorney" shall mean the City Attorney of Lindon City.

18.03.020 Definitions.

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Any type of sign not defined or listed in this ordinance is prohibited, except for those types of signs specifically identified in the Lindon City Commercial Design Guidelines which may be permitted by the Planning Commission if the signs are part of a pedestrian oriented commercial development consistent with the Design Guidelines.

1. "A-frame sign". Any sign composed of two (2) sign faces mounted or attached back to back or a sign structure built in such a manner as to form a basically triangular vertical cross section through the faces or structure.
2. "Abandoned sign". Any sign or structure, excluding billboard signs, which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity and has not done so for one-hundred and twenty (120) consecutive days.
3. "Area of sign". The area of a sign shall be computed by enclosing the entire area within a geometric shape of the smallest size sufficient to cover the entire area of the sign and then computing the area of the geometric shape. Where a sign has more than two (2) faces, the area of the third face and all additional faces shall be included in determining the area of the sign. The area of all legal signs in existence at the time of the enactment of this title shall be included in the computation of the total area of signs permitted by this title.
4. "Awning sign". Any sign that is part of or attached to an awning, canopy or other fabric, plastic, metal or similar structural protective cover over a door, entrance or window.
5. "Back-lit Awning sign". Any awning which is made from fiberglass, plastic, or other translucent material that allows for illumination of the entire awning when lighting is placed behind or underneath it.
6. "Balloon sign". Any sign that is any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location. Displays designed to inflate - or move by use of a fan or blower - shall also be considered a balloon sign.
7. "Banner sign". Any sign made of fabric or any non-rigid material with no enclosing framework. Banner signs are most commonly seen attached or hung vertically, horizontally, or diagonally on (or between) buildings, fences, posts, poles, etc. and can be seen in a wide variety of shapes and sizes.
8. "Billboard". Any sign erected for the purpose of advertising or promoting a product, event, person, or subject not entirely related to the premises on which the sign is located. For the purpose of this definition, bus benches shall not be defined as a billboard.
9. "Building face or wall". All window, door, and wall area of a building in one plane or elevation.
10. "Changeable Copy sign - Electronic". Any sign whose informational content, display or copy can be changed or altered by electronic means - such as an LED sign, flat-panel digital screen, video projection or other similar electronic method.
11. "Changeable Copy sign - Manual". Any sign whose informational content, display or copy can be changed or altered by manual means. (Commonly seen as a sign with a white background and removable black lettering. Also can be referred to as a 'marquee sign').
12. "Changeable Copy sign - Mechanical". Any sign whose informational content, display or copy can be changed or altered by mechanical mechanisms, gears or other similar method.
13. "Commercial Complex". A group of two (2) or more businesses in one (1) or more freestanding building(s) and which is contained on one (1) parcel of

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- record or which is approved as a part of an overall site plan or commercial subdivision. For the purposes of this title, planned commercial developments and commercial condominium projects are considered commercial complexes.
14. "Clear Vision Areas". A triangular area established at the intersection or two (2) streets or at the intersection of a street and a driveway. Such a triangle shall have legs of forty feet (40') along the right-of-way and/or the driveway.
 15. "Commercial condominium project". See "Commercial complex."
 16. "Copy". The wording or display on a sign face.
 17. "Directional sign". Any sign used to direct traffic flow into or out of a parking lot through a City approved drive approach.
 18. "Flags". Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or charitable organization.
 19. "Flashing sign". Any sign which has a flashing light source, such as a strobe light, or 'rapidly' blinking LED lights.
 20. "Frontage". The width of the parcel of land which faces upon a dedicated street. The frontage definition for the "Monument Sign Table" shall mean the street frontage from which the sign is designed to be read from.
 21. "Garage or Yard sale sign". Any sign used to advertise an event commonly known as a "Garage or Yard sale".
 22. "Government sign". Any sign erected by or for the United States or any subdivision or agency thereof, or the State of Utah or any political subdivision or agency thereof.
 23. "Grade (ground level)". The average elevation of the ground level at the point that a sign emerges from the ground. For signs located on a bermed surface, grade shall mean the average elevation of the ground level at the base of the berm.
 24. "Height of sign". The vertical distance measured from the grade to the highest point of the sign or sign structure.
 25. "Holiday sign". Any sign such as Christmas decorations or those used for a recognized national, state, or local holiday and installed for a limited period of time.
 26. "Home Occupation sign". A sign used to identify a home occupation in a residential dwelling unit.
 27. "Incidental sign". A sign, generally informational, that has a purpose secondary to the use of the property on which it is located, such as "no parking," "loading only," "telephone," "welcome home," "happy birthday," "it's a girl/boy," and other similar messages. A sign with a commercial message shall not be considered incidental.
 28. "Interior property line." A property line other than one having frontage along a dedicated street or a private street.
 29. "Interior sign". Any sign placed within the interior of a building and which is not intended to be visible from a public street.
 30. "LED Signs". (LED stands for 'Light Emitting Diode'). LED signs typically produce a high intensity light by having many individual LED bulbs placed together in a series and are commonly seen displaying changing copy or messages that flash, scroll, or move across the sign. Many LED signs are bright red, yellow, or auburn and are considered a type of electronic 'Changeable Copy' sign.
 31. "Low Profile sign". A low profile sign is considered the same as a monument sign by this ordinance.
 32. "Marquee Sign". A sign attached to any permanent roof-like structure projecting beyond a building or wall of the building, as to a theater or hotel, often bearing a changeable copy sign.

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33. "Monument sign". Any on-premise sign which is mounted directly to the ground having no visible uprights or freestanding holes with a foundation or pedestal that is as wide or wider than the actual sign with a maximum height and area as indicated by the Monument Sign Table.
34. "Name plate". Any sign identifying the name, occupation, profession, and/or address of any occupant of the premises.
35. "Nonconforming sign". Any sign which was lawfully erected but which currently fails to conform to all of the requirements of this title.
36. "Off-premise sign". Any sign advertising merchandise, services, or businesses other than those available on the premises of the sign's location.
37. "On-premise sign". Any sign advertising merchandise, services, or businesses available on the premises of the sign's location.
38. "Pennant sign". Any sign made of lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from rope, wire, or string, usually in series, designed to move in the wind.
39. "Pole Sign". Any on-premise sign which is supported by one or more uprights, poles, or braces fastened to a foundation or embedded in the ground and not attached to any building. Pole signs typically have a sign face that is larger than the foundation or support structure of the sign.
40. "Political sign". Any sign used in behalf of candidates for public office or measures on election ballots solely for the purpose of a local, regional, or national election.
41. "Portable sign". Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A-frame or T-frame; umbrellas used for advertising; signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in normal day-to-day operations; and, any banner type sign not attached parallel to a building wall.
42. "Projecting sign". Any sign attached to a building structure and extending in whole or in part more than twenty-four inches (24") beyond the wall to which it is attached.
43. "Reader board sign". Any portable sign with changeable copy designed to be moved from one site to another and used for occasional promotional events.
44. "Real estate sign". Any sign relating to the sale, lease, or other disposition of real property.
45. "Roof sign". Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.
46. "Roof sign (integral)". Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and that no part of the sign is separated from the rest of the roof. Roof signs (integral) do not include painted signs on roofs.
47. "Rotating sign". Any sign or portion of a sign which moves in a revolving or similar manner.
48. "Sign". Any device, fixture, placard, or structure that uses color, form, graphics, illumination, symbols, or writing to advertise, announce, identify, promote or communicate information of any kind to the public.
49. "Special purpose sign". Any sign pertaining to events of a civic, political, philanthropic, educational or religious organization.
50. "Statue signs". Any three-dimensional likeness of a character, logo, trademark, animal, product, etc. that is intended to be used as a promotional display or advertisement for a business.

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51. "Temporary sign". Any sign constructed for temporary use.
52. "Wall sign". Any sign erected parallel with and attached to or painted on an exterior wall or fascia of a building.
53. "Window sign". Any sign installed upon a window for the purpose of being viewed from the outside of the premises, but not including displayed merchandise.
54. "Yard sale sign". See Garage sale sign.
55. "Youth activity sponsor sign". Any sign attached to an athletic facility fence which identifies and advertises the sponsors of youth teams or programs.
56. "Zone". Any land use regulatory zone as found in Title 17 of the Lindon City Code. (Ordinance 2007-3, adopted 2/07/2007) (Ordinance 2013-4, Amended 05/08/2013)

18.03.030 Specific regulations by sign type.

General regulations for all signs:

- i. All mounting structures, sign casings, poles, monument bases, foundations for a sign or other materials used in housing a sign shall be constructed with subdued, earth-tone colors. For monument and pole signs, the use of natural materials such as wood or stone is strongly encouraged in the design of the sign frames and bases. This shall not be construed to mean that the City regulates the colors or copy of a sign face, but only the housing materials on which the sign is positioned.
- ii. The total combined signage for any face of a building shall not exceed 12% coverage of the building face. This includes signage on windows, wall signs, roof signs, etc. No building shall be deemed to have more than four (4) building faces.

A-Frame Signs: A-Frame signs are prohibited in all zones.

Awning Signs:

1. Awning signs require a sign permit from the city.
2. The sign area of the awning shall be included as part of the wall sign area calculation and shall include the entire area within any type of perimeter or border that may enclose the outer limits of any writing, representation, emblem, figure, or character (see example below).



3. The structure of the awning sign shall not project more than 36 inches from the wall to which it is attached.
4. Any awning sign projecting into the public right of way shall obtain an additional easement agreement subject to approval by Lindon City.

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5. Primary signage, which for the purposes of this section shall mean a commercial or non-commercial entity's name or logo,
 - a) shall not be wider than 80% of the total width of the primary surface of the awning and,
 - b) shall not exceed more than 50% of the primary surface area of the awning.
6. Only one (1) awning shall be used for primary signage and said awning must be over a main entrance or over a door, entrance or window with primary street frontage.
7. Secondary signage, meaning any commercial or non-commercial message,
 - a) shall not be wider than 90% of the total width of the secondary surface, such as a valance or side elevation of an awning and,
 - b) shall not exceed more than 80% of the secondary surface area, such as a valance or side elevation of an awning and,
 - c) shall not exceed twelve (12) inches in height.
8. Primary and secondary surfaces are displayed graphically below:



9. Awning and sign material should be high quality, colorfast and sunfade resistant.
10. Awning signs are permitted in all non-residential zones.

(Ordinance 2013-4, Amended 05/08/2013)

Abandoned Signs: Abandoned signs are prohibited in all zones.

Balloon Signs:

1. Balloon signs do not require a permit.
2. Balloon signs shall:
 - a. Be placed no closer than ten (10') feet from the public right-of-way or property line;
 - b. Not be placed in a clear vision area; and
 - c. Not obstruct the vision of any motorist from seeing any traffic or traffic control devices.
3. The time limit for businesses to display balloon signs, temporary banner signs, and pennant signs is limited to a total display time, for any or all combinations of these sign types to 75 days per calendar year. (For example: a banner sign for 25 days and a balloon sign for 50 days would use the 75 day limit per year.)
4. No more than two balloon signs per business shall be permitted at the same time.
5. Balloon signs are permitted in the CG, LI, MC, PC-1 and HI zones.

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Banner Signs:

1. Banner signs that are attached to a building through use of screws, bolts, nails or other fasteners are considered 'anchored' banner signs and do not require a sign permit.
2. "Anchored banner signs as described above shall:
 - a. Be permitted for use by any business or entity for no longer than twelve (12) months;
 - b. After twelve months the "anchored" banner sign must be removed a/or replaced with a permanent sign meeting Lindon City requirements. 'Anchored' banner signs are not permitted for long-term, permanent use. Real estate signs on banners must also conform to this time limit and shall meet the size limitation standards found under the 'Real Estate Signs' section of this ordinance.
 - c. Be anchored approximately every 18" or less long the perimeter of the banner.
 - d. Be maintained in a neat and attractive condition. The City will ask that frayed or torn signs be removed.
 - e. Be attached to any wall of a building.
 - f. Not exceed ten percent (10%) of the wall area to which the sign is attached or ten percent (10%) of the wall dedicated to an individual unit within a commercial complex.
 - g. Not extend above the roofline.
 - h. Not be used on the same building or unit within a complex which has an Integral Roof Sign.
 - i. Not project more than twenty-four inches (24") from the face of the part of the building to which it is attached.
3. "Temporary" banner signs used for promotional events or other limited advertising purposes (not the primary signage for a business do not require a sign permit.
4. "Temporary" banner signs as described above shall:
 - a. Be attached parallel to a wall of the main building of the business or along a fence on the same lot as the business;
 - b. Not exceed 10 percent (10%) of the wall area to which the sign is attached or no larger than thirty-two (32) square feet if placed on a fence;
 - c. Not be used on the same wall as an existing "wall sign" or other banner sign unless the combined area of all signs is less than ten percent (10%) of the wall area to which the signs are attached;
 - d. Not be attached to, or between telephones poles, utility poles, public or private light poles, trees, vehicles, or any other apparatus other than a building wall or fence;
 - e. Not be placed on the roof of any building;
 - f. Be maintained in a neat and attractive condition; and
 - g. The time limit for businesses to display balloon signs, temporary banner signs, and pennant signs are limited to a total display time, for any or all combinations of these sign types, to 75 days in any calendar year. (For example: a banner sign for 25 days and a balloon sign for 50 days would use the 75 day limit per year.)
5. No more than five banner signs per business shall be permitted at the same time.
6. Banner signs are permitted in the CG, MC, PC-1 & 2, R&B, LI, and HI zones.
7. Upright banners mounted on utility poles, light poles, or other flexible or rigid poles or posts or any other apparatus (other than a building wall or fence) are prohibited. See examples of these types of banners shown in the photos below: (Ord. 2007-3, adopted 2/3/07 Ord. 2006-1, adopted 2/2/2006).



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Changeable Copy Signs – Electronic or Mechanical:

1. Electronic Changeable Copy signs (such as LED's or flat-panel digital technologies) and mechanically changeable copy signs are only permitted in the T-zone along the I-15 freeway corridor.
2. On-premise Electronic Changeable Copy signs shall not exceed fifty six (56) square feet in display area and shall be no larger than four and one-half feet (4.5') tall or wider than fourteen feet (14') long. On-premise Electronic Changeable Copy signs may be utilized as a wall sign, pole sign, or monument sign only. The coverage and size limitations for wall, pole or monument signs shall also apply to any proposed on-premise Electronic Changeable Copy sign.
3. Off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs shall only be permitted upon billboards approved by Lindon City (See LCC 18.04) and shall not exceed six hundred seventy five (675) square feet in display area.
4. All off-premise Electronic Changeable Copy and Mechanically Changeable Copy signs are permitted for stationary messages only. The interval between message changes shall not be more frequent than at least eight seconds and the actual message rotation process shall be accomplished in three seconds or less by method of fading between messages or immediate change between messages. No flashing, scrolling video or other movement of sign message (copy) is permitted.
5. A four hundred foot (400') lineal separation distance (measured on the same side of the freeway - not a radius) is required between each on-premise Electronically Changeable Copy Sign. This may prohibit some businesses from being able to obtain a permit for this type of signage if a proposed sign is less than 400' from an existing on-premise Electronically Changeable Copy Sign.
6. A five hundred foot (500') lineal separation distance (measured on the same side of the freeway—not a radius) is required between each off-premise Electronic Changeable Copy Sign.
7. All Electronic Changeable Copy and Mechanically Changeable Copy signs shall conform to lighting standards found within LCC 18.02.090

Changeable Copy Signs - Manual:

1. Manually Changeable Copy signs require a sign permit from the City.
2. Manually Changeable Copy signs shall:
 - a. Only be used in connection with monument signs, or wall signs; and
 - b. Not have dimensions which exceed the requirements of the ordinance for monument, or wall signs.
3. Manually Changeable Copy signs are permitted in the CG, MC, PC-1, R&B, T-zone, and LI zones.

Directional Signs:

1. Directional signs require a sign permit from the City.
2. Only one (1) Directional sign is allowed for each City approved drive approach.
3. Directional signs shall:
 - a. Not exceed three feet (3') in height; and b. Not exceed six (6) square feet in area.
4. Directional signs are permitted in all zones.

Flag Signs:

1. Except as noted in #9 below, no sign permit is required for Flags.

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2. Flags shall be kept in good repair (no frayed or torn edges, or excessive fading), or shall be required to be removed replaced.
3. All flag poles must be set back at least half the distance in fee of the flag pole height from any property line. (Setback = flagpole height /2).
4. A maximum of three (3) permanent flag poles may be permitted per lot.
5. A single flag pole, or 'primary' flag pole if more than one, shall only display national, state, municipal, or other governmental flags. "Secondary" poles may fly flags that have business logos or names (not advertisements), but such flags shall not exceed 3'x5' in size.
6. Flags and flag poles are permitted in all zones, and shall not exceed the maximum building height or the specific zone in which they are located except as specified in criteria number 7 and 8 below.
7. Except for number 8 below, in non-residential zones, one flag pole may be permitted to exceed the maximum building height of the zone if the following criteria are met:
 - a. The flag pole will only be used to display the U.S. flag.
 - b. A structure must be existing or approved for the lot.
 - c. The flag pole will not exceed the structures height by more than ten feet (10').
 - d. Regardless of any future changes to zone height limits, no flag pole shall exceed sixty feet (60') in height.
8. Along the freeway in the T-Zone, flag poles up to 100' tall may be permitted with a separation distance of ¼ mile radius between any other flag pole that exceeds the height limit imposed under number 1 through 7 above.
9. Flags in the T-zone that exceed the height limit as described in #7 above must obtain a sign permit.(Ord. 2007-3, adopted 2/07/2007 Ord. 2006-1, adopted 2/7/2006).

Flashing Signs:

1. Flashing Signs are prohibited in all zones within the City.

Garage Sale Signs:

1. No permit is required for Garage Sale signs.
2. Garage Sale signs shall:
 - a. Not exceed five (5) square feet in area;
 - b. Not be posted in public right-of-ways or on utility poles;
 - c. Be allowed on private property with the property owner's permission;
 - d. Not be posted more than forty-eight (48) hours before the beginning of the garage sale; and
 - e. Be removed within twenty-four (24) hours after the completion of the garage sale.
3. Failure to post or remove garage sale signs as set forth in this title may result in a citation being issued for each sign violation.
4. Garage Sale signs are permitted in all residential zones.

Government Signs:

1. No permit is required for Government signs.
2. Government signs are permitted in all zones.

Holiday Signs:

1. No permit is required for Holiday signs.
2. Holiday signs shall:
 - a. Only be used with a national, state, or local holiday; and
 - b. Be removed within fifteen (15) days of the holiday.
3. Holiday signs are permitted in all zones.

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Home Occupation Signs:

1. Not more than one sign is permitted for home occupations.
2. Sign shall not be larger than two and one-half (2.5) square feet.
3. Sign must be attached to the main dwelling unit.
4. Sign shall be aesthetically pleasing and made of similar materials and colors as the building to which it is attached.
5. Signs for home occupations shall not be directly lit.

Incidental Signs:

1. No permit is required for Incidental signs.
2. Incidental signs are permitted in all zones.

Interior Signs:

1. No permit is required for Interior signs. (An electrical permit may be required when installing an illuminated interior sign)
2. Interior signs are permitted in all zones.

Marquee Signs:

1. Marquee signs require a sign permit from the City.
2. Marquee signs shall only be allowed over a building entrance.
3. The structure of the marquee shall not extend more than six (6) feet from the wall/building to which it is attached and have a clearance of at least eight (8) feet above the sidewalk.
4. Any marquee sign projecting into the public right of way shall obtain an additional easement agreement subject to approval by Lindon City.
5. The vertical face height of the marquee shall not exceed three (3) feet.
6. The sign:
 - a) shall not be wider than 80% of the total width of the surface of the marquee and,
 - b) shall not exceed more than 50% of the surface area of the marquee.
7. The marquee sign area calculation shall be included as part of the wall sign area calculation.
8. Marquee signs are permitted in all non-residential zones.

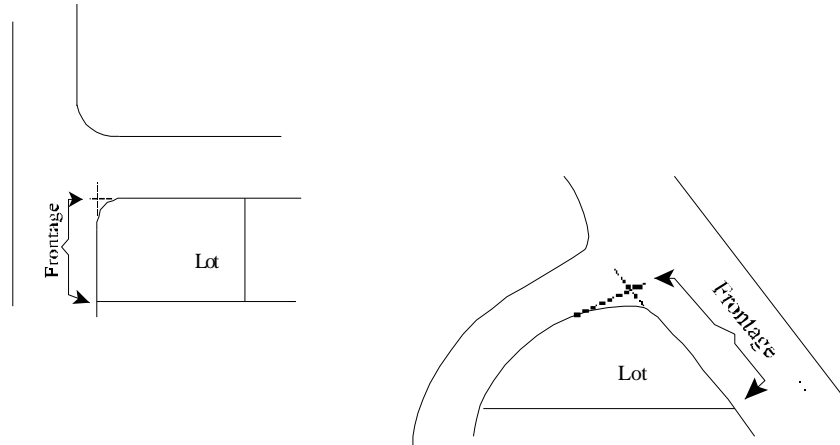
(Ordinance 2013-4, Amended 05/08/2013)

Monument signs:

1. Monument signs require a sign permit from the City.
2. Be mounted directly to the ground with the entire base covered (no poles visible beneath base of sign). The base shall be as wide or wider than the sign face;
3. Not exceed six feet (6') in height and thirty six (36') square feet in area unless otherwise specified on the "Monument Sign Table" as calculated by length of lineal street frontage or acreage of the property.
4. On corner lots, only the street frontage of the 'principle' or most traveled roadway adjacent to the lot shall be counted towards the street frontage allowed for obtaining a monument sign. For corner lots

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that have streets with similar traffic use, the side on which the sign will face shall be used to determine street frontage. The length of street frontage on lots with rounded property corners shall be measured from the point of intersection if both property lines on either side of the corner were continued in a straight line as shown in the following examples:



5. Be set back from the back of walk at least 2 feet (or back of curb at least 8 feet if no sidewalk exists), but in no case shall the sign be constructed beyond the parcel line of the subject property, with the exception of the following:
 - i. One off-site monument sign is permitted to be located in the CG, MC, LI, HI, R&B, PC-1 and PC-2 zones when a lot does not have a principle access onto a dedicated public roadway and is accessed through another property by means of an easement, driveway, or lane. The off-site monument sign is permitted at the intersection of the public roadway and the easement, driveway, or lane that accesses pedestrians. At the time of building permit, the sign owner must submit to the City a written easement from the owner of the property for which the sign will be placed. Sign size shall be regulated according to the Monument Sign Table based on the acreage of the property for which the sign is serving.
6. Be erected on a landscaped area of at least one hundred twenty square feet (120') with a minimum landscaped length and width of three feet (3');
7. Not be erected in the clear vision area of any road or driveway, except for signs which do not exceed three feet (3') in height from the adjacent street grade; and
8. Monument signs are permitted in the CG, MC, R&B, CF, PC-1 & 2, LI, RMU-W, and HI zones.
9. Each parcel or commercial complex may have one monument sign, however, one additional monument sign six feet (6') in height and thirty six square feet (36') in area may be approved where the parcel or commercial complex has more than two hundred feet (200') of frontage on a dedicated street, or has frontage on two (2) or more dedicated streets. Additionally, each parcel may contain a maximum of one (1) off-premise monument sign. The minimum distance between two (2) monument signs on the same parcel or commercial complex shall be one hundred feet (100'), except for off-premise monuments signs which require a minimum distance of fifty feet (50').
 - a. The one additional monument sign mentioned above may be eight feet (8') in height and 64 square feet (64') in area if the parcel or commercial complex has more than 500 feet of frontage on a dedicated public street. The minimum distance between two monument signs in this case shall be eighty feet (80').
10. A three foot (3') high berm (measured from sidewalk grade level) may be placed beneath a monument sign to elevate the sign above the two rail fencing required in the Commercial zones. The berm must be landscaped and run along the entire length of the street frontage on which sign is facing. In no case shall the berm beneath the sign exceed three feet (3'). The total height

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of a sign placed on top of any berm shall be measured from finish grade at the base of the sign.

11. All monument signs in the Commercial zones (CG, MC) and adjacent to a public road shall be located in back of any required sidewalk.
12. A landscaping 'clear vision area' is permitted within a distance of forty feet (40') of either side of the sign as measured horizontally along the direction of the street for which the sign is facing. Any required trees or shrubbery within the 40' clear vision area that may block the view of a monument sign shall be permitted to be moved elsewhere within the required front landscaping area, but any tree or shrub must maintain a minimum three foot (3') separation from any curb, sidewalk, or paved area. In no case shall the net number of required trees or shrubbery be reduced. Grass, flowers, or other low-lying landscaping around the sign will still be required per code or as show on approved site plans.
13. The use of natural materials such as wood or stone is strongly encouraged in the design of monument sign foundations, frames, or bases. (Ord. 2012-1 amended 1/30/12) (Ord. 2013-6 amended 7/17/13)

Monument Sign Table

Street Frontage / Acreage (in feet)	Max Sign Area (sq ft)	Max Height (in feet)
175 feet or less or 20,000 sq ft	36	6
175 to 200 or up to 27,853 sq ft	50	8
201 to 225 or up to 35,706	75	11
226 or 43,560 sq ft or more	110	14

(Ord 2009-4, amended 02/17/2009, Ord 2011-1, amended 01/18/12)

Nameplates:

1. No permit is required for Nameplates.
2. Nameplates shall:
 - a. Not exceed three (3) square feet; and b. Not be used to identify a home occupation unless state law mandates the home occupation have exterior identification.
3. Nameplates are permitted in all zones.

Off-Premise Signs:

Off-premise signs are only permitted as monument signs unless expressly allowed by this title.

Off-premise signs shall comply with all requirements for a "Monument Sign" with additional regulations as follows:

1. The maximum size and height of off-premise monument signs, as listed in the Monument Sign Table, will be determined by the street frontage or acreage of the parcel the sign is to occupy and not the location of the business being served by the sign.
2. A maximum of one (1) off-premise monument signs is permitted to serve each business. Multiple off-premise signs advertising the same business are not permitted.
3. A minimum separation distance of fifty feet (50') shall be required from any other monument sign.
4. Off-premise monuments signs are not permitted to be located within a residential zone or on the same lot or parcel as a residential use.
5. Each business/use advertised by the off-premise monument sign must be within eight hundred feet (800') from the center line of a major arterial or collector street included in this section, and at least 800' from the proposed off-premise sign. These streets consist of State Street, Geneva Road, 700 North and 200 South. Multiple businesses within the distance limitation may advertise on the same off-premise sign structure.
6. Off-premise signs shall only be permitted on the same side of the arterial or collector street as the business for which it is serving.
7. At the time of building permit, the sign owner must submit to the City a written easement from the owner of the property for which the sign will be located. (ord. 2012-1 amended 1/30/12)

Pennant Signs:

1. No permit is required for pennant signs.

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2. Pennant signs shall:
 - a. Not be placed in such a way as to obstruct the vision of any motorist from seeing any traffic or traffic control devices.
 - b. Not be attached to any public utility pole unless permitted by the Planning Commission and the respective public utility company with jurisdiction over the utility pole.
 - c. The time limit for businesses to display balloon signs, temporary banner signs, and pennant signs is limited to a total display time, for any or all combinations of these sign types, to 75 days in any calendar year. (For example: a banner sign for 25 days and a balloon sign for 50 days would use the 75 day limit per year.)
3. Pennant signs are permitted in the CG, MC, LI, PC 1 & PC 2, and HI zones.

Pole Sign:

1. Pole signs require a sign permit from the City.
2. Pole signs are only permitted along I-15 in the T-Travel Influence District (T-Zone).
3. Pole signs shall:
 - a. Not exceed a maximum height of thirty- five (35') from the base of the sign, or twenty- five feet (25') above I-15 grade level at a point perpendicular to the sign, whichever is greater;
 - b. Not exceed 250 square feet of display area in all zones overlaid by the T-zone, with the exception of the following:
 - i. Not exceed 350 square feet of combined display area of 'primary signage' for properties within the General Commercial zone (CG) and overlaid by the T-zone. Additional 'secondary signage' of up to 200 square feet is permitted for parcels 5 acres or larger within the CG zone and overlaid by the T-zone. Secondary signage shall only be permitted as one single display area and can not be combined in the same display area as the primary signage. Multiple secondary signs are not permitted on the same pole sign. Secondary signage shall be separated by at least 3' from the primary signage.
 - c. Be allowed at the rate of one (1) pole sign per subdivided lot with frontage on I-15 and in the T-Zone with the exception of the following:
 - i. Additional pole signs on the same lot may be allowed in the T-Zone provided that the minimum separation, irrespective of lot lines, between other pole signs, billboards, on-premise, or off-premise signs is five hundred feet (500') linear. Individual land divisions in a condominium association shall not be considered lots. Additional pole signs shall be limited to 250 square feet and shall not be permitted to have any 'secondary signage' regardless of acreage.
 - ii. No more than one additional pole sign, not to exceed 200 square feet of display area, may be allowed within the PC-1 and PC-2 zones in areas overlaid by the T-zone. Irrespective of lot lines, a minimum 100' separation distance from other pole signs or billboards is required.
 - d. Not overhang or extend beyond a property line adjacent to the freeway. A pole sign may be located up to the property line adjacent to the freeway (zero setback). All other setbacks shall be ten (10) feet from a property line. (Ord 2009-4, amended 02/17/2009, Ord2008-5, adopted 4/15/2008, Ord 2006-1, adopted 2/7/2006)

Political Signs:

1. No permit is required for a Political sign.
2. Political signs shall not be larger than six (6) square feet in any residential zone or thirty- two (32) square feet in the CG, MC, LI, HI, R&B, or PC-1 & 2 zones.
3. Political signs shall not be placed on public property.
4. A property owner's consent shall be given prior to placement of any political sign if the property is not owned by the person or organization that is placing such signs.
5. Political signs are permitted in all zones.

Portable Signs: Portable signs are prohibited in all zones in the City

Projecting Signs: Projecting signs are prohibited in all zones in the City.

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Reader Board Signs: Reader Board signs are prohibited in all zones in the City.

Real Estate Signs:

1. No permit is required for a Real Estate sign.
2. No parcel shall have more than two (2) on- premise real estate signs. The maximum height of any real estate sign shall not exceed eight feet (8'). Except as provided herein, the maximum area of sign of any real estate sign shall not exceed six (6) square feet in residential zones or thirty-two (32) square feet in commercial zones.
3. Directional Real Estate Signs. An off- premise real estate sign may be used to direct traffic to the location of a parcel or a residential development being offered for lease, rent, sale, trade or public inspection. Such signs shall be subject to the following:
 - a. They shall state only the name of the seller or his agent, words or arrows indicating the location of the parcel, and/or the words "open house," "grand opening" or similar wording;
 - b. They shall be erected on private property where the owner of such property has given consent;
 - c. They shall have a maximum area of six (6) square feet for parcels and sixteen (16) square feet for residential developments;
 - d. They shall have a maximum height of three feet (3') for parcels and eight feet (8') for residential developments; and
 - e. No more than three (3) directional real estate signs shall be erected for a parcel and no more than two (2) for a residential development.
4. Promotional Development Signs.
 - a. One (1) on premise promotional development sign may be used to promote any new real estate development.
 - b. The maximum area of sign for a promotional development sign shall be calculated by multiplying the acreage of the parcel by twelve and eight tenths (12.8) and adding the product to thirty-two (32); provided however, that no promotional development sign shall exceed ninety-six (96) square feet. $(\text{Development Acreage}) \times (12.8) + (32) = \text{Maximum Area}$.
 - c. A promotional development sign shall be removed from the premise upon which it is erected within one (1) year. No other promotional development signs shall be permitted for that development.
5. All Real Estate signs shall be removed within thirty (30) days of the property being sold.
6. Real Estate signs are permitted in all zones.

Roof Signs: Roof signs are prohibited in all zones in the City.

Roof Signs (Integral):

1. Integral Roof signs require a sign permit from the City.
2. Integral Roof signs shall:
 - a. Not be allowed on buildings having a wall sign; and
 - b. Not have copy which exceeds ten percent (10%) of the structure to which it is attached.
3. Integral Roof signs are permitted in the CG, MC, and LI zones.

Rotating Signs: Rotating Signs are prohibited in all zones in the City.

Special Purpose Signs:

1. Special Purpose signs require a sign permit from the City.
2. Special Purpose signs shall:
 - a. Not be an "A-frame" sign;
 - b. Not exceed thirty-two (32) square feet; and
 - c. Be limited to no more than 50 days display time per calendar year (per organization); and

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- d. Be removed within five (5) days of the conclusion of the event.
3. Special Purpose signs are permitted in all zones.

Statue Signs:

1. Statues signs shall be permitted in all zones and shall be counted within the size limitation of a sign area or coverage. (Examples: If a monument sign for a feed store has a statue of a cow on top of the sign, the side elevation (or profile) of the sign & cow would need to fit within the square foot size limitation for monument signs. Or...If a restaurant has a statue of a chili pepper mounted to the front wall of their building, the statue would have to fit within the % coverage limitations of a wall sign when looking at the front elevation of the building.)
2. Statues designed and located as public art and not as 'promotional displays' are not regulated by this ordinance.

Temporary Signs: Temporary signs are prohibited in all zones unless expressly allowed by this title (See section 18.02.010(4)(e)).

Wall Signs:

1. Wall signs require a sign permit from the City.
2. Wall signs shall:
 - a. Be attached to any wall of a building;
 - b. Not exceed ten percent (10%) of the wall area to which the sign is attached or ten-percent (10%) of the wall face dedicated to an individual unit within a commercial complex;
 - c. Not extend above the roof line;
 - d. Not be used on the same building or unit within a complex which has an Integral Roof sign.
 - e. Not project more than twenty-four (24) inches from the face of the part of the building to which it is attached - including any light box or structural part of the sign.
3. Wall signs are permitted in the CG, MC, PC-1, R&B, LI, HI, RMU-W zones and T zone.

Window Signs:

1. No permit is required for a Window sign.
2. Window signs shall not exceed twenty percent (20%) of the total transparent area of any window on which they are located.
3. Flashing lights, LED signs, or strobe lights placed on the interior of a window but intended to be seen from the exterior of the building are prohibited.
4. Window signs are permitted in the CG, MC, PC-1 & 2, LI, and HI zones.

Youth Activity Sponsor Sign:

1. Permission must be obtained from the Recreation Director to display a Youth Activity Sponsor sign.
2. Youth Activity Sponsor signs are permitted in all zones.

(Ordinance 2007-3, adopted 2/07/2007, Ordinance 2005-12, Amended 09/06/2005 Ord. 2002-21, Repeal and Replace, 07/16/2002; Ord. 2000-8, Amended, 10/04/2000)

Chapter 18.04

BILLBOARD ADVERTISING

Sections:

18.04.010	Purpose and intent.
18.04.020	Specific regulations for billboard signs.
18.04.030	Total number of billboards permitted.
18.04.040	Abandoned or discontinued signs.
18.04.050	Repair of billboards.
18.04.060	Removal of billboards.
18.04.070	Authority to waive.

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18.04.010 Purpose and intent.

It is the purpose and intent of this chapter to limit the number of billboards to ten (10). This chapter further provides for the reasonable regulation of billboards with the intent of limiting negative impacts, enhancing the aesthetics of existing and new billboards and implementing goals and policies promoting safety, the protection of property values, aesthetics, and the maintenance of gateways, views and vistas that enhance the city and further the applicable elements of the city's General Plan.

18.04.020 Specific regulations for billboard signs.

All billboard signs shall comply with the following requirements:

1. Billboard signs require a permit from the City.
2. Billboard signs shall:
 - a. be allowed by conditional use permit in the T-zone in accordance with the outdoor advertising regulations of the Utah State Department of Transportation; and in accordance with any other requirements of Utah State Code as presently constituted or as may be periodically amended;
 - b. not exceed a maximum height of thirty-five feet (35') from the base of the sign, or twenty-five feet (25') above I-15 grade level at a point perpendicular to the sign, whichever is greater;
 - c. not have an area exceeding six hundred seventy five square feet (675') per sign face;
 - d. be allowed two faces or back to back sign faces, provided there is no more than five feet (5') separating the sign faces;
 - e. not be located any closer than fifteen hundred feet (1500'), measured by radius, from any and all other billboards or off-premises signs irrespective of the I-15 right-of-way; and
 - f. not be within one thousand feet (1000') of any residential zone.
 - g. not be moved or relocated on the same parcel, building, structure or portion thereof, or to any other parcel, building, structure or portion thereof, unless the billboard complies with all other provisions of this title, or is altered so as to comply therewith. No existing billboard may be expanded or extended unless the billboard, after the expansion or extension, complies with all other provisions of this title.
3. Wood poles or uprights shall not be used in the construction and maintenance of billboards.
4. Billboards shall not overhang boundary lines or adjacent buildings or structures.
5. Electronic Changeable Copy and Mechanically Changeable Copy signs may be permitted on billboards in accordance with LCC Section 18.03.030 Specific regulations by sign type: "Changeable Copy Signs – Electronic or Mechanical", and through issuance of a building permit.
6. All billboard signs shall conform to lighting standards found within LCC 18.02.090. (amended Ord. 2012-14, 11.20.12)

18.04.030 Total number of billboards.

As of May 2002, the total number of billboards allowed to locate within Lindon City shall not exceed ten (10) in number.

18.04.040 Abandoned and discontinued signs.

After notice of proceedings and an opportunity for a hearing, Lindon City may require the removal of any legal non-conforming billboard sign which has been discontinued for a period of three hundred and sixty five days (365). A discontinued billboard sign shall be defined as a sign which has no lettering or advertising logo on the sign.

18.04.050 Repair of billboards.

Conforming and nonconforming signs may be repaired or rebuilt in part or entirely if damaged

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by casualty, act of God, or vandalism. Repairs or reconstruction must be completed within 60 days of the damage or:

1. The sign will lose its legal nonconforming status and must conform to the provisions of this title,
or
2. May be deemed unsafe or in an unreasonable state of repair pursuant to Lindon City Code 18.04.060.

18.04.060 Removal of billboards.

After notice of proceedings and an opportunity for a hearing, Lindon City may require the removal of a billboard which is deemed unsafe or in an unreasonable state of repair.

18.04.070 Authority to waive.

The Planning Commission shall have the authority to waive or modify the requirements of 18.04.020.e. when necessary to accommodate I-15 on/off ramp construction projects in Lindon City. (Ord 2002-21, Repeal and Replace, 07/16/2002)

Chapter 18.05

NON-CONFORMING SIGNS

Sections:

18.05.010	Continuation of legal non-conforming signs.
18.05.020	Alterations.
18.05.030	Abandoned signs.
18.05.040	Modification of requirements

18.05.010 Continuation of legal non-conforming

Any lawfully erected sign which has become unlawful by passage of this title may continue to be maintained under the provisions of 18.05 of the Lindon City Code.

18.05.020 Alterations.

1. A legal non-conforming sign shall not be structurally modified, reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this title.
2. The sign shall not be changed to or replaced by another nonconforming sign.
3. Alterations shall not be interpreted to include changing the text or copy of off-premise advertising signs, signs for theaters, or other similar signs which are designed to accommodate changeable copy.
4. 'Alterations' shall not be interpreted to include changes in any sign face or copy as long as those changes do not require structural modifications to the sign. Content changes to a sign face do not require the sign to come into conformance with the current sign ordinance.
5. Minor repairs and maintenance may be made to a nonconforming sign; however, in the event such sign has deteriorated or is hereafter damaged by whatever means, including an act of God, and such damage exceeds fifty percent (50%) of the reproduction value of the sign, according to appraisal thereof by competent appraisers, the sign may be restored, reconstructed, altered or repaired only to conform with this title. (Ord. 2002-17, 06/04/2002; Ord 99-12, Amended, 10/04/2000)

18.05.030 Abandoned signs.

Any legal non-conforming sign applicable to a use which has been discontinued for a period of one hundred

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twenty days (120) shall be deemed to have lost its legal non-conforming status, and shall be removed within ten (10) days following receipt of written notice from the City requiring such removal. A discontinued sign shall be defined as a sign which has no lettering or advertising logo on the sign. A discontinued sign shall also be defined as a sign that was at one time used as part of a business that currently is no longer an existing business whether it presently has an advertising use, lettering, logo, located on the sign or not.

18.05.040 Modification of requirements.

1. Whenever strict compliance with the provisions of chapter 18.05 would cause a hardship on the applicant, the Planning Commission may waive, modify or adjust the requirements for legal nonconforming signs if the sign modification request meets all of the following requirements:
 - a. Literal enforcement of the sign ordinance would cause a hardship for the applicant that is not necessary to carry out the general purpose, goals, and character of the underlying zoning district.
 - b. There are special circumstances attached to the property that do not generally apply to other property in the same district; (example - deep narrow lots, number of businesses in one commercial complex, geographic features of land such as slope, etc.)
 - c. The modification will not substantially affect the general plan and will not be contrary to the public interest; and
 - d. The spirit of the sign ordinance, Title 18, and land development ordinance, Title 17, is observed and substantial justice is done.
2. In granting such change, the Planning Commission may impose such additional conditions as will, in its judgment, substantially secure the objectives of the standards or requirements that are waived, adjusted or modified. Any recommendations or authorized changes shall be entered into the minutes of the Planning Commission, together with the circumstances that justified the changes granted.

(Ord 2005-12, Amended 9/06/2005 Ord. 2002-21, Repealed and Replaced, 07/16/2002; Ord. 99-12, Amended, 10/04/2000)