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Document Control Changes: Created 5 May 2008 (was CF-036-SR-08), New Format May 2016

**BE IT ORDAINED** by the Town Council of the Town of Cedar Fort, Utah County, Utah that an ordinance pertaining to **Signage Requirements** within the Town be enacted as follows:

## **SIGNAGE REQUIREMENTS ORDINANCE**

Whereas the Town of Cedar Fort has zones within the Town boundaries that may have potentially sensitive aesthetic or environmental areas, and

Whereas, the Town desires to maintain the unique natural aspects of the area, and

Whereas, the Town desires to protect and preserve aesthetically and environmentally sensitive areas.

Now, therefore, be it resolved that the Town of Cedar Fort adopts this ordinance regulating placement, usage and content of signage within the Town as follows:

### **1.0 PURPOSE**

As a part of the land use ordinances for the Town of Cedar Fort, there is a desire by the Town to manage and regulate the placement, usage and content of signage within the town limits. This regulation is intended to retain the open and rural atmosphere in the community by minimizing signs and billboards that detract from the quiet and peaceful surroundings. Signs and other information of a public nature are not intended to fall under the restrictions and requirements associated with this ordinance. However, all signage must be approved by the Town Council.

### **2.0 Specific Definitions**

The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this Ordinance:

2.1 A-frame Sign - Any sign or structure composed of two (2) sign faces mounted or attached back-to-back in such a manner as to form a triangular vertical cross-section through the faces.

2.2 Abandoned Sign - Any sign applicable to a use that has been discontinued for a period of one year.

- 2.3 Animated Sign - Any sign that is designed and constructed to give its message through movement or semblance of movement created through a sequence of progressive changes of parts, lights, or degree of lighting.
- 2.4 Appurtenant Sign - Any sign which advertises products, services, or business establishments which are located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.
- 2.5 Building Face - The visible outer surface of a main exterior wall of a building. The area of the face of the building shall be the total area of such surface including the area of doors and windows that open into a surface.
- 2.6 Canopy Sign - See Marquee Sign.
- 2.7 Erect - To build, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, or display. Normal maintenance, including refinishing, is not included in this definition provided the sign copy is not changed or altered.
- 2.8 Freestanding Sign - Any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one (1) or more poles or posts or similar uprights, with or without braces. Any sign that is mounted into the ground, but has the supports passing through any portion of the roof of a building or structure, shall be considered to be a roof sign.
- 2.9 Frontage - The length of the sides along the street or any other principle public thoroughfare, but not including such length along an alley, water course, railroad, street, or thoroughfare with no permitted access.
- 2.10 Height of Sign - The height of a sign is the vertical distance measured from the ground plane to the top of the sign.
- 2.11 Marquee Sign - A marquee shall mean and include any roofed structure attached to and supported by a building and projecting over public property.
- 2.12 Movable, Freestanding Sign - Any sign not affixed to or erected into the ground.
- 2.13 Non-Appurtenant Sign - Any sign which advertises products, services, or business establishments which are not located, conducted, manufactured, or sold upon the same premises upon which the sign is erected.
- 2.14 Non-Conforming Signs - Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the preview of this Ordinance and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this Ordinance.
- 2.15 Off-premise Sign - See Non-Appurtenant Sign.
- 2.16 On-Premise Sign - See Appurtenant Sign.
- 2.17 Projecting Sign - Any sign attached to a building or structural wall and extending horizontally outward from such wall more than eighteen (18) inches.
- 2.18 Residential Zone or District - Any zone which is designated by the prefix "R" in this Ordinance.
- 2.19 Roof Sign - Any sign which is erected upon or over the roof or over a parapet of any building.
- 2.20 Sign - Any words, lettering, parts of letters, figures, numerals, phrases, sentences, devices, designs, pictures, trade names, or trademarks by which



anything is made known, such as are used to designate a firm, association, corporation, profession, business, or service, whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof frame, support, fence, or other man-made structure, which are visible from any public street, public highway, or public road right-of-way. For the purpose of this Ordinance, the word "sign" does not include the flag, pennant, or insignia of any nation, state, Town, or other political unit, or of a non-profit organization. Further, it shall not include any official notice issued by any court, public body or officer, or directional warning or information sign or structure required or authorized by law.

2.21 Sign Area - Sign area shall mean the area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one (1) side of a back-to-back or double-face sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five (45) degrees. In relation to signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle, or circle large enough to frame the display.

2.22 Time and Temperature Device - Any mechanism that displays the time and/or temperature, but does not display any commercial advertising or identification.

2.23 Wall Sign - A sign with messages or copy erected parallel to and attached to or painted to the outside wall of a building and extending not more than eighteen (18) inches from the wall.

### **3.0 Administration**

The Building Official is hereby authorized and directed to enforce all provisions of this Ordinance. All signs that require the issuance of a building permit shall be inspected by the Town Building Official at all reasonable times during or after construction.

### **4.0 Punishment**

Any person found guilty of violating any of the provisions of this ordinance shall be guilty of an infraction, and upon conviction thereof, shall be punished by a fine not to exceed two hundred ninety-nine dollars (\$299.00). Each day that any violation of this ordinance is permitted to continue shall constitute a separate offense.

### **5.0 Fees**

The fee for a building permit will be calculated as specified in the Uniform Building Code as adopted by Cedar Fort Town.

## **6.0 General Requirements**

The following general requirements shall apply to signs and outdoor advertising structures erected within the Town of Cedar Fort, unless otherwise provided in this Ordinance.

6.1 No person shall erect, alter, or relocate any sign or outdoor advertising structure within the Town without first obtaining a building permit from the Building Official in accordance with the provisions of the Uniform Building Code and the provisions of this Ordinance. Any person denied a building permit for noncompliance with this Section may file an appeal with the Board of Adjustment.

6.2 Flashing or rotating signs are permitted in CR and LI zones. Flashing shall be limited to sequential, chasing, or subdued color change. No intense strobe-type flashing will be permitted. Rotation shall be limited to eight (8) revolutions per minute; provided however, that the lights described above may not be used within four hundred (400) feet of a residence, apartment, hotel, motel, or other residential structure.

6.3 No sign shall be designed for the purpose of emitting sound, smoke, or steam.

6.4 Except as otherwise provided in this Ordinance, all movable, freestanding signs, including movable, freestanding A-frame signs are prohibited. This prohibition shall include signs mounted or painted upon vehicles or trailers which are parked in any location for the purpose of calling attention to or advertising a person, place, or thing. Any sign, handbill, poster, advertisement or notice of any kind or sort fastened, placed, posted, painted, or attached in any way on any curbstone, lamp post, telephone pole, power pole, hydrant, fence, tree, sidewalk, or street is prohibited.

6.5 A new business in the community located in a non-residential zone shall be permitted to erect an on premise temporary banner for not more than ninety (90) days from the first day of opening. Existing businesses may erect temporary banners for not longer than thirty (30) working days in any given six (6) month period for any special events or promotions. The Town may erect temporary banners and attach special signs to Town-owned lamp posts for the advertising of special events and holidays that benefit the community as a whole. The above banners may be draped over a public right-of-way when approved by the Town Council. No banner shall be placed in a manner that will be a public nuisance or hinder the safe movement of traffic or pedestrian walk ways. A banner shall not be erected within the areas defined in for clear view of intersections. Banners over a walk way shall not be less than ten (10) feet high (to the bottom) and not less than eighteen (18) feet over public streets, alleys, and parking areas.

6.6 Signs painted on or affixed to canopies that are part of the building shall be considered part of the total allowed area of wall signs for the walls from which the canopy projects. Signs painted on or affixed to canopies that are freestanding shall be considered part of the total allowable area of freestanding signs for that use. Signs suspended under canopies (marquees) which project over public right-of-way shall be limited to six (6) square feet. Signs with



changeable copy (read boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces as permitted for wall signs in this Ordinance so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached.

6.7 All signs in industrial, commercial, or professional office zones shall be approved as specifically permitted in the underlying applicable zones as part of a Commercial Site Plan Approval Process.

## **7.0 Signs on Premises**

Except as provided within the provisions of respective zoning districts, and unless otherwise expressly provided in this Ordinance, no sign shall be permitted which is not used exclusively to advertise the ownership, sale, or lease of property upon which said sign is placed, or to advertise a business conducted, services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises.

## **8.0 Exceptions**

This Ordinance shall not apply to signs used exclusively for:

8.1 The display of official notices used by any court or public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice.

8.2 Directional, warning, or information signs of a public or semi-public nature, directed and maintained by an official body or public utility.

8.3 Barber poles not to exceed six (6) feet in height located on private property and bearing no advertising copy or message.

8.4 Any sign of a non-commercial nature when used to protect the health, safety or welfare of the general public.

8.5 Any official flag, pennant, or insignia of any nation, state, Town, or other political unit.

8.6 Time and temperature signs and elements of commercial signs that convey only time, temperature, or weather conditions.

8.7 Campaign signs for the purpose of announcing the candidacy of any person or persons seeking public office, provided that such signs shall be removed within seven (7) days following the election.

## **9.0 Location Standards**

The following restrictions shall apply to all signs:

9.1 No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than ten (10) feet, nor may any sign extend over an adjoining property line without permission of the adjoining owner. Signs projecting over a public right of

way shall be approved by the Town Council after receiving a recommendation from the Planning Commission.

9.2 Any permanent free-standing sign or low profile sign must be incorporated within a landscaped planter area of at least twenty-five (25) square feet in size.

9.3 No sign shall be erected, altered or relocated so as to interfere with or restrict access to a window, fire escape, or required exit.

9.4 No sign or sign structure will be permitted which constitutes a safety hazard.

## **10.0 Special Purpose Signs**

In addition to any other permitted sign(s), signs for special purposes set forth in this Ordinance shall be permitted as provided herein:

10.1 In all zones, on premise signs may be erected to advertise the sale, rent or lease of property upon which said signs are placed. Said signs shall be limited to one (1) sign per street face, unless otherwise provided by the zoning provisions, and shall not exceed an area of six (6) square feet. Said signs shall be exempt from project plan approval and no building permit shall be required.

10.2 In all zones where group occupancies in office buildings, commercial buildings, or industrial buildings are permitted, on premise directory signs may be erected displaying the names of occupants of a building who are engaged in a particular profession, business, or industrial pursuit. Said sign shall be situated at least two (2) feet inside the property line and shall not exceed twelve (8) feet in height. Said sign shall not exceed an area of one hundred (100) square feet and shall not be placed within a clear-vision area of a corner lot.

10.3 On premise signs may be erected in conjunction with construction projects and used for the purpose of publicizing the future occupants of the building, architects, engineers, and construction organizations participating in the project, and such other information as may be approved by the Building Official. In residential zones no such sign shall exceed Ten (10) square feet in area. All such signs shall be removed before an Occupancy Permit is granted by the Building Official.

10.4 On premise directional signs may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property, and shall be located on the properties to which they pertain. No such sign shall exceed six (6) square feet.

10.5 Open house signs advertising real estate open for inspection for a prospective sale may be placed on private property in all districts with the consent of the owner, lessee, or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed (6) square feet. Open house signs shall not require a building permit.

10.6 In all zones, a church or quasi-public organization may erect one (1) wall sign on the premises to identify the name of the organization and announce activities thereof. Said wall sign shall not exceed an area of Ten (10) square



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feet, and may be mounted upon a freestanding, ornamental masonry wall. Said sign shall not obstruct the vision of a corner lot.

10.6.1 The sign shall be permanently installed.

10.6.2 If the sign is elevated off of the ground the bottom of the sign shall not be lower than eight (8) feet.

10.6.3 The sign shall not be an animated sign or contain any flashing lights or moving parts.

10.7 One (1) development promotional sign may be placed on the premises of each subdivision, planned development, or condominium project having five (5) or more lots or approved dwelling units. The promotional sign may have an area of ten (10) square feet. One (1) on-premise sign shall be permitted per entrance or access to a development with a maximum of four (2) development signs per development. Two (2) directional signs may be located off-site to contain only the name and direction of any subdivision or planned development. Said signs may have a maximum area of ten (10) square feet each and shall not be located in the right-of-way of any public street. All signs shall be removed not later than thirty (30) days following the sale of all lots or dwelling units in the development and before an Occupancy Permit is granted by the Planning and Zoning.

10.8 One (1) name plate or marker shall be allowed for each dwelling to indicate only the occupant's name. Said name plate shall not exceed two (2) square feet in area, and shall not contain an occupational designation. A name plate shall not require a building permit.

10.9 Home occupations shall be permitted to install one on premise sign to identify the business and indicate the type of business being conducted providing the following provisions are met:

10.9.1 The permitted sign is to be an on premise freestanding or wall sign.

10.9.2 The sign shall not project over a public way, sidewalk, or parking surface.

10.9.3 A freestanding sign shall not be more than three (3) feet high.

10.9.4 The sign area shall not exceed nine (9) square feet.

10.9.5 The sign shall not be an animated sign or contain any flashing lights or moving parts.

10.10 Signs for children's seasonal entrepreneur projects such as the selling of lemonade and worms shall not be regulated by this code except that they are to be on premise signs and shall not be placed on or over a public way.

10.11 Garage Sales signs and shall not be placed on or over a public way. Each garage sale shall not exceed two (2) days in any given thirty (30) day period.

10.12 Non-conforming businesses which are properly licensed within the Town may install directory signs and one low profile monumental sign meeting the following provisions:

10.12.1 The area of a low profile monumental sign shall not exceed thirty-two (32) sq. ft.

10.12.2 There may be not more than one (1) low profile monumental sign for each parcel of property.

- 10.12.3 No low profile monumental sign shall exceed forty two (42") inches in height.
- 10.12.4 No low profile monumental sign shall project over a property line.
- 10.12.5 No low profile monumental sign shall be permitted as an off premise sign.
- 10.12.6 Low profile monumental signs shall be permanently installed with supports meeting the requirements of the Building Code. All electrical connections shall meet the requirements of the Electrical Code.
- 10.13 Signs on public benches located on public or private property shall be approved by the Town Council after receiving a recommendation from the Planning Commission. Approval shall be subject to the following:
  - 10.13.1 No public hazard or nuisance is created.
  - 10.13.2 The sign shall only be located on the back rest of the bench.
  - 10.13.3 The sign shall not extend over the top nor past the sides of the bench.
  - 10.13.4 The sign shall not contain any lights, moving parts, nor be in colors that would detract from the harmony of the neighborhood.
  - 10.13.5 The sign shall not advertise the use of tobacco, alcoholic beverages, or illegal drugs or depict or allow the depiction of any matter deemed by the Town to be obscene, harmful to minors, or in violation of law, or which in the opinion of the Town is immoral or in such bad taste as to offend the moral standards of the residents of the Town or any substantial portion thereof.
  - 10.13.6 The sign shall not contain any wording or picture(s) that could divert the attention of operators of motor vehicles.

#### **11.0 Classification of Signs**

Every sign erected or proposed to be erected within the Town shall be classified by the staff in accordance with the definitions of signs contained in this Ordinance. Any sign that does not clearly fall within one (1) of the classifications shall be placed in the classification which the sign, in view of its design, location, and purpose, most clearly approximates in the opinion of the staff.

#### **12.0 Signs Permitted in Agricultural and Residential Zones**

No sign shall be erected in any agricultural or any residential zones except as provided within the provisions of the respective zoning districts as established in this Ordinance, except that certain special-purpose signs may be erected in all zones in compliance with the provisions of this Ordinance.



### 13.0 Signs Permitted in Commercial Zones

For each place of business or occupancy within a non-residential zone the following types of signs shall be permitted in conformance with the standards set forth:

- 13.1 Appurtenant freestanding shall comply with the following provisions:
  - 13.1.1 Signs which are not over five (5) feet in height shall have an area not to exceed ten (10) sq. ft.
  - 13.1.2 There may be one (1) such sign on each parcel of property or commercial complex for each one hundred (100) ft. of frontage.
  - 13.1.3 No sign shall exceed twenty-five (8) feet in height.
  - 13.1.4 No sign shall project over a property line, nor more than five (5) feet into any required front yard.
- 13.2 Wall signs and painted wall signs, except as otherwise provided in this Ordinance, located in a commercial zone shall comply with the following requirements:
  - 13.2.1 The area of a wall sign shall be permitted to have an area not to exceed twenty (10) sq. ft.
  - 13.2.2 There may be two (2) such signs for each building face, but in no case shall a total wall sign area for each face exceed the area as allowed in # a above. No building shall be deemed to have more than four (4) building faces.
  - 13.2.3 No part of any sign shall extend above the top level of the wall upon, or in front of, which it is situated.
  - 13.2.4 Projection: No such sign, including any light box or structural part, shall project more than eighteen (18) inches from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.
- 13.3 Low profile monumental signs shall comply with the following provisions:
  - 13.3.1 The area of a low profile monumental sign shall not exceed thirty-two (32) sq. ft.
  - 13.3.2 There may be not more than one (1) low profile monumental sign for each parcel of property or commercial complex for each one hundred (100) feet of frontage.
  - 13.3.3 No low profile monumental sign shall exceed eight (8) feet in height. The bottom of a low profile monumental sign shall not be more than four (4) feet from the ground and shall be so arranged as to prevent the public from walking under it.
  - 13.3.4 No low profile monumental sign shall project over a property line.
  - 13.3.5 No low profile monumental sign shall be permitted as an off premise sign.
  - 13.3.6 Low profile monumental signs shall be permanently installed with supports meeting the requirements of the Building Code. All electrical connections shall meet the requirements of the Electrical Code.

#### **14.0 Signs Permitted in the light Industrial Zones**

Signs permitted in the industrial zones shall include the following:

14.1 Wall signs and painted wall signs may be created in any industrial zone as follows:

14.1.1 The area of a wall sign shall be permitted to have an area not to exceed ten (10) sq. ft.

14.1.2 No part of any such sign shall project above the wall or building face upon which it is mounted or painted.

14.1.3 No such sign, including any light box or structural part, shall project more than eighteen (18) inches from the part of the building to which it is attached. No copy is permitted on the sides of any such sign.

14.2 Low profile monumental signs shall comply with the following provisions:

14.2.1 The area of a low profile monumental sign shall not exceed ten (10) sq. ft. The sign area may be increased under a special exception by the Board of Adjustment.

14.2.2 There may be not more than one (1) low profile monumental sign for each parcel of property or commercial complex for each one hundred (100) feet of frontage.

14.2.3 No low profile monumental sign shall exceed eight (8) feet in height. The bottom of a low profile monumental sign shall not be more than four (4) feet from the ground and shall be so arranged to prevent the public from walking under it.

14.2.4 No low profile monumental sign shall project over a property line.

14.2.5 No sign of sexual nature are allowed in any zone.

14.2.6 No low profile monumental sign shall be permitted as an off premise sign.

14.2.7 Low profile monumental signs shall be permanently installed with supports meeting the requirements of the Building Code. All electrical connections shall meet the requirements of the Electrical Code.

#### **15.0 Outdoor Advertising Structures (Billboards)**

**No billboard signage will be allowed within the Town limits.**

#### **16.0 Severability**

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

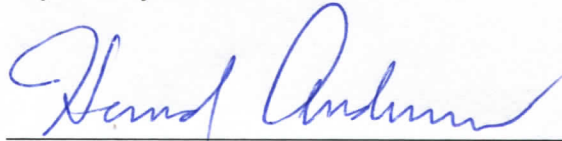


**17.0 Conflict With Other Land Use Ordinances of the Town**

If any provision of this ordinance is in conflict with a provision of another ordinance of the Town, then the most stringent requirement shall govern.

**18.0 Effective Date**

Passed and duly adopted this 24<sup>th</sup> day of May 2016.



HOWARD ANDERSON, MAYOR

ATTEST:



Vonda Cook  
Cedar Fort Town Recorder

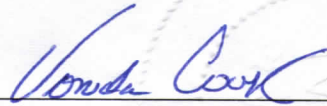
Councilmember Howard Anderson	Voted <u>yea</u>
Councilmember Ellen Cibula	Voted <u>yea</u>
Councilmember Larry Mohler	Voted <u>yea</u>
Councilmember Chris Murphy	Voted <u>YEA</u>
Councilmember Richard Stark	Voted <u>YEA</u>

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

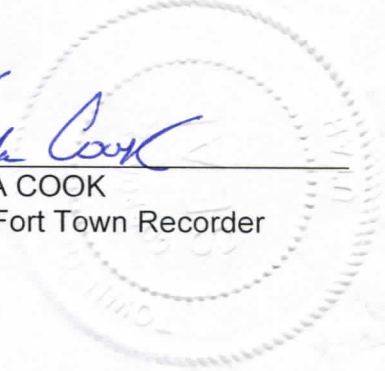
I, VONDA COOK, Town Recorder of Cedar Fort Town, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the Town Council of Cedar Fort Town, Utah, on the 24<sup>th</sup> day of May 2016 as titled:

**“SIGNAGE REQUIREMENTS OF THE TOWN OF CEDAR FORT, UTAH“**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Cedar Fort Town Utah this 24<sup>th</sup> day of May 2016.



\_\_\_\_\_  
VONDA COOK  
Cedar Fort Town Recorder



(SEAL)



**AFFIDAVIT OF POSTING**

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, Vonda Cook, Town Recorder of Cedar Fort Town, Utah, do hereby certify and declare that I posted in three (3) public places the following summary of the ordinance which was passed by the Cedar Fort Town Council on the 24<sup>th</sup> day of May 2016 and herein referred to as:

**“SIGNAGE REQUIREMENTS OF THE TOWN OF CEDAR FORT, UTAH“**

**SUMMARY:**

The above named ordinance was enacted to define and describe the requirements, limitations and restrictions on placement of signs and signage within the Town of Cedar Fort. Definitions are included. Details of placement, size and other information and restrictions are provided.

The three places are as follows:

1. Post Office
2. Town Hall
3. Cedar Valley Store

  
\_\_\_\_\_  
Vonda Cook  
Cedar Fort Town Recorder

Date of Posting 25 May 2016