

CHAPTER 14. SIGNS

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Article 14-1. Administration

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14-1-1. Purpose and Scope.

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

1. Reduce potential hazards to motorists and pedestrians.
2. Encourage sign owners to integrate signs with buildings and sites.
3. Reduce driver inattention through the elimination of excessive and confusing sign displays.
4. Preserve and improve the appearance of the City as a place in which to live and work.
5. Allow commercial businesses (excluding home occupations) to clearly identify themselves and their goods and services.
6. Safeguard and enhance property values.
7. Protect public and private investment in buildings and open space.
8. Preserve freedom of speech.
9. Promote the public health, safety, and general welfare of the citizens of the City of Orem.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Amended, 11/08/94; Ord. No. O-09-0014, Amended 06/23/2009)

14-1-2. Title.

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

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Amended, 11/08/94)

14-1-3. Boundaries.

The location and boundaries of the zones wherein the various types of signs allowed by this Chapter may be placed are shown on the map entitled "Sign Zone Map of the City of Orem" which is part of this Chapter and which shall have the force and effect of law.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Rep&ReEn, 11/08/94; Ord. No. O-97-0002, Amended, 01/14/97; Ord. No. O-97-0022, Amended, 04/22/97; Ord. No. O-97-0025, Amended, 04/22/97; Ord. No. O-97-0046, Amended, 10/21/97; Ord. No. O-98-0034, Amended, 07/28/98; Ord. No. O-98-0036, Amended, 07/28/98; Ord. No. O-08-0032, Amended 11/11/2008; Ord. No. O-09-0006, Amended 02/10/2009; Ord. No. O-09-0007, Amended 02/10/2009)

14-1-4. Interpretation.

A. The provisions of this Chapter shall be final. Signs not specifically allowed herein shall be prohibited.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-09-0014, Amended 06/23/2009)

B. Nothing contained in this Chapter shall prevent the erection, location, or construction of signs on private property where such erection, location, or construction of signs is required by law.

(Ord. No. 661, Revised, 04/10/90)

C. Nothing in this Chapter shall prevent anyone from engaging in noncommercial speech as guaranteed by the First Amendment to the United States Constitution.

(Ord. No. 661, Revised, 04/10/90)

14-1-5. 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 Development Services 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 Chapter 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.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-1-7)

14-1-6. Penalties.

It shall be unlawful for any person to violate any of the provisions of this Chapter. Any person, firm or corporation, whether as principal, agent, employee, or otherwise, violating or causing the violation of the provisions of this Chapter 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.

Previous illegal signs shall not be grandfathered in under this ordinance.

The City's failure to take appropriate action against violations of this Chapter shall not be a waiver of any of the rights of the City as set forth in this Chapter.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-1-8)

14-1-7. Validity.

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

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-1-10)

14-1-8. Amendments.

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

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-1-11)

Article 14-2. General Requirements

- 14-2-1. Permits.
- 14-2-2. Maintenance.
- 14-2-3. Signs Used with Conditional Use Permits.
- 14-2-4. Prohibited Sign Locations.
- 14-2-5. Prohibited Signs.
- 14-2-6. Confiscation of Signs.
- 14-2-7. Abandoned Signs.
- 14-2-8. Unsafe or Dangerous Signs.

14-2-1. Permits.

A. **Permits required.** Except as provided in this Chapter it shall be unlawful for any person to erect, alter or relocate a sign within the City of Orem without first obtaining a sign permit from the City.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1)

B. **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.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1)

C. **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:

1. 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.

2. 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.

3. An elevation drawing of existing or future buildings that will display the attached signage.

4. Any other reasonably related information deemed necessary by the City.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1)

D. Permit Issuance Term.

1. 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.

2. Every permit issued by the City under the provisions of this Chapter shall expire and become null and void if the work authorized by such permit is not commenced within one hundred eighty (180) 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 eighty (180) 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 (1/2) 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.

3. The City may in writing suspend or revoke a permit issued under provisions of this Chapter whenever the permit is issued on the basis of a material omission or misstatement of fact or in violation of any ordinance.

4. 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.

5. 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.

6. 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 Chapter.

7. 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.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1)

E. Reserved.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1; Ord. No. O-09-0014, Amended 06/23/2009)

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

1. Footing inspections on all freestanding signs.

2. Electrical inspections on all illuminated or electrical signs.

3. 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.

4. Final inspections which shall cover the sign location, structural members, and placement of the insignia.

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

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-1)

14-2-2. 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 any conditions required by a sign permit. Signs in disrepair which have not been repaired for sixty (60) 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 following receipt of written notice from the City requiring such removal.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-2; Ord. No. O-09-0014, Amended 06/23/2009)

14-2-3. Signs Used with an Approved Site Plan.

Any person desiring to erect any sign in conjunction with an approved site plan shall submit a sign permit application to the City’s Development Services Director or designee. Signage indicated on an approved site plan shall not be considered part of the approved site plan. Signage may only be approved if accompanied by a sign permit application and if all provisions of this chapter are met.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-4; Ord. No. O-09-0014, Amended 06/23/2009)

14-2-4. 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. 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.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-3)

14-2-5. Prohibited Signs.

The following signs are prohibited in the City:

1. A-frame signs.
2. Abandoned signs
3. Motion Signs.
4. Off-premise signs, except those expressly permitted in this Chapter.
5. Portable signs, except those expressly permitted in this Chapter.
6. Roof signs.
7. Temporary signs, except those expressly permitted in this Chapter.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-6)

14-2-6. 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 Safety Director for a period of seven 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 Department of Public Safety, which shall issue a release notice for redemption of the sign upon payment of costs. The City of Orem 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 Chapter 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 seven days shall be destroyed.

(Ord. No. O-94-0032, Enacted, 11/08/94; Ord. No. O-09-0021, Amended 10/27/2009)

14-2-7. 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.

(Ord. No. O-94-0032, Enacted, 11/08/94)

14-2-8. 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.

(Ord. No. O-94-0032, Enacted, 11/08/94)

Article 14-3. Definitions and Regulations

- 14-3-1. Construction of terms.
- 14-3-2. Definitions.
- 14-3-3. Specific Regulations by Sign Type.
- 14-3-4. Signs Permitted in Designated Land Use Zones.

14-3-1. 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," "repair," "reconstruct," "convert," or "maintain." The words "shall" and "must" are always mandatory. The term "City" shall mean the City of Orem. The term "City Attorney" shall mean the City Attorney of the City of Orem. Words not included herein but which are defined in Chapter 1 of the Orem City Code shall be construed as defined therein.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-2-1)

14-3-2. Definitions.

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.

Abandoned sign: Any sign or structure 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.

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 Chapter shall be included in the computation of the total area of signs permitted by this Chapter.

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.

Banner sign: Any sign made of fabric or any nonrigid material with no enclosing framework.

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.

Building face or wall: All window, door, and wall areas of a building in one plane or elevation. The building face or wall shall be considered the same plane if the change in the plane or elevation of the building wall or face does not exceed twelve (12) inches. If two walls intersect at a 150 degree angle or less, the walls shall be considered separate walls.

Canopy sign: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

Changeable copy sign: Any sign whose informational content can be changed or altered by manual, mechanical, or electronic means.

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 record or which is approved as a part of an overall site plan, or a commercial subdivision which provides shared accesses and/or parking. For the purposes of this Chapter, planned commercial developments and commercial condominium projects are considered commercial complexes.

Clear Vision Area: A triangular area established at the intersection of two (2) streets or at the intersection of a street and a driveway. Such a triangle shall have legs of twenty-five feet (25') along the right-of-way and/or the driveway.

Commercial condominium project: See "Commercial complex."

Copy: The wording on a sign surface.

Directional sign: Any sign used to direct traffic flow into or out of a parking lot through a City approved drive approach.

Flags: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or charitable organization.

Flashing sign: Any sign which has a flashing light source, such as a reflective, strobe, or incandescent light.

Freestanding pole sign: Any on-premise sign greater than six feet (6') in height and which is supported by one or more uprights or braces fastened to or embedded in the ground or a foundation in the ground and not attached to any building.

Freestanding monument sign: Any on-premise sign which is mounted directly to the ground having a maximum height of six feet (6').

Frontage: The width of the parcel of land which faces upon a dedicated street.

Garage or Yard sale sign: Any sign used to advertise an event commonly known as a "Garage or Yard sale."

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.

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.

Height of sign: The vertical distance measured from the grade to the highest point of the sign or sign structure.

Hillside high school letter sign: An alphabetical letter representing the name of an Orem high school located on a designated parcel of City-owned property.

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.

Hospital directional sign: Any freestanding monument sign within the hospital overlay zone which is used to direct traffic and/or pedestrians to separate uses and facilities allowed within the zone.

Interior property line: A property line other than one having frontage along a dedicated street or a private street.

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.

Interior sign: Any sign placed within the interior of a building and which is not intended to be visible from a public street.

Marquee: Any permanent roof-like structure projecting beyond a building or wall of the building generally designed and constructed to provide protection from the weather.

Marquee sign: Any sign attached to, in any manner, or made part of a marquee.

Motion sign: Any outdoor advertising structure and projection facility which displays changing copy by means of motion, slide, or similar picture projection equipment.

Name plate: Any sign identifying the name, occupation, profession, and/or address of any occupant of the premises.

Nonconforming sign: Any sign which was lawfully erected but which currently fails to conform to all of the requirements of this Chapter.

Off-premise sign: Any sign advertising merchandise, services, or businesses other than those available on the premises of the sign's location.

On-premise sign: Any sign advertising merchandise, services, or businesses available on the premises of the sign's location.

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.

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.

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.

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.

Reader board sign: Any portable sign with changeable copy designed to be moved from one site to another and used for occasional promotional events.

Real estate sign: Any sign relating to the sale, lease, or other disposition of real property.

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.

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.

Rotating sign: Any sign or portion of a sign which moves in a revolving or similar manner.

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.

Sign Zone: 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. Should a discrepancy arise as to what constitutes a sign, the registered trademark and/or business name shall be used to identify the extent of the sign.

Special purpose sign: Any sign pertaining to events of a civic, political, philanthropic, educational, or religious organization.

Temporary sign: Any sign constructed for temporary use.

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 extend above the roof line;
 - c. Not be used on the same building which has an integral roof sign.
3. No more than twenty percent (20%) of the area of any wall may be covered by wall signs.
4. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, and BP zones and can be approved as part of a conditional use in residential zones. **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.

Yard sale sign: See Garage sale sign.

Youth activity sponsor sign: Any sign attached to an athletic facility fence which identifies and advertises the sponsors of youth teams or programs.

Zone: Any land use regulatory zone as found in Chapter 22 of the Orem City Code.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-2-2; Ord. No. O-95-0024, Amended, 05/02/95; Ord. No. O-97-0054, Amended, 12/09/97; Ord. No. O-98-0010, Amended, 02/24/98; Ord. No. O-98-0034, Amended, 07/28/98; Ord. No. O-07-0041, Amended 08/28/2007; Ord. No. O-09-0014, Amended 06/23/2009; Ord. No. O-09-0017, Amended 07/14/2009)

14-3-3. Specific Regulations by Sign Type.

All signs shall comply with the following listed requirements.

NOTE Certain zones listed in Chapter 22 of the Orem City Code have their own regulations for signs. Sign regulations in Chapter 22 shall also be complied with.

A-Frame Signs:

A-Frame signs are prohibited in all zones.

Abandoned Signs:

Abandoned signs are prohibited in all zones.

Balloon Signs:

1. Balloon signs require a sign permit from the City of Orem
2. Balloon signs shall:
 - a. Be placed no closer than ten (10') feet from the public right-of-way;

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. Businesses may only display balloon signs a maximum of thirty (30) days in any one (1) calendar year per site.

4. Balloon signs are permitted in the C2, C3, M1, M2, and HS zones.

Banner Signs:

1. Banner signs do not require a sign permit.
2. Banner signs shall:
 - a. Only be attached parallel to a wall of the main building of the business;
 - b. Not exceed twenty percent (20%) of the wall area to which the sign is attached;
 - c. Not be used on the same wall as a "wall sign" or other banner sign unless the combined area of all signs is less than twenty percent (20%) of the wall area to which the signs are attached;
 - d. Not be attached to, or between telephones poles, fences, fence poles, utility poles, public or private light poles, trees, vehicles, or any other apparatus other than a building wall;
 - e. Not be placed on the roof of any building; and
 - f. Be maintained in a neat and attractive condition.

3. Banner signs are permitted in the C2, C3, M1, M2, and HS zones.

Billboard Signs:

1. Billboard signs are not permitted in any zone. All lawfully existing billboards shall be nonconforming uses. No new billboards or outdoor advertising signs shall be permitted as of November 5, 2004. However, off-premise public information signs and logo signs located in the State owned right-of-way shall be allowed as described in Utah Code Section 72-7-504.

2. A lawfully existing billboard sign on or adjacent to State Street, Interstate 15 or 800 North may be reconstructed or relocated by the owner of the billboard (but no other person or entity) on the same lot or adjacent property under the same ownership.

3. One or more billboard signs located adjacent to State Street, Geneva Road, Center Street, or 800 North may be exchanged by the owner of the billboard (but no other person or entity) for a new billboard sign to be located adjacent to I-15 in the M2 zone provided that the total square footage of the sign(s) removed is equal

to or greater than the square footage of the new sign(s) adjacent to I-15.

4. If any billboard sign may not be continued because of the widening, construction, or reconstruction along an interstate, federal aid primary highway existing as of June 1, 1991, national highway systems highway, or state highway, such billboard sign may be remodeled or relocated under the circumstances and conditions allowed by Utah Code Sections 72-7-510 and 72-7-513, as amended.

5. A billboard sign that is not reconstructed within one year of its removal or destruction shall be considered abandoned and may not be reconstructed or relocated.

6. A billboard sign that is relocated or reconstructed under this section 14-3-3 shall:

a. Comply with the outdoor advertising regulations of the Utah State Department of Transportation;

b. 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;

c. Not have an area exceeding six hundred seventy-five (675) square feet per sign face in the M2 zone or three hundred (300) square feet in any other zone;

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 five hundred feet (500') from any other billboard or off-premise sign. Notwithstanding the foregoing, if an existing billboard is currently within five hundred feet of another billboard, it may be reconstructed or relocated within five hundred feet of such other billboard provided that it is not moved any closer to such billboard.

f. Not be located any closer than fifty feet (50') from any other freestanding pole sign;

g. Not be erected in a clear vision area of a corner lot unless the sign face is at least ten feet (10') above the adjacent street grade;

h. Not unreasonably obstruct any traffic control device;

i. Not overhang public property or public right-of-way;

j. Not be within two hundred feet (200') of any residential zone;

k. Not be enlarged or expanded beyond the size of the original billboard sign.

However, the size of a new billboard sign that is allowed adjacent to I-15 pursuant to an exchange under subsection 3 above, may have up to six hundred seventy-five square feet of sign face provided that at least an equal amount of signage has been removed as part of the exchange;

l. Not be increased in height if relocated pursuant to subsection 2 above; and

m. Be constructed and maintained with neutral color.

Canopy Signs:

1. Canopy signs require a sign permit from the City.

2. Canopy signs shall:

a. Only be placed on a canopy which has been approved by the Chief Building Official or his designee;

b. Not have copy which exceeds fifty percent (50%) of the area of the canopy; and

c. Not extend beyond the outside limits of the canopy.

3. Canopy signs are permitted in the C1, C2, C3, M1, M2, HS, CM, and BP zones.

Changeable Copy Signs:

1. Changeable Copy signs require a sign permit from the City.

2. Changeable Copy signs shall:

a. Only be used in connection with freestanding signs, low profile signs, or wall signs; and

b. Not have dimensions which exceed the requirements of the ordinance for freestanding, low profile, or wall signs.

3. Changeable Copy signs are permitted in the C1, C2, C3, M1, M2, HS, CM and BP zones.

Directional Signs:

1. Directional signs require a sign permit from the City.

2. Only one directional sign is allowed for each City approved drive approach.

3. Directional signs shall:

a. Not exceed three feet (3') in height above the grade of the sign including the base; and

b. Not exceed six (6) square feet in area excluding the base.

4. Directional signs are permitted in the C1, C2, C3, M1, M2, HS, CM and BP zones.

Flag:

1. No sign permit is required for Flags.

2. Flag poles shall not exceed the maximum height allowed for any structure permitted in the zone.

3. Flag poles higher than the maximum height allowed in the zone may be permitted with a conditional use permit in accordance with the standards set forth in the zoning ordinance.

4. Flags are permitted in all zones.

Flashing Signs:

1. Flashing signs require a sign permit from the City.

2. Flashing signs shall not have light bulbs which exceed twenty-five (25) watts.

3. Flashing signs are permitted in the C2, C3, M1, M2, and HS zones.

Freestanding Signs: (Pole & Monument)

1. Freestanding signs require a sign permit from the City.

2. The number of freestanding pole signs allowed on a parcel or commercial complex shall be determined as set forth below:

a. A parcel that does not meet any of the criteria of subsections (b) through (d) may have one (1) freestanding pole sign. Except as provided below, where a parcel is part of a commercial complex, only one freestanding pole sign shall be allowed for the entire commercial complex

b. A parcel or commercial complex that has more than three hundred feet (300') of frontage on a dedicated street(s) (excluding Interstate 15) may have a total of two (2) freestanding pole signs.

c. A parcel or commercial complex that has a total of more than one thousand two hundred and fifty linear feet (1,250') of frontage on State Street and/or University Parkway, or more than six hundred and sixty feet adjacent to University Parkway and Interstate 15, including no less than three hundred feet (300') of frontage adjacent to Interstate 15, may have a total of three (3) freestanding pole signs.

d. A parcel or commercial complex that has a total of more than two thousand feet of combined frontage on University Parkway and State Street may have a total of five (5) freestanding pole signs.

e. In addition to the above, the owner(s) of a parcel that is a part of a commercial complex may have one freestanding pole sign on the parcel for the purposes of advertising the business(es) on the parcel provided that:

i. the parcel has at least two hundred feet of frontage on State Street;

ii. the primary building on the parcel is a standalone building;

iii. the applicant for the freestanding pole or monument sign owns or represents the entire ownership interest of the parcel; and

iv. the business(es) on the parcel has no other sign or signage on any pole or monument sign in the commercial complex.

3. One (1) freestanding monument sign shall be allowed for each separate building or building pad of a commercial complex.

4. Freestanding signs shall have a maximum allowable area expressed in square feet, and a maximum height, expressed in feet as determined by the "Sign Zone" in which the freestanding sign is located. For corner lots or lots that face upon two or more dedicated streets, the street frontage is the linear measurement of the lot along the street right-of-way line from which the sign will be viewed.

5. Freestanding Pole signs shall:

a. Not overhang public property or public right-of-way;

b. Be located as near to the midpoint of the lot frontage as feasibly possible;

c. Be set back a minimum of five feet (5') from side and rear property lines;

d. Not be located any closer than one hundred feet (100') from any other freestanding pole signs on the same parcel or commercial complex;

e. Be erected on a landscaped area of at least twenty-five (25) square feet with a minimum length and width of three feet (3'); and

f. Not be erected in the clear vision area except for signs which maintain a free space area between grade and ten feet (10') above the adjacent street grade. Poles or base structures that exceed fifteen (15) inches in width must remain outside the clear vision area.

g. Faces of a freestanding pole sign shall be separated by no more than a forty-five (45) degree angle.

6. Freestanding Monument signs shall:

a. Be mounted directly to the ground;

b. Not exceed six feet (6') in height above the grade of the sign including the base or shall not exceed six feet (6') in height based on the average of the high side and low side if located on a slope;

c. Not exceed thirty-six (36) square feet in area excluding the base;

d. Be set back from the public right-of-way a minimum of two feet (2');

e. Be erected on a landscaped area of at least twenty-five (25) square feet with a minimum length and width of three feet (3');

f. Not be erected in the clear vision area, except for signs which do not exceed three feet (3') in height from the adjacent street grade; and

g. Faces of a monument sign shall be parallel to each other or separated by no greater than a forty-five 45 degree angle.

7. Sign Zone Table. All areas not denoted with a specific "Sign Zone", and that are in a residential zone as shown on the official Zoning Map of the City of Orem, shall be considered to be in Sign Zone "D" for the purposes of calculating area and height. When regulations within this part conflict with regulations provided in the Zoning Ordinance of the City of Orem, the more restrictive regulation shall apply.

Sign Zone "A"

Street Frontage (in feet)	Max. Sign Area (in sq. ft.)	Max. Height (in feet)
50 or less	Frontage X (.4) + 80	15
51 to 100	Frontage X (.4) + 80	20
101 to 125	Frontage X 1.2	22
126 to 150	Frontage X 1.2	24
151 to 175	Frontage X 1.2	26
176 to 200	Frontage X 1.2	28
201 to 225	Frontage X 1.2	30
226 to 250	Frontage X 1.2	32
251 or more	Frontage X 1.2	35

No sign in Zone "A" shall exceed 300 square feet in area.

Sign Zone "B"

Street Frontage (in feet)	Max. Sign Area (in sq. ft.)	Max. Height (in feet)
50 or less	Frontage X (.4) + 60	10
51 to 100	Frontage X (.4) + 60	15
101 to 125	Frontage X 1.0	20
126 to 150	Frontage X 1.0	21
151 to 175	Frontage X 1.0	22
176 to 200	Frontage X 1.0	23
201 to more	Frontage X 1.0	24

No sign in Zone "B" shall exceed 225 square feet in area.

Sign Zone "C"

Distance From Street R.O.W. Line (feet)	Max. Sign Area (in sq. ft.)	Max Height (in feet)
10	36	Equal to distance from street r-o-w
15	75	
20	100	
25	125	
30	150	r-o-w
35	175	
40	200	

No sign in Zone "C" shall exceed 200 square feet in area.

Sign Zone "D"

Freestanding pole signs are not permitted in the "D" zone. Freestanding monument signs are allowed.

Sign Zone "E"

1. Freestanding pole signs may not be oriented toward 1200 West or Sandhill Road except for businesses which cater to the traveling public* and which are located within 660 feet of a freeway interchange. Freestanding pole signs shall be set back from 1200 West or Sandhill Road street right-of-way line a distance equal to the height of the sign structure.

2. A business or business complex located along 1200 West or Sandhill Road, which has a portion of its property adjacent to Interstate 15 may have a freestanding pole sign oriented toward the freeway. Such freestanding pole sign shall be placed no further from the freeway right-of-way than a distance equal to the height of the sign.

3. The area and height of freestanding signs shall be in accordance with Sign Zone "A" provided however that in no case shall the height of the sign exceed thirty-five feet (35') above the natural grade of the property at the location of the sign, or twenty-five feet (25') above the grade of the interstate perpendicular to the sign's location, whichever is greater.

NOTE Businesses which cater to the traveling public are defined as follows: hotel/motels, restaurant/fast food establishments, service stations/convenience stores, truck stops, and regional commercial centers.

Garage Sale Signs:

1. No permit is required for Garage Sale signs.
2. Garage Sale signs shall:
 - a. Not exceed four (4) 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 Chapter may result in a citation being issued for each sign violation.
4. Garage Sale signs are permitted in the R and OS zones.

Government Signs:

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

Hillside High School Letter Signs:

1. A hillside high school letter sign requires a permit from the City.
2. Hillside high school letter signs are only allowed on a parcel of property owned by the City

and shown in Exhibit "A," which is attached hereto and incorporated herein by reference.

3. A hillside high school letter sign may be displayed for a continuous period of no more than seven days and must be completely removed before the expiration of the seven day period. A high school may display its symbol on the designated City property no more than eight times per year. An application may be submitted no more than thirty (30) days before the first day of each desired display period. If more than one application is received for the same time period, the first complete application (including the required proof of insurance and indemnification agreement) shall be given priority. However, in the event that more than one high school desires to use the designated property, the City Manager shall have the right to limit each high school's use of the City property to one time per month. Following the removal of the sign, the applicant shall ensure that all trash and debris are removed from the City property and that the property is restored to at least as good a condition as before the applicant put up the sign.

4. A hillside high school letter sign shall be limited to one alphabetical letter representing the name of an Orem high school. The color of the sign shall be white or the colors of the applicable high school. The size of a hillside high school letter side shall not exceed 100 feet in length and 100 feet in width.

5. A hillside high school letter sign shall only be made of temporary, easily removable/portable materials that will leave no trace following their removal. More permanent materials such as rocks and paints shall not be allowed.

6. No highly flammable or hazardous materials shall be used in connection with the sign. The City shall have the right to review the proposed materials and design of the sign and use its discretion to prohibit any materials or sign characteristics it considers hazardous.

7. A hillside high school letter sign must be maintained parallel with the ground surface and may not be propped up.

8. An application for a hillside high school letter sign must be signed by the principal or vice-principal of the applicable school. The installation and removal of the sign must be supervised by an appropriate school administrator or employee.

9. Access to and from the location of a hillside high school letter sign shall only be from a trail approved by the City Manager or his designee.

10. As a condition of approval, the City may require insurance and an indemnification

agreement from the high school submitting an application for a hillside high school letter sign permit protecting the City against any claim resulting from use of the City property for the hillside high school letter sign.

11. The City Manager may suspend the right of any high school to install or maintain a hillside high school sign for any previous failure to comply with any of the requirements listed herein.

12. The City Manager shall have the right to deny any application for a hillside high school letter sign if he/she determines that granting such application would be contrary to the public health, safety, or welfare.

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.

Hospital directional sign:

1. Hospital directional sign requires a sign permit from the City.
2. Hospital directional signs shall:
 - a. Be allowed only within a hospital overlay zone; and
 - b. Not exceed six feet (6') in height; and
 - c. Not exceed thirty six (36) square feet; and
 - d. Be a minimum distance of one-hundred feet (100') from any public right of way; and
 - e. Not contain any commercial message, except for the hospital/corporation logo.

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:
 - a. Only be placed on a marquee which has been approved by the Chief Building Official or his designee;
 - b. Not have copy which exceeds fifty percent (50%) of the area of the marquee; and
 - c. Not extend beyond the outside limits of the marquee.

3. Marquee signs are permitted in the C1, C2, C3, M1, M2, HS, CM and BP zones.

Motion Signs:

Motion signs are prohibited in all zones in the City.

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 prohibited unless expressly allowed by this chapter.

Pennant Signs:

1. Pennant signs require a sign permit from the City.
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.
3. Businesses may only display pennant signs a maximum of thirty (30) days in any calendar year per site.
4. Pennant signs are permitted in the C2, C3, M1, M2, and HS zones.

Political Signs:

1. No permit is required for a political sign.
2. Political signs shall not be placed on public property.
3. Political signs are permitted in all zones.

Portable Signs:

Portable signs are prohibited in all zones unless specifically allowed by this Chapter.

Projecting Signs:

1. Projecting signs require a sign permit from the City.
2. Multiple projecting signs shall be permitted on buildings having multiple occupants in commercial complexes provided that no more than one projecting sign per occupant will be permitted on any single elevation.
3. Projecting signs shall:
 - a. Not overhang any public property or public right-of-way.
 - b. Be rigidly attached to the side of a building fascia with a decorative support bracket engineered and designed to withstand anticipated wind-loads.
 - c. Be located at a height such that no element extends above the top of the building

parapet or fascia element to which it is attached or hangs down lower than ten feet from a sidewalk or pedestrian-accessible area below.

- d. Extend from the side of the building no more than eleven feet.
- e. Be separated a minimum of twenty feet from any adjacent projecting sign on the same elevation of a single structure.
- f. Not be wider than two feet.
- g. Be part of the wall sign calculations which cumulative totals include both projecting signs and wall signs and shall not exceed the twenty percent of the wall area to which the sign(s) are attached.

4. Projecting signs are permitted in the C2 and C3 zones.

Reader Board Signs:

1. Reader Board signs require a sign permit from the City.
2. Reader Board signs shall:
 - a. Not be used for a period more than thirty (30) days in any one (1) calendar year (January 1 through December 31);
 - b. Be placed a minimum of ten (10') feet from the public right-of-way;
 - c. Not be placed in a clear vision area; and
 - d. Not be placed in such a way as to obstruct the vision of any motorist from seeing any traffic or traffic control devices.
3. Reader Board signs are permitted in the C2, C3, M1, M2 and HS zones.

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.

(Development Acreage) X (12.8) + (32) = 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.

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 twenty percent (20%) of the structure to which it is attached.

3. Integral Roof signs are permitted in the C2, C3, M1, M2, and HS zones.

Rotating Signs:

1. Rotating signs require a sign permit from the City.

2. Rotating signs shall not exceed six (6) revolutions per minute.

3. Rotating signs are permitted in the C2 and C3 zones.

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 removed within five (5) days of the conclusion of the event.

3. Special Purpose signs are permitted in all zones.

Temporary Signs:

Temporary signs are prohibited in all zones unless expressly allowed by this Chapter.

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 twenty percent (20%) of the wall area to which the sign is attached;

c. Not extend above the roof line;

d. Not be used on the same building which has an Integral Roof sign.

3. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, and BP zones and can be approved as part of a conditional use in residential zones.

Window Signs:

1. No permit is required for a Window sign.

2. Window signs shall not exceed eighty percent (80%) of the total transparent area of any window on which they are located.

3. Window signs are permitted in the C1, C2, C3, M1, M2, HS, and BP 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.

(Ord. No. 661, Revised, 04/10/90; Ord. No. 692, Amended, 08/13/91; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-3-5; Ord. No. O-95-0024, Amended, 05/02/95; Ord. No. O-95-0031, Amended, 05/23/95; Ord. No. O-97-0003, Amended, 01/14/97; Ord. No. O-97-0054, Amended, 12/09/97; Ord. No. O-98-0010, Amended, 02/24/98; Ord. No. O-98-0034, Amended, 07/28/98; Ord. No. O-99-0037, Amended, 08/24/99; Ord. No. O-01-0021, Amended, 6/12/2001; Ord. No. O-04-0045, Amended, 9/28/2004; Ord. No. O-05-0008, Amended, 3/22/2005; Ord. No. O-06-0024, Amended 10/24/2006; Ord. No. O-07-0012, Amended 02/13/2007; Ord. No. O-07-0041, Amended 08/28/07; Ord. No. O-08-0016, Amended 07/22/2008; Ord. No. O-08-0021, Amended 09/09/2008; Ord. No. O-09-0014, Amended 06/23/2009)

14-3-4. Signs Permitted in Designated Land Use Zones.

Signs which are permitted in the designated zone are indicated with a "P", and signs which are not permitted are indicated with an "N." Any sign indicated with a "C" shall meet the requirements of Section 14-2-3 of this Chapter.

	<u>R & OS</u>	<u>C1</u>	<u>C2, 3</u>	<u>M & HS</u>
A-frame	N	N	N	N
Abandoned	N	N	N	N
Balloon	N	N	P	P
Banner	N	N	P	P
Billboard	N	N	N	N*
Canopy	N	P	P	P
Changeable copy	N	P	P	P
Directional	N	P	P	P
Flags	P	P	P	P
Flashing	N	N	P	P
Freestanding pole	N	SEE SIGN - ZONE MAP		
Freestanding monument	C	SEE SIGN - ZONE MAP		
Garage or Yard sale	P	N	N	N
Governmental	P	P	P	P
Holiday	P	P	P	P
Hospital Directional Sign	PERMITTED ONL IN THE HOSPITAL OVERLAY ZONE			
Incidental	P	P	P	P
Interior	P	P	P	P
Marquee	N	P	P	P
Motion	N	N	N	N
Name plate	P	P	P	P
Off-premise	N	N	N	N
Pennant	N	N	P	P
Political	P	P	P	P
Portable	N	N	N	N
Projecting	N	N	P	N
Reader board	N	N	P	P
Real estate	P	P	P	P
Roof	N	N	N	N
Roof (Integral)	N	N	P	P
Rotating	N	N	P	N
Special purpose	P	P	P	P
Temporary	N	N	N	N
Wall	C	P	P	P
Window	N	P	P	P
Youth Ac. Sponsor Sign	P	P	P	P

*Allowed in the M2 Zone adjacent to I-15 only through an exchange under Section 14-3-3(3).

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-4-1; Ord. No. O-95-0024, Amended, 05/02/95; Ord. No. O-01-0021, Amended, 6/12/2001; Ord. No. O-04-0045, Amended, 9/28/2004; Ord. No. O-05-0008, Amended, 3/22/2005; Ord. No. O-08-0016, Amended 07/22/2008)

Article 14-4. Nonconforming Signs**14-4-1. Continuation of Legal Nonconforming Signs.****14-4-2. Alterations.****14-4-3. Abandoned Signs.****14-4-4. Modification of Requirements.****14-4-1. Continuation of Legal Nonconforming Signs.**

Legal nonconforming signs may continue to be used provided they meet the requirements of this Article.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-1)

14-4-2. Alterations.

A. A legal nonconforming sign shall not be materially altered. Materially altered shall include, but not be limited to the installation of a new cabinet, increase in square footage, or increase in height. The removal and installation of a new faceplate for a new tenant or business change shall not be considered a material alteration. No sign shall be reconstructed, raised, moved, placed, extended, or enlarged unless the sign is modified to conform with all of the provisions of this Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2; Ord. No. O-09-0014, Amended 06/23/2009)

B. 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.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2)

C. 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 Chapter.

(Ord. No. 661, Revised, 06/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-2)

14-4-3. Abandoned Signs.

Any legal nonconforming sign applicable to a use which has been discontinued for a period of one (1) year shall be deemed to have lost its legal nonconforming status, and shall be removed within ten (10) days following receipt of written notice from the City requiring such removal.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Renumber, 11/08/94, 14-5-3,)

14-4-4. Modification of Requirements.

A. Whenever strict compliance with the provisions of this Article would cause an unusual and unnecessary hardship on the applicant, the Board of Adjustment may waive, modify, or adjust the requirements of this Chapter. In granting such change, the Board of Adjustment may impose such additional conditions as will, in its judgement, 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 Board of Adjustment, together with the circumstances that justified the changes granted.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-5-4)

B. Fees. The fee for an appeal to the Board of Adjustment shall be according to the fee schedule approved by the City Council.

(Ord. No. 661, Revised, 04/10/90; Ord. No. O-94-0032, Ren&Amd, 11/08/94, 14-5-4)

