

PL No. _____

Date _____

Application

Master Sign Plan

A. Name of Business to be Advertised on the Sign: _____

Address of Sign Location: _____

Zoning of Property for Sign Location: _____ Number of Tenant Spaces in the Building: _____

B. Contact Person _____

Address _____

City _____ State _____ Zip _____

Telephone # _____ Mobile # _____ Fax # _____

C. Company or Person Installing the Sign: _____

Address _____

City _____ State _____ Zip _____

Telephone # _____ Fax # _____ State License # _____

D. Submittal Requirements:

- Accurate site plan including location of all buildings, parking lots, driveways and landscaped areas. (Indicate number of tenant spaces for each building.)
- Drawing showing details of construction and foundation of each proposed sign.
- Accurate indication of the location of each present and proposed sign of any type, whether requiring a permit or not.
- An elevation drawing or photo depicting the proposed location of sign(s) on buildings, walls or windows.
- A scaled color rendering showing size, text style, colors, materials, and lighting of each sign.
- Exterior paint/stain samples of the colors to be used in the construction of proposed sign(s).
- Computation of the maximum total sign area. For buildings with two (2) or more separate businesses, computations shall identify the total maximum area each individual business will be allowed.
- Square footage for each façade of the building upon which signs are being located.

I have read this application, including all attachments, and I understand the contents thereof, and certify that the information provided to the City herein is true and correct. I further state that I am familiar with the laws governing the construction and erection of signs within the City of Riverton, Utah, and that the above sign will be built and erected in conformity therewith and as shown on the approved sign plans. I am aware that each sign, although approved as part of the Master Sign Plan, must also be approved for an individual sign permit.

Signature

Date

Please refer to the attached Ordinance, 12-320 Sign Ordinance, for complete sign requirement details.

******You will receive a letter following the Planning Commission meeting providing status of your application******

OWNERSHIP AFFIDAVIT

STATE OF UTAH)
)
COUNTY OF SALT LAKE) ss

I, (We) _____ being duly sworn, depose and say that I, (we) am (are) the owner(s)* , or authorized agent(s) of the owner, of property involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____ Signed _____
Property Owner Agent

Subscribed and sworn to me this _____ day of _____, 20_____

Notary Public
Residing in Salt Lake County, Utah

My Commission Expires: _____

AGENT AUTHORIZATION

I, (We) _____, the owner(s)* of real property at _____ do authorize as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property to appear on my (our) behalf before and City Boards considering this application.

Signed _____
Property Owner

Dated this _____ day of _____, 20_____, personally appeared before me, _____, the signers of the above instrument who duly acknowledged to me that they executed the same.

Notary Public
Residing in Salt Lake County, Utah

My Commission Expires: _____

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of property.

Riverton City Planning and Engineering Department Application Fees

Fees are non-refundable once application has been made.

Effective July 1, 2001



* indicates advertising fees are required



Subdivision Fees

Preliminary Subdivision Plat *	
Minor Subdivision	\$440.00
4-49 lots	\$1,020.00
50-99 lots	\$1,390.00
100-149 lots	\$1,750.00
150 + lots	\$2,120.00
per lot fee	\$35.00
Final Subdivision Plat	
4-49 lots	\$1,160.00
50-99 lots	\$1,440.00
100-149 lots	\$1,720.00
150 + lots	\$2,000.00
+ per lot fee	\$100.00
Single Phase Subdivision *	
4-10 Lots	\$700.00
11-20 Lots	\$1,400.00
+ per lot fee	\$100.00

Zoning/General Plan Fees

Rezone (Advertising x2) *	
0-9 acres+	\$590.00
10-19 acres	\$770.00
20-50 acres	\$1,050.00
50 + acres	\$1,440.00
Text Change (Advertising x2) *	
Text Change	\$500.00
General Plan Amendment (Advertising x2) *	
0-9 acres+	\$500.00
10-19 acres	\$1,000.00
20-50 acres	\$2,000.00
50 + acres	\$2,500.00

Advertising

Newspaper Advertising	\$75.00
Per address processing fee	_____ x \$0.45

Sub-Total

Commercial Site Plan Fees

Site Plan *		+ Per acre
0-5 acres	\$840.00	\$200
6-10 acres	\$1,210.00	\$400
11-20 acres	\$1,570.00	\$350
20 acres or more	\$1,940.00	\$350
Master Site Plan *		
0-5 acres	\$1,770.00	
6-10 acres	\$2,150.00	
11-20 acres	\$2,510.00	
20 acres or more	\$2,880.00	
Final Site Plan (Phasing of Master Site Plan) + Per acre		
0-5 acres	\$840.00	\$200
6-10 acres	\$1,210.00	\$400
11-20 acres	\$1,570.00	\$350
20 acres or more	\$1,940.00	\$350
Multi-Family/Condo Development *		
0-40 units	\$1,190.00	
41-80 units	\$1,840.00	
81-120 units	\$2,820.00	
120 + units	\$3,550.00	
Commercial Subdivision in Conjunction with a Site Plan *		
Minor Subdivision	\$440.00	

Miscellaneous Fees

Conditional Use *		
Conditional Use	\$200.00	
Home Occupation	\$75.00	
Sign Permit		
Temporary Signs	\$25.00	per sign
Permenant Signs	\$50.00	per sign
<i>Signs installed without permit pay double fee</i>		
Board of Adjustments*		
Board of Adjustments	\$150.00	

Sub-Total

Total

**SECTION 12-320
SIGN ORDINANCE**

12-320-005	Title
12-320-010	Purpose
12-320-015	Definitions
12-320-020	Violation & Penalty
12-320-025	Permit Required
12-320-030	Permit Procedure
12-320-035	General Standards for All Signs
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12-320-045	Permanent Signs
12-320-50	Permitted Commercial & Industrial Signs
12-320-055	Accessory Signs
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12-320-070	Exempt Signs
12-320-075	Prohibited Signs

12-320-005 Title.

This section shall be known as the “Sign Ordinance”, and may be so cited and pleaded.

12-320-010 Purpose.

The purpose of this ordinance is to prescribe standards for the location, design, color, illumination, height and size of all types of signs within the City of Riverton in order to:

- A. Encourage the effective use of signs as a means of communication for the convenience of the public by preventing their over concentration, improper placement and excessive size.
- B. Maintain and enhance the aesthetic environment of the City.
- C. Minimize the possible adverse effects of signs on nearby public and private property.
- D. Prevent hazards to motorists and pedestrians created by improper sign design and placement.

E. Promote the City’s ability to attract sources of economic development and growth.

F. Protect and enhance the character of the City by requiring new and replacement signage which is:

- 1. An integral component of the style and character of the building to which it relates.
- 2. Appropriate to the type of activity to which it pertains.
- 3. Appropriately sized for its context.
- 4. Expressive of the identity of individual proprietors or of the community as a whole.

12-320-015 Definitions.

A-Frame Sign. Any portable sign, structure, or configuration of one or two sign faces mounted or attached back-to-back in such a manner as to form a basically triangular vertical cross-section.

Abandoned Sign. Any sign applicable to a use that has been discontinued for a period of three (3) months or more.

Accessory. Subordinate or incidental to, and on the same lot or on a lot contiguous to which is in the same ownership as the principle building or use being identified or advertised.

Alteration. Any change whatsoever to the sign which alters it from the approved application or plans such as by text, color, structure etc. .

Animated Sign. Animated sign shall mean a sign which involves motion or rotation of any part by mechanical, electrical, or artificial means, or displays flashing or intermittent light.

Billboard Sign. A sign designated for changeable messages which advertise or direct attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises upon which the sign is located or to impart any message for a fee. Often not owned by

the party whose message has been placed on the sign.

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. A sign on which the text or copy is changed manually or electronically excluding “time and temperature” and electronic message signs.

Common Entry Sign/ Store Within A Store. Signs advertising shops or other businesses having a common entry which may or may not be run by the same owner as the main business. Examples of such businesses may be a deli within a grocery store, a bank located within another business or a fast food restaurant with a gasoline service station.

Construction Sign. A temporary sign identifying construction or other improvements of a residential property by a building contractor or other person furnishing services, materials or labor to the unoccupied premises but does not include a “real estate sign.”

Directory Sign. Directory signs identify individual businesses or occupants of the same building or building complex. It is either a monument, freestanding or wall sign. May be changeable copy.

Electric Sign. Any sign containing electric wiring, but not including signs illuminated by exterior light sources such as flood lights.

Facade. All window and wall areas of a building in one plane or elevation.

Fluorescent Sign. Any sign containing fluorescent colors or materials.

Free-Standing Sign. A sign which is not supported by a building, but rather by more than one structure that incorporates the design and building materials used in the construction of, or accenting the architectural theme of the building(s) that

the sign will identify. May be a directory sign.

Gasoline Price Sign. An on premise sign identifying the brand and/or type and cost of gasoline, fuel or oil.

Hanging Sign. A sign which hangs from the eave of a roof or approved architectural feature of a building.

Handbills Posted on Public Places or Objects. Any paint, mar, writing on, or writing posted or otherwise affixed to or upon any sidewalk, crosswalk, curb, fence, park strip, street, lamp post, hydrant, tree, shrub, tree stake, guard rail, railroad trestle, utility pole or appurtenance thereof or upon any lighting system, bridge, drinking fountain, life saving equipment, street sign traffic sign or publicly owned property.

Height. Vertical distance measured from the lowest point of finished grade within twenty-five (25) feet of the sign, to the uppermost point on the sign or the sign structure.

Holiday Decorations. Non-Commercial displays of a primarily decorative nature, clearly incidental and customarily and commonly associated with any national, local, or religious holiday.

Illuminated Sign. Any sign which has characters, letters, logos, figures, designs, or outlines illuminated by interior or exterior lights, luminous tubes, neon, or similar devices.

Logo. A reproducible image or design which serves to represent a business or company’s identity.

Menu Board Sign. A sign displayed at the drive-up window of a fast food restaurant.

Monument Sign. A low profile ground mounted sign with an enclosed base, meant to serve as a primary identification sign for the purpose of advertising a commercial use. May be a directory sign.

Municipal Sign. A sign which displays information or identifies a City-operated

building, park, public area, street, avenue, road, coordinate, City limit, or City information as approved.

Non-Conforming Sign. Any advertising structure or sign which was lawfully erected and maintained prior to adoption of this ordinance and any pertinent amendments hereto, and which fail to conform to all applicable regulations and restrictions of this ordinance.

Off-Premise Development Sign. Any sign used for the purpose of advertising a new commercial or residential development, located on an undeveloped parcel of property, and not on the site intended for such commercial or residential development.

On-Premise Development Sign. Any sign used for the purpose of advertising a new commercial or residential development, located on the property where the advertised use is to be located.

Owner. A person, who, alone, jointly or severally with others, or in a representative capacity (including without limitation, an authorized agent, executor or trustee) has legal or equitable title to any property in question.

Permanent Sign. Any sign not considered to be a temporary sign.

Planned Commercial Development. A group of two (2) or more free-standing buildings containing uses related to commercial activity that developed as a planned unit with common open space and landscape areas on the property.

Pole Sign. A free-standing sign supported by a metal pole, or other similar structure

Political Signs. A temporary sign which is used for identifying a candidate for elected office, political party, campaign issues, ballot measure or other political matter.

Public Necessity Sign. A Municipal, County or State sign for the purpose of identifying streets, highways, walkways, detours, road work, or otherwise.

Responsible Party. The person having ownership, charge, control or benefit of the sign.

Roof Sign. A sign located on the roof or above a building or face of a wall.

Sign. “Sign” shall mean any writing, pictorial representation, decoration (including any material used to differentiate sign copy from its background), form, emblem or trademark, flag, banner or pennant, or any other figure of similar character that:

1. Is a structure or any part thereof (including the roof or wall of a building); or,
2. Is written, printed, projected, painted, constructed or otherwise placed or displayed upon or designed into a building, board, plate, canopy awning, or vehicle or upon any material object or device whatsoever; and,
3. By reason of its form, working, symbol, design or illumination, attracts or is designed to attract attention to the subject thereof or is used as a means of identification, advertisement or announcement.

Sign Area. The portion of a sign used for display purposes including the frame but not the supports. Only one side of a double-faced sign (covering the same subject) shall be used for purposes of computing the sign area when the signs are parallel (no greater than one (1) foot apart), with the exception of a free-standing sign which shall be permitted to be two (2) feet apart but shall remain parallel. Sign area shall be the area of the smallest rectangle or square which will frame the display.

Spotlight Sign. A sign using lights directed in the night sky, or messages digitally or otherwise directed into the sky, on a building, hillside or otherwise.

Temporary Sign. A sign which is intended for use during a limited time.

Tenant Space. Any space in a multi-tenant building, generally intended for a separate tenant and having its own door into the rented or leased space.

Vehicle Sign. A sign placed, added to, or painted on a vehicle or trailer, that is parked or located in such a manner as that it's main purpose is to act as a sign or advertisement, not transportation.

Wall Mounted Sign. A sign mounted on the facade of a building which identifies the building, or business, profession, or industry and occupants, not extending further than fifteen (15) inches from the building.

Walking Signs. Any form of advertising displayed by a person or persons holding or wearing the advertising or causing it to move in any manner.

Wind Sign. Any sign inflated by, or displayed by wind or air.

Window Sign. A sign attached to the inside of either a window or door, or located within a building so as to be visible through a window or door from the outside of the building.

12-320-020 Violation and Penalty

The Code Enforcement Officer shall be empowered to institute any appropriate action or proceeding in any case where a sign is erected, constructed, reconstructed, altered, repaired, converted, maintained or used in violation of this Chapter or the Riverton City Ordinance. The purpose of such action shall be to prevent unlawful uses and restrain, correct, or abate violations, and may include, but shall not be limited to, any of the following:

1. Notice of Violation. Issue a Notice of Violation to the Responsible Party of any unsafe, dangerous, or illegal sign.
2. Criminal Citation. Issue a Criminal Citation to the Responsible Party of any unsafe, dangerous, or illegal sign.

3. Action for Abatement. Institute an action for abatement of public nuisance or injunction against the Responsible Party of any unsafe, dangerous, or illegal sign.
4. Removal and Impoundment. Remove or impound any unsafe, dangerous, or illegal sign at the expense of the Responsible Party.

A. Sign Permit Required.

It shall be unlawful for any person whether acting as owner, occupant, contractor, or otherwise to erect, construct, reconstruct, enlarge, locate or alter any sign contrary to any provisions of this title without first obtaining a sign permit from the Planning Department. No sign shall be erected, constructed, reconstructed, located, or altered until the request for such sign has been approved and a permit issued by the Planning Department. Signs not described or regulated by this Chapter are prohibited.

B. Determination of Conformance.

Except as provided in this Title, no sign shall be erected, raised, moved, placed, reconstructed, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the use districts in which it is located.

C. Issuance of Permit.

All employees of Riverton City vested with the duty or authority to issue permits shall conform to the provisions of this title and shall issue permits for signs only when the sign is in compliance with the provisions of this title. Any permit issued for signs which are in conflict with the provisions of this title shall be null and void whether or not the license or permit was issued by employees of Riverton City authorized to issue said permits

D. Penalty.

Any person, firm or corporation, whether acting as owner or occupant of the premises involved, or contractor, or otherwise who violates or refuses to comply with any of the provisions of this title, shall be guilty of a class B misdemeanor upon conviction. A separate offense shall be deemed to be committed on each day an offense occurs or continues.

E. Notice.

When emergency action is not deemed necessary, the Code Enforcement Officer may issue a Notice of Violation to the Responsible Party stating the nature of the violation; and/or, the required repair or remedial action to be taken. In the case of a permanent sign, the Responsible Party shall have fifteen (15) days from the date of the Notice to correct the alleged violation, or in the case of a temporary sign, the Responsible Party shall have twenty-four (24) hours in which to correct the alleged violation.

F. Illegal Location.

When a sign is illegally located within a City right-of-way, on any City owned property, or on private property for which the Responsible Party for the sign has not received a notarized affidavit by the property owner, the Code Enforcement Officer may, without notice, cause the immediate removal of such sign. Such action shall be at the expense of the Responsible Party.

G. Failure to Comply.

If the Responsible Party fails to comply with the Notice of Violation within the time frame provided, the Code Enforcement Officer may issue citation for each day the sign violates or continues to violate the sign ordinance. If the Responsible Party fails to comply with the Notice of Violation within the time frame

provided, the Code Enforcement Officer may cause such sign to be removed or altered to comply with this Chapter. Such action by the City shall be at the expense of the Responsible Party. If the Responsible Party fails to pay the amount within thirty (30) days from the date of billing, the City may initiate legal action against the Responsible Party.

H. Legal Action.

The City is empowered to institute appropriate action or proceeding, including issuing citations and or swearing out complaints, in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained or used contrary to the provisions of this chapter, or in any case where any sign is used in violation of any City Ordinance, and to restrain, to correct or abate such violation. The costs incurred in such removal shall be the responsibility of the Responsible Party. The City may:

1. Action for Abatement. Institute an action for abatement of public nuisance or injunction against the Responsible Party for any unsafe, dangerous, or illegal sign.
2. Removal or Impoundment. Remove or impound any unsafe, dangerous, or illegal sign at the expense of the Responsible Party.

I. Emergency, Hazard or Nuisance.

The Code Enforcement Officer may, without written notice cause the immediate removal of any sign determined to be a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or for any other reason, the cost of which shall be the responsibility of the Responsible Party.

12-320-025 Permit Required

No person shall erect, construct, enlarge, alter, repair, display, maintain or use a sign, whether temporary or permanent, until a permit for the same has been issued by the Planning Department except where, the sign falls within the exempt category as provided in this chapter and complies with all provisions of this chapter. Each sign shall conform to any existing master sign plan.

12-320-030 Permit Procedure

All submitted materials shall be in duplicate on a minimum of 8-1/2 inch x 11 inch paper but not greater than 11 inch x 17 inch paper. All drawn materials shall be drawn to scale and dimensioned and shall convey sufficient information so that the City can determine whether the proposed sign will conform to the provisions of this chapter. The following shall be submitted:

A. Application Form.

An application for a sign permit shall be made in writing on forms produced by the Planning Department. The application shall contain the following items in duplicate:

1. Dimensioned, Scaled Drawings. Accurately dimensioned, scaled drawings showing height, color, square foot dimensions, sign composition, type of illumination, and how the sign will appear from the street.
2. Construction and Electrical Plan. Details of sign construction including electrical plan if applicable.
3. Monument and Freestanding Signs. Monument and freestanding signs shall provide items listed 1 and 2 above as well as a site plan showing relationship of the sign to buildings, property lines, setback from streets and public right-of-ways,

intersections, easements and driveways and number of acres for the entire site and length of the linear frontage of property.

4. Wall Signs. Wall signs shall provide items listed 1 and 2 of this section listed previously and a profile drawing showing how the sign will appear from the street parking area and on the building, and all existing signs on wall faces as well as proposed sign(s), and square footage of the façade on which the sign is being placed.
5. Temporary Signs. Temporary signs shall provide items listed 1 and 2 of this section listed previously and a site plan showing relationship of sign(s) to buildings, property lines, intersections, easements and driveways.
6. Landscape Plan. Signs requiring a landscaped area shall submit a landscaping plan identifying square footage of the landscaped area, plant types and placement in relation to the sign and the layout of the landscaped area.

B. Permit Fee.

Sign permit fees shall be determined by resolution of the City Council. Each applicant for a sign permit as required by this chapter shall pay a non-refundable sign permit application fee of \$15 or 25% of the total sign fee, whichever is greater, at the time the application is submitted. The remaining fee (total fee minus the application fee) shall be due at the time of issuance of permit. If an application is denied, no additional costs shall be applied.

C. Pre-application Conference.

An applicant for a sign permit shall attend a pre-application conference with a City Planner prior to the actual submission of the application. The

application conference provides an opportunity for any questions to be answered and to ensure that the sign complies with the sign ordinance and that all required materials are provided.

D. Valid Duration.

Signs for which permits have been issued shall be erected in compliance with the permit and any attached conditions of approval within ninety (90) days of the issuance of the permit or certificate of occupancy. Failure to complete placement of the sign within such period may require the Responsible Party to obtain a new permit before such sign can be erected.

E. Inspections.

All signs for which a permit is required shall be subject to inspection by and approval of the Building Official.

1. Footing Inspections. Footing inspections may be required for all signs having footings, and shall be subject to review and approval by a Building Official.
2. Electrical Plan. All signs containing electrical wiring may be asked to submit an electrical plan and shall be subject to approval by the Building Department.

F. Review Criteria. The Planning Staff will consider approval for the sign or sign application based on the following criteria:

1. Compliance. Whether the sign complies with all provisions of this chapter and all other ordinances, master plans, general plans and standards of the City.
2. Health, Welfare, Safety and Convenience. Whether the proposed sign will have any detrimental effect upon the general health, welfare, safety, and

convenience of persons residing and working within the neighborhood; and shall not be detrimental or injurious to the neighborhood.

3. Sign Relationship. Whether the proposed sign will promote a desirable relationship of structures to one another, to open spaces, aesthetic values, and topography both on the site and in surrounding neighborhoods.
4. Sign Appropriateness. Whether the height, area, setback and overall mass, as well as parts of any structure (building, walls, signs, lighting, etc.) and landscaping, will be appropriate to the sign, the neighborhood and the community.
5. Effect on Vehicle and Pedestrian Traffic. Whether the effect of the sign upon ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways.
6. Architectural Character. Whether the architectural character of the proposed sign will be in harmony with, and compatible to, those structures in the neighboring environment, particularly the building for which the sign applies to, and the architectural character and design standards adopted for any given area.
7. Concealment of Equipment and Utilities. Whether all mechanical equipment, appurtenances, and utilities, shall be concealed from view and integral to the sign design including electrical boxes, wires or switches.
8. Sign Material Compatibility With Climate. Whether the architectural character and design of a sign shall be cognizant of the climate and other environmental factors of this region by using

exterior materials of a nature which will withstand prolonged exposure to the elements with only minimum maintenance required.

9. Location on Premises. The location of the sign upon the premises.
10. Existing Signs. The location of existing signs, if any, upon the premises or in the immediate area.
11. Notarized Affidavit. If the applicant is not the owner of the property for which the sign is to be placed upon, no sign shall be erected, altered or improved without a notarized affidavit from the property owner.
12. Compliance with Master Sign Plan. Whether it complies with the Master Sign Plan for the development.

12-320-035 General Standards For All Signs

A. Uniform Building Code.

All signs shall comply with the applicable provisions of the Uniform Building Code as adopted by Riverton City at all times.

B. Abandoned Signs.

After being served notice, if a sign and its supporting structure and components are not removed after three (3) months from the time the activity, product, business, service or other use which is being advertised has ceased, such sign shall be deemed abandoned and shall be removed along with its supporting structure and components at the expense of the current property upon which the sign is located. Removal shall be within fifteen (15) days from the time of notice.

C. Construction, Materials and Colors.

All exterior signs (including supporting structure and components) shall incorporate the same building materials and colors as used in the building that the sign will identify. All signs shall conform to an architectural theme that may be assigned to individual commercial and industrial zones. When appropriate, signs shall be incorporated in a landscape design scheme. All wiring and similar components shall be concealed.

D. Engineering.

Signs located above building entries, parking areas or paths used by pedestrians or automobiles shall submit an engineered drawing of the construction of the sign with a stamp from a Utah licensed engineer. Any sign may be required to submit an engineered drawing of the construction of the sign with a stamp from a Utah licensed engineer.

E. Lighting.

1. Permanent commercial signs may be internally or externally lit. Signs illuminated by internal lighting are prohibited from using additional lighting.
2. Externally lit signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light bulbs or lighting tubes used for illuminating a sign shall not be visible from adjacent public right-of-ways or residential properties.
3. The fixtures used to illuminate signs shall not be directed toward nearby residential properties.
4. Any external light source used for the illumination of a sign shall be shielded so that the beams or rays of light will not shine directly onto surrounding areas.

5. Neither the direct nor the reflected light from any light source shall create a traffic hazard, distraction to operators of motor vehicles on public thoroughfares or create a nuisance to surrounding properties. material covering of equal strength.

F. Location.

1. Public Property. No signs shall be placed on or about public property or within any public right-of-way.
2. Setbacks. All signs shall be located a minimum of five (5) feet from all property lines.
3. Fire Code. All signs structure and placement shall be in compliance with the Fire Code. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere with free use of all fire appliances; including hydrants, standpipes, automatic fire sprinkler connections, and the like. Fire lanes shall not be obstructed by the placement of any sign or sign structure.
4. Obstruction. No sign shall obstruct any window to such an extent that any light or ventilation is reduced to a point below that required by any law or ordinance.
5. Signs shall be located not less than six (6) feet horizontally or twelve (12) feet vertically from overhead electrical conductors. The term "overhead conductors" as used in this subsection means any electrical conductor, either bare or insulated, installed above the ground, except such conductors as are enclosed in iron pipe or other

G. Maintenance.

All signs shall be structurally sound and maintained in good repair. The display surfaces of all signs shall be kept neatly painted or posted at all times.

H. Measurement of Sign Area.

The measured area of a sign shall be the entire area within the smallest square, or rectangle enclosing the extreme limits of a writing, representation, emblem or any figure of similar character, together with any material or color forming an integral part of the display. The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such are designed in a manner as to form an integral part of the sign or background of the display. Support structures will not be counted against total sign area as long as said support structures are appropriately scaled to the size of the copy and do not serve any advertising purposes in itself as determined by the Planning Department.

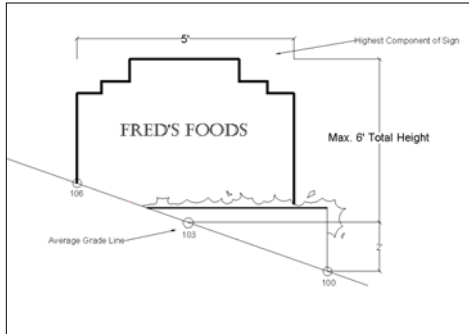
All signs as set forth in this chapter with the exception of wall mounted signs, may be double sided if sides are located parallel, no further than one (1) foot apart with no visible gap. Freestanding signs shall be permitted two parallel sides, up to two (2) feet apart with no visible gap. For double sided signs, the sign area and quantity indicated in this chapter shall apply to one side only. All sign permit applications shall indicate if a sign is double sided. Signs which have more than one face which are located further than apart than the designated distance and/or are not parallel shall be considered two signs.

I. Measurement of Sign Height.

The height of a sign shall mean the vertical distance from the average line of the highest point and the lowest point of finished grade within twenty-five (25) feet of the sign, to the top of the highest attached component of the sign, exclusive of any filling, berming, mounding, landscaping, or excavating.

J. Traffic Visibility Triangle.

For traffic safety, signs exceeding three (3) feet in height shall not be located within the triangular area formed by street curb lines (or where curb lines would exist) and a line connecting them at points forty (40) feet from intersection of street curb lines (or where curb lines would exist).



K. Non-Conforming Signs.

A non-conforming sign shall not be altered, reconstructed, raised, moved, placed, extended, enlarged or altered in any way without first receiving an approved sign permit indicating the alteration.

L. Required Landscaping.

Where landscaping is required with a sign, such as with monument or freestanding signs, the landscaping shall consist of shrubs, flowers, and/or ground covers. Sod is not an acceptable vegetative type for the designated landscaping. The sign shall be centrally located within the landscaped area.

12-320-040 Master Sign Plans

A. Approval Required.

Any new construction or redevelopment project shall obtain approval of a Master Sign Plan prior to any signs being erected. Approval shall be by the City Council and shall be part of the Site Plan approval.

All signs erected or maintained shall conform at all times to the approved Master Sign Plan. Any deviations from an approved Master Sign Plan shall be unlawful unless and until a revised Master Sign Plan is approved.

Every Planned Commercial Development shall have an approved Master Sign Plan which shall apply to all buildings which are a part of the Development.

B. Master Sign Plan Application.

All tenants and owners shall comply with the approved Master Sign Plan for the development of which they are a part of at all times. An application for a Master Sign Plan shall include the following information in duplicate:

1. Site Plan. Accurate site plan including location of all buildings, parking lots, driveways, and landscaped areas.
2. Construction and Foundation. Drawing showing details of construction and foundation of each proposed sign.
3. Location of Existing and Proposed Signs. An accurate indication of the location of each present and proposed sign of any type, whether requiring a permit or not.
4. Elevation. An elevation drawing or photo depicting the proposed location of sign(s) on buildings, walls or windows.
5. Rendering. A scaled colored rendering showing the size, text

style, colors, materials, and lighting of each sign.

- 6. **Material Samples.** Exterior paint or stain samples of the colors to be used in the construction of proposed sign(s).
- 7. **Sign Area Computation.** Computation of the maximum total sign area. For buildings with two (2) or more separate businesses, computations shall identify the total maximum area each individual business will be allowed.
- 8. **Façade Square Footage.** Square footage for each façade of the building upon which signs are being located.
- 9. **Other Materials.** Any other maps, drawings or materials as required by the Planning Director to adequately describe the sign proposal. The application and any exhibits shall become the property of the City.

C. Individual Sign Permits.

Individual sign permits are required for all signs within an approved Master Sign Plan. Approval of the Master Sign Plan shall not constitute approval of individual signs. Each sign shall comply with the applicable Master Sign Plan.

D. Amendments.

Filing and approval of a new master sign plan that conforms to all requirements of this chapter may amend a master sign plan.

12-320-045 Permanent Signs

Permanent Signs shall only be located on the site for which the service, goods or business is being advertised. The following regulations shall apply to the specific permanent sign as indicated for commercial

districts and subject to the issuance of a sign permit:

A. Valid Permits.

Permanent sign permits shall be valid until such a time as the sign no longer complies with the approved permit. Permits for signs applicable to a use that has been discontinued for a period of three (3) months or greater shall not be valid and shall be considered abandoned.

B. Permit Duration.

Signs for which permits have been issued shall be erected in compliance with the permit and any attached conditions of approval within sixty (60) days of the issuance of the permit or certificate of occupancy. Failure to do so may require a new permit to be applied for and issued.

12-320-050 Permitted Commercial and Industrial Signs

The following types of signs are permitted with the accompanying requirements:

A. Monument Signs.

- 1. **Number of Signs Per Public Street Frontage.** One (1) monument sign shall be permitted per public street frontage for the purpose of advertising a commercial use or complex of commercial uses regardless of the number of tenants in a building.
- 2. **Pad Site Signs.** Pad sites within a larger development shall be considered a separate commercial building for determining signs permitted but shall comply with the Master Sign Plan for the entire development. With the exception of the C-N Zone, one monument sign shall be permitted for individual pads within a Planned Development. Only one (1) monument sign shall be permitted for each development

within the Commercial Neighborhood (C-N) zone.

3. Height. The height of a monument sign shall not exceed four (4) feet, unless placed on a two (2) foot foundation or a two (2) foot berm, where it may be a total of six (6) feet in height. Commercial properties five (5) acres or greater, shall be permitted one monument sign per public street frontage which may be a total of six (6) feet in height with a two (2) foot foundation or berm for a total of ten (10) feet, but shall be set back a minimum of ten (10) feet from all property lines.
4. Landscaping. All monument signs shall be located in a landscaped area equivalent to the total area of each side of the sign.

The sign area shall be according to the following requirements for each Zone District.

- a) Downtown Commercial (C-D): Maximum sign area shall be forty-eight (48) square feet.
- b) Gateway Commercial (C-G): Maximum sign area shall be thirty-two (32) square feet. Maximum sign area for commercial developments five (5) acres or greater shall be sixty-four (64) square feet.
- c) Neighborhood Commercial (C-N): Maximum sign area shall be twenty-four (24) square feet.
- d) Professional Office Commercial (C-PO): Maximum sign area shall be thirty-two (32) square feet. Maximum sign area for developments five (5) acres or greater shall be sixty-four (64) square feet.
- e) Regional Commercial (C-R): Maximum sign area shall be forty-eight (48) square feet. Maximum sign area for commercial developments five (5) acres or greater shall be sixty-four (64) square feet.
- f) Light Industrial (L-1): Maximum sign area shall be thirty-two (32) square feet. Maximum sign area for developments five (5) acres or greater shall be sixty-four (64) square feet.

B. Wall Mounted Signs.

The following shall apply to all wall mounted signs:

1. Projection. Wall signs shall not project more than fifteen (15) inches from the building surface.
2. Height. Wall signs shall not extend higher than the eave line or top of the parapet wall of the building and no portion of the sign shall extend beyond the ends of the wall to which it is attached.

C. Wall Mounted Signs for Buildings with Single Tenants.

Each commercial building with only one (1) tenant shall be permitted one (1) primary sign and up to two secondary signs, each of which shall be located on separate building facades. Where the building fronts on two major collector streets or larger, two primary signs and one (1) secondary sign shall be permitted but shall be located on separate building facades. The sign area shall be according to the following requirements for each Zone District:

- a) Downtown Commercial (C-D): Maximum primary sign area shall be three (3) percent of the facade of the building upon which the sign is being located. Secondary signs shall not exceed twenty (20) square feet in area.

- b) Gateway Commercial (C-G): Maximum primary sign area shall be three (3) percent of the facade of the building upon which the sign is being located. Secondary signs shall not exceed twenty (20) square feet in area.
- c) Neighborhood Commercial (C-N): Maximum primary sign area shall be two (2) percent of the facade of the building upon which the sign is being located. Where the development is over five (5) acres, wall signs shall abide by the requirements of the Gateway Commercial (C-G) Zone.
- d) Professional Office Commercial (C-PO): Maximum primary sign area shall be three (3) percent of the facade of the building upon which the sign is being located. Secondary signs shall not exceed twenty (20) square feet in area.
- e) Regional Commercial (C-R): Maximum primary sign area shall be three (3) percent of the facade of the building upon which the sign is being located. Secondary signs shall not exceed twenty (20) square feet in area.
- f) Light Industrial (M-1): Maximum primary sign area shall be three (3) percent of the facade of the building upon which the sign is being located. Secondary signs shall not exceed thirty (30) square feet in area.

D. Wall Mounted Signs for Buildings with Multiple Tenants.

- a) Each tenant space shall be permitted one (1) sign for each frontage on a major collector street or larger for which the corresponding building occupies.
- b) Signs shall not exceed three (3) percent of the square footage of the facade upon which the sign is

located, divided by the total number of tenant spaces for the building. Square footage of tenant spaces shall be approved as part of the Master Sign Plan. Signs shall be consistent in color and material to the other signs on the premise for the building and shall comply with the approved Master Sign Plan. Tenants occupying multiple tenant spaces shall be permitted the total sign area for each tenant space.

- c) Where **ALL** tenants combine for a primary sign such as in a changeable copy sign, in place of individual signs, the building shall be permitted one (1) primary sign for each street frontage on a major collector street or larger. Such sign shall be permitted to be five (5) percent of the square footage of the facade upon which the sign is located. One secondary sign on another facade shall be permitted but shall not exceed three (3) percent of the facade.
- d) Total sign area on a facade shall not exceed twenty (20) percent. Special consideration shall be given at the time of site plan approval with the Master Sign Plan by the City Council, in cases where the facade of a building does not permit a tenant a minimum of twelve (12) square feet for a sign. Existing buildings found under this circumstance shall be permitted to apply for a conditional use permit for special consideration.

E. Freestanding Signs.

Freestanding signs are permitted for commercial developments on a parcel larger than five (5) acres, with approval of a Master Sign Plan. Commercial developments on parcels larger than five (5) acres shall be permitted one (1) freestanding sign for each major arterial street frontage not exceeding two (2) signs. The

secondary freestanding sign shall be a minimum of twenty (20) percent smaller than the main sign. No freestanding sign shall be closer than one hundred (100) feet to another existing, proposed, or non-conforming freestanding sign. Freestanding signs shall be located in a landscaped area equivalent to the area of each side of a freestanding sign which shall be maintained by the permit holder. The size and height of sign shall be according to the following requirements for each Zone District.

- a) Downtown Commercial (C-D): The maximum sign area for one (1) tenant shall be eighty (80) square feet. For more than one (1) tenant, the sign area shall be sixty (60) square feet plus thirty (30) square feet per additional tenant with a maximum of one hundred and twenty (120) square feet. The maximum height of a freestanding sign shall be twenty (20) feet.
- b) Gateway Commercial (C-G): Freestanding signs shall not be permitted in the C-G Zone.
- c) Neighborhood Commercial (C-N): Freestanding signs shall not be permitted in the C-N Zones.
- d) Professional Office Commercial (C-PO): Freestanding signs shall not be permitted in the C-PO Zones.
- e) Regional Commercial (C-R): The maximum sign area for one (1) tenant shall be one hundred (100) square feet. For more than one (1) tenant, the sign area shall be one hundred (100) square feet plus fifty (50) square feet per additional tenant with a maximum three hundred (300) square feet. The maximum height of a freestanding sign shall be thirty (30) feet.

- f) Light Industrial (M-1): Freestanding signs are not permitted in the M-1 zone.

F. Directional Signs.

There shall be no more than two (2) directional signs per driveway entrance to a lot, parcel or multiple use lot or parcel. Directional signs shall only be located at their corresponding driveway entries.

No directional sign shall be greater than four (4) square feet in area and shall not exceed three (3) feet in height. No more than twenty-five (25) percent of the area of a directional sign may be devoted to business identification.

G. Signs for Private Businesses in Public Buildings.

Each private business in a public building shall be permitted one (1) sign not to exceed six (6) square feet. All signs shall be incorporated into one monument sign, and no other signage on the public building or property in which the business resides shall be allowed.

H. School Signs.

Each public school shall be permitted one (1) sign. High school signs shall not exceed fifty (50) square feet in area. Middle and Elementary school signs shall not exceed thirty (30) square feet in area. No sign shall exceed fifteen (15) feet in height and ten (10) feet in width. Such signs shall abide by all applicable setback and other standards described herein, including material use.

12-320-055 Accessory Signs

Accessory signs are viewed as secondary sources of advertisement. Therefore, a separate application shall be made in addition to the allotted permanent on-premise signs.

A. Gasoline Price Sign.

Gasoline price signs shall not exceed twenty-four (24) square feet in area. A gasoline price sign shall only be permitted as part of the applicable monument sign for the zone, and as follows:

Gasoline price signs located on gasoline canopies:

1. Copy and Logos. Sign copy, corporate logos, etc. may be a maximum of fifteen (15) percent of one face of the canopy.
2. Canopy Sides. Up to three (3) sides of the canopy may be used for signs.
3. Letters, Logos and Symbols. Individual letters, logos, or symbols may not exceed two (2) feet in height or project out from the surface of the canopy more than fifteen (15) inches or project above or below the canopy face.
4. Gasoline Price Signs. Gasoline Price Signs must comply with the Master Sign Plan for the development.

Gasoline price signs below the canopy over the pumps:

1. Double Faced Signs. One double faced sign for each type of fuel sold is allowed per gas island with a maximum of 4 sets per station. Area of said sign may not exceed 3 square feet each.

B. Menu Boards for Drive-In Uses.

1. Number of Signs. One (1) free-standing menu board sign for a drive thru fast food restaurant shall be permitted for each drive thru aisle and shall be located no less than forty five (45) feet from all property lines.

2. The maximum area allowed for any menu board shall be thirty-two (32) square feet.
3. The maximum height allowed for a menu board sign shall not exceed five (5) feet.

C. Clearance Signs. Clearance signs shall not contain any form of advertising including logos.

12-320-060 Miscellaneous Signs

A. Subdivision Entrance Signs.

1. No more than two (2) permanent subdivision identification signs are permitted for each primary entry into a recorded subdivision, indicating only the name, symbol, logo or other graphic identification of the subdivision.
2. Each subdivision entry sign shall not exceed a maximum area of twelve (12) square feet and a maximum height of three (3) feet.
3. Each subdivision entry sign shall be located in a landscaped area of at least two (2) square feet for each one (1) square foot of sign area. This area shall be landscaped with plants that are drought resistant, low water consuming, and require low maintenance, and may be supplemented with rocks and non-vegetative ground covers that blend with the natural terrain. Subdivision signs and landscaping shall be approved as part of the subdivision.

B. Public, Quasi-Public, Non-profit Organizations in Residential Zones.

All signs for Public, Quasi-Public, Non-profit Organizations in Residential Zones shall comply with the requirements for the Commercial Neighborhood (C-N) zone.

12-320-065 Temporary Signs

All temporary signs shall require an “approval sticker”. Sign permit applicant is responsible for notifying the Riverton Planning department upon construction of the temporary sign. “Approval sticker” shall be issued upon inspection of the constructed sign if the sign is not found in violation of the sign permit or ordinance. Sticker must be displayed on the sign. Temporary signs not displaying the sticker shall be assumed not to have a sign permit and shall be subject to removal by the Code Enforcement Officer or his designee. The following regulations shall apply to the specific temporary signs as indicated and subject to the issuance of a temporary sign permit:

A. Special Real Estate Signs.

1. One (1) real estate sign per street frontage is allowed for any multi-use residential or commercial lot or lot intended for such and may not exceed thirty-two (32) square feet in area or six (6) feet in height.
2. Model home signs shall not exceed sixteen (16) square feet in area and or exceed (6) feet in height and shall be placed entirely upon the premises of the model home.

B. On-Premise Residential Development Sign.

1. Developments having more than five (5) lots, shall be permitted one (1) development promotional sign for each entry to the development not exceeding two (2) signs.
2. Signs shall be no greater than six (6) feet tall, and forty-eight (48) square feet in area.
3. Such signs shall be removed within three (3) years from when the first phase of construction starts or when up to ninety (90) percent of lots are sold, whichever is longer.

4. Such signs are to advertise the developer and/or the development only. They are not intended for builders or contractors.
5. No sign permit shall be issued prior to recording of the plat.

C. Off-Premise Residential Development Signs.

1. A maximum of two (2) off-premise signs announcing a residential development are permitted with each development. Such signs may be permitted in any zone, but may not be located on any developed parcel of land.
2. Signs shall be removed within two (2) years from when the first phase of construction starts or when up to eighty (80) percent of lots are sold, whichever is longer.
3. Off-premise development identification signs are not allowed on or over public right-of-ways or public/City property. Such signs shall have a limited area of forty-eight (48) square feet, and a maximum height of no more than six (6) feet.
4. Prior to approval and installation of any off-premise sign, the applicant must first provide the City with a notarized affidavit from the legal property owner giving permission for the sign’s location and duration of the sign’s posting.
5. Signs are to advertise the developer and/or the development only. They are not intended for builders or contractors within the development.
6. No sign permit shall be issued prior to recording of the plat.

D. Commercial Development Signs. Signs advertising commercial developments

shall only be located on the property which is being advertised and shall be in accordance with the following regulations:

1. No more than one sign shall be located on any development parcel or pad site.
2. Signs shall not be illuminated.
3. Signs shall be removed within two (2) years of issuance of permit.
4. Signs shall not be located on or over any public right-of-way.
5. Signs shall not be located within one hundred (100) feet of an existing residential structure.
6. Signs shall advertise only the site(s) on which they are located.
7. Signs shall not exceed six (6) feet in height, and forty-eight (48) square feet in area.
8. No sign permits shall be issued prior to site plan approval by City Council.

E. Directional Signs.

1. Temporary, non-illuminated directional signs shall be permitted for special community events organized or sponsored by the City.
2. Such signs may be placed one day prior to the event and must be removed one day after the event. Signs shall be located so as not to create a hazard for pedestrian or vehicular traffic and shall not be located over any public-right-of-ways.
3. The maximum area of a temporary directional sign shall not exceed four (4) square feet.

F. Going-Out-Of-Business Signs.

1. All businesses licensed by the City shall be permitted to display going-out-of business signs on a one-time basis for a maximum of thirty (30) consecutive days.
2. Going-out-of business signs shall not exceed twenty (20) square feet in area.
3. Going-out-of business signs are allowed only in commercial districts.

G. Grand Opening Signs.

1. All businesses licensed by the City shall be permitted to display grand opening signs on a one-time basis for a maximum of thirty (30) days. Re-grand opening signs shall be permitted with these same restrictions for businesses which remodel or expand their business by a minimum of thirty-five (35) percent. Businesses which undergo new management or new ownership shall be permitted grand opening signs.
2. Any grand opening sign shall not exceed twenty (20) square feet in area.
3. Grand opening signs are allowed only in commercial districts.
4. Pennants, streamers, flags and balloons and inflatable objects shall be permitted in conjunction with the Grand Opening if used for no longer than thirty (30) days and do not create a potential hazard.

H. Promotional Signs.

1. All businesses shall be permitted to display one (1) promotional sign no more than nine (9) times a year for a maximum of fourteen (14) consecutive days. Consecutive days may be extended for temporary signs for

the following holidays, within the given time frames.

- a) July 4th and 24th—Sign permits advertising for July 4th or July 24th shall be permitted 7 additional consecutive days but shall not be removed after July 25th.
 - b) Christmas/Hanukkah—December 15th – January 2nd.
2. Any promotional sign shall not exceed thirty (30) square feet in area.
 3. Promotional signs are only permitted on commercially zoned properties.
 4. A-frame and sandwich board signs must be anchored so as not to blow away or be easily moved by pedestrians. Anchoring may be by posts into the ground, tying the sign to a permanent structure or other reasonable, but non-visible methods. Signs may not be tied to or anchored to any public property, utility pole, fence, sign, light, tree etc. . Anchoring shall be approved at the time of issuance of permit and shall be inspected at the time of inspection for a sticker after the sign has been placed. Inflatable objects must also be anchored so as not to create a hazard.

I. Construction Signs

1. Each residential lot shall be permitted one (1) sign not exceeding six (6) square feet and not to exceed four (4) feet in height, advertising the builder or contractor for the site. Signs shall be located on their corresponding lots. Signs must be removed prior to the home receiving occupancy.
2. No sign shall be located within twenty (20) feet of an existing residential structure.

J. Temporary Event Signs.

1. Businesses which do not occupy a commercial building and wish to advertise an event such as a dance or workshop which will take place within the City shall be permitted two (2) signs not to exceed twelve (12) square feet or six (6) feet in height.
2. Such signs shall only be permitted up to seven (7) days before the event and shall be removed within twenty-four (24) hours after the event.
3. Signs shall only be permitted in commercial zones and shall comply with any and all sections of this ordinance.

12-320-070 Exempt Signs

Subject to the conditions and limitations specified below, the following signs or sign devices are exempted from the permit process provided that they are not prohibited in Section 12-320-75 *Prohibited Signs* and that they comply with all provisions of this chapter including Section 12-320-035 *General Standards for All Signs*.

A. Real Estate Signs. Temporary (including portable) signs advertising a real property for sale, lease or rent are permitted as follows:

1. One on-site unlighted sign such as “For Rent”, “For Sale”, “Open House”, “For Lease” and similar signs which are no larger than four (4) square feet in area and no taller than four (4) feet.
2. Such signs shall not be located on or over public right-of-ways.
3. All sale, lease and rental signs shall be located on the premise for which the sign is advertising and

- shall be removed within thirty (30) days from the date of sale, lease or rental.
4. Sold sign/stickers of a size not greater than twenty-five percent (25%) of the sign on which it is placed, may be placed at a rate of one per lot or tract. All real estate signs and stickers shall be removed from said lot or tract within thirty (30) days of said sale or within thirty (30) days after the sold sign/sticker has been placed.
- B. Political Signs. Signs which promote a candidate for political office, or other subject of a political campaign may be erected no earlier than the first day of the nomination period for the election and must be removed no later than ten (10) days following the election. These signs may not be erected on public utility poles, street lights, trees, fences, right-of-ways of any public street, within the site triangle, or on any public property. Such signs shall not exceed 32 square feet in area and 6 feet in height.
 - C. Christmas Tree Lots & Fireworks Stands. On-premise signs for temporary use in connection with Christmas tree lots, fireworks stands or other temporary uses which have been approved and licensed by the City. These signs may be no larger than thirty-two (32) square feet in area, with a maximum height of eight (8) feet. Where the sign is not attached to the building selling the product, a notarized affidavit from the property owner shall be required to post the sign. Signs must be removed at the time the business license for the temporary use expires.
 - D. Warning Signs. Signs on property such as “No Dumping” or “No Trespassing” may be no larger than twelve (12) square feet in area and may not be placed on or over the public right-of-way.
 - E. Residential Nameplates, Street Address or Combination. A sign identifying the owner, occupant, address, or of a residence no larger than two (2) square feet, and must be attached to the building.
 - F. Home Occupation Signs. Home occupations approved by Riverton City shall be permitted one (1) sign advertising the home business which shall not exceed four (4) square feet and shall be mounted to the home or accessory building on the site.
 - G. Agricultural Product Sales. Temporary signs which advertise the sale of agricultural products grown on the premises shall be no larger than six (6) square feet.
 - H. Sale of Personal Property. Temporary signs which advertise the sale of personal property not related to any business shall not exceed four (4) square feet in area.
 - I. Special Community Event. Promotional signs such as banners, pennants, streamers, flags and balloons, if used for no longer than thirty (30) days promoting a special community event shall be permitted. Such events shall be not-for-profit or shall be City sponsored. Such signs and banners shall be removed within twenty-four (24) hours following the special event. In addition such signs and banners shall not be displayed more than ninety (90) days per year and no more than thirty (30) days in any three (3) month period.
 - J. Service or Directional Signs. Signs which serve to designate the location or direction to any use or structure on the premise, including but not limited to “Entrance” “Exit”, “Parking”, “Restrooms”, or “Delivery.” These signs may not exceed four (4) square feet in area, and may not exceed three (3) feet in height and shall not contain any promotional advertising.

- K. Regulatory Signs. Municipal, public necessity or regulatory signs which warn or inform as required by law, if erected by or on behalf of public agencies shall be exempt. In addition street name signs and City boundary signs as erected by public agencies shall be exempt.
- L. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window to advertise special promotions shall be permitted but shall not cover more than fifty (50) percent of the individual window area.
- M. Garage Sale. Garage sale signs may be no larger than four (4) square feet in area and may be displayed for no more than three (3) consecutive days, up to a maximum of twenty (20) days in one calendar year. Garage sale directional signs which direct a potential customer to the garage sale shall not exceed four (4) square feet and may be placed only at the entrance of the subdivision in which the garage sale is taking place. No more than one (1) garage sale directional sign shall be permitted for each entry into the subdivision for which the garage sale is taking place. Such signs shall not be located on or over any publicly owned property, public right-of-way, street sign, utility pole, utility wire, street light, tree, fence or any publicly owned properties
- N. Flags. The flag or pennant of any nation, organization of nations, state, province, county, city, religious, civic or fraternal organization, public entity or educational institution shall be permitted; provided however, that a temporary sign permit shall be required when such are used in connection with a commercial promotion.
- O. Temporary Civic Signs. Temporary civic signs which announce a holiday or public interest event sponsored by a non-profit organization, shall be permitted but shall not exceed thirty-two (32) square feet in area and six (6) feet in height.
- P. Interior Signs. Interior signs or signs used within a building, which are not positioned so as to be readable from the outside of the building are considered exempt.
- Q. Building Address and Name. Signs listing the address and name of a building which do not include any form of promotional advertising including logos, shall not exceed four (4) square feet in size and shall be approved in the Site Plan approval process.
- R. Symbols, Insignias, Historical Plaques. Religious symbols, commemorative plaques of recognized historical agencies; or identification emblems of religious orders or historical agencies are exempt.
- S. Change of Copy. Changing of the advertising sign copy of a changeable copy sign shall be permitted without a permit, provided that the change does not alter the sign from that which was approved as part of the sign permit or the approved master sign plan.
- T. Menu Display Boxes. Wall mounted display boxes of up to two (2) square feet are allowed for restaurants for the purpose of displaying menus.
- U. Official Notices. Official government notices and notices posted by government officers or employees in the performance of their official duties; and government signs to control traffic, provide information, identify streets, warn of danger or perform other regulatory purposes.
- V. Non-Verbal Religious Symbols. Religious symbols must be stationary. One (1) symbol shall be permitted per street frontage per lot. Symbols shall not exceed sixteen (16) square feet in area and six (6) feet in height.

- W. Seasonal Decorations. Temporary, non-commercial decorations or displays, when such are clearly incidental to, and are customarily or commonly associated with, any nation, local or religious celebration; provided, that such decorations or displays are maintained in an attractive condition and do not constitute a hazard.
- X. Signs on Vehicles. Signs displayed on motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs indicating the name of the owner or business which are located on delivery trucks, trailers and the like; provided, that the primary purpose of such vehicle is not for the display of signs. Such vehicles shall be parked in a parking space, painted as such and shall be operational.
- Y. Multi-Tenant Door Signs. Buildings with multiple tenants shall be permitted tenant identification signs on public entry doors. Each door shall be permitted four (4) total square feet of sign. Signs on transparent doors, shall comply with Section 12-320-070-L *Window Signs*.

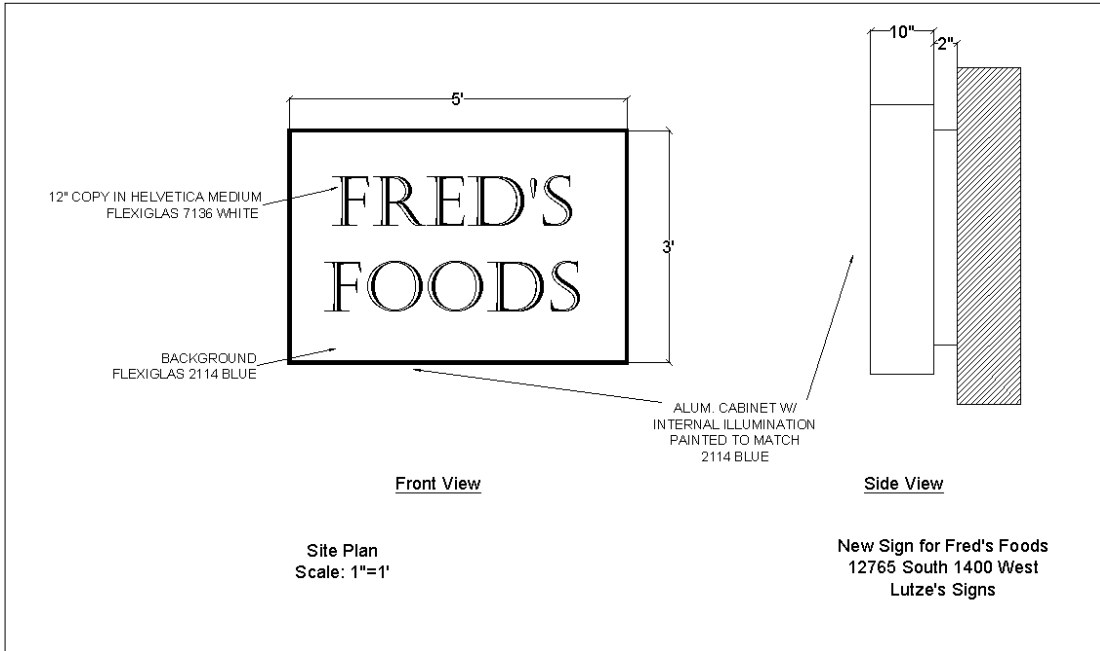
12-320-075 Prohibited Signs

The following signs or other advertising structure containing or constructed of the following devices shall NOT be permitted in any zone.

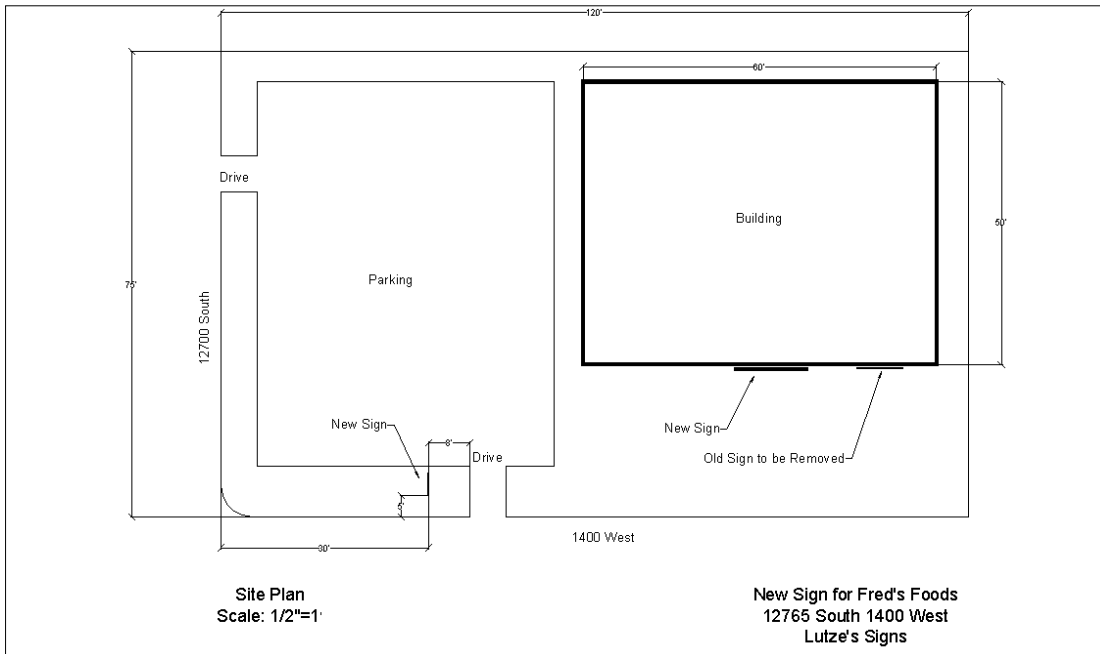
- A. Canopy Signs. Signs attached to canopies or awnings shall be prohibited.
- B. Back Lit Plastic. Back-lit plastic signs which extend beyond more than one (1) face of a building.
- C. Billboards. Billboards are prohibited.
- D. Bus Ad-Bench Signs. Signs on bus benches or any similar objects are prohibited.

- E. Animated Signs. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description shall be prohibited.
- F. Sign Lighting. Signs with lights or illuminations which flash, move, rotate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations with the exception of electronic of electronic messaging center (i.e., showing time and temperature) shall be prohibited.
- G. Fluorescent Signs. Signs containing fluorescent colors or materials are prohibited.
- H. Gateway Signs. Any temporary sign, political sign, advertisement, or signage other than a municipal sign or sign indicating the trail for the Jordan River Parkway or its related non-promotional uses, is strictly prohibited in the Jordan River Corridor, along the slope above the Jordan River or between the Jordan River and where the commercial zone begins along 12600 South.
- I. Graffiti. Graffiti or letter scrawls on buildings or signs are prohibited.
- J. Hand Bills, Flyers, Temporary Signs in Public Places and Objects. No handbills, flyers, temporary signs or objects in public places shall be permitted.
- K. Painted On Wall Signs. Signs shall be a separate entity from a building and shall not be painted directly onto the facade of any building.
- L. Parapet Signs. Signage which extends above the roofline of a building, including false parapet signage is prohibited.
- M. Perimeter Lighting. Perimeter lighting on a building that has not been approved as part of the site plan process or was not approved as part of the architectural design of the building is prohibited.

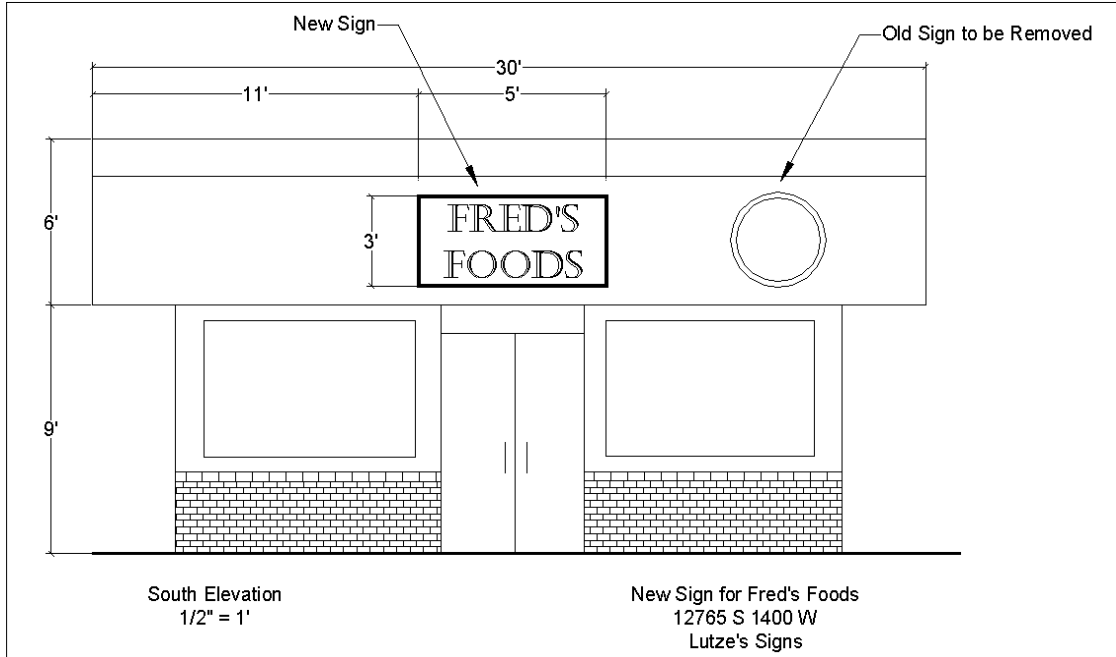
- N. Pole Signs. Pole signs, not to be confused with architecturally integrated freestanding signs, are prohibited with the exception of the provisions in Section 12-320-050-H *School Signs*.
- O. Roof signs. Signage placed on a roof, the top of a building, or placed on the roof slope of a building is prohibited.
- P. Spotlights. Spotlights, lasers or any form of messages directed into the sky are prohibited unless approved by the Planning Director as part of a one or two-day grand opening period.
- Q. Vehicular Signage. Signs painted on or attached to vehicles or a fleet of vehicles which are parked conspicuously on the public right-of-way or on private premises for the purpose of circumventing the intention of these regulations shall be prohibited at the discretion of Riverton City.
- R. Imitation. Signs which in any way obstruct the view of or can be confused with an official traffic sign, signal or device or any other official sign as defined by the Director is prohibited.
- S. False Warning. Signs which use any words, phrases, symbols or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle, or create in any way an unsafe distraction for motor vehicle operators are strictly prohibited.
- T. Obstructions. Signs which obstruct the view of motor vehicle operators, bicyclists or pedestrians entering a public roadway from any parking area, service drive, private driveway, alley or other thoroughfare are prohibited. Signs which obstruct free ingress to or egress from required doors, window fire escapes or other required exits is prohibited.
- U. City/Public Property. Any sign placed on or over City owned or public property, except as otherwise provided is prohibited.
- V. Private Property. Any sign placed on private property without the property owner's written approval is prohibited.
- W. Hazards. All signs constituting a hazard to the health, safety or welfare is prohibited.
- X. Single Support Signs. Signs with single supports are prohibited.
- Y. Optical Illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy shall be prohibited.
- Z. Walking Signs. Walking signs, including costumed characters, located within twenty (20) feet of a public right-of-way are prohibited.



Sample Wall Sign Detail



Sample Site Plan



Sample Wall Sign Layout