

ORDINANCE #17-13

AN ORDINANCE AMENDING TITLE 15A OF THE REVISED ORDINANCES OF SANDY CITY (THE LAND DEVELOPMENT CODE), 2008, BY AMENDING CHAPTER 26, "SIGNAGE AND OUTDOOR ADVERTISING" TO ALLOW MULTI-FAMILY PROJECTS TO HAVE A CERTAIN TIME PERIOD TO DISPLAY TEMPORARY SIGNS AND WHAT TYPES OF SIGNS THEY COULD USE; ALSO PROVIDING A SAVING CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Title 15A of the Revised Ordinances of Sandy City (the Land Development Code), 2008, by amending Chapter 26, "Signage and Outdoor Advertising" to allow multi-family projects to have a certain time period to display temporary signs and what type of signs they could use; and

WHEREAS, the Planning Commission held a public hearing on April 6, 2017 which meeting was preceded by notice by publication in the Salt Lake Tribune on March 23, 2017, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, on the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pnn.utah.gov> on March 6, 2017; and

WHEREAS, following the public hearing before the Planning Commission, the Commission recommended the amendment to the City Council; and

WHEREAS, a public meeting was held by the Sandy City Council on May 2, 2017 to consider adoption of the proposed amendment, which meeting was preceded by publication in the Salt Lake Tribune, on April 18, 2017, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, on the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pnn.utah.gov>, on April 7, 2017; and

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a, Utah Code Ann. (2012) to adopt a zoning plan, including an ordinance and map which divide the municipality into districts or zones, and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures, and the uses of land; and

WHEREAS, the State legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e., providing for the public safety, health, morals, and welfare; and

WHEREAS, the foregoing legitimate governmental objectives are achieved by reasonable means, in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated, on recommendation of City planning staff to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. where by appeals can be heard and decided if it is alleged that there is legislative or administrative error, or where a special exception or variance to the ordinance is required.

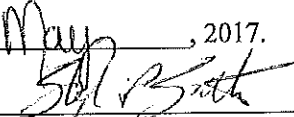
NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, State of Utah, as follows:

Section 1. Amendment. Title 15A is amended as shown on **Exhibit "A"**, which is attached hereto and by this reference made a part hereof.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

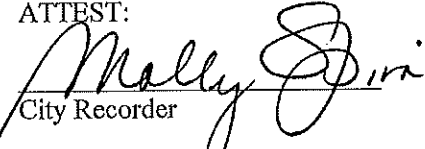
Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this 2nd day of May, 2017.



Stephen P. Smith, Chairman
Sandy City Council

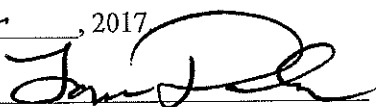
ATTEST:



City Recorder

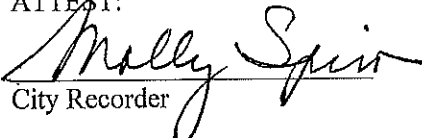
PRESENTED to the Mayor of Sandy City for his approval this 5th day of May, 2017.

APPROVED this 5th day of May, 2017.



Thomas M. Dolan, Mayor

ATTEST:



City Recorder

PUBLISHED this 11th day of May, 2017.

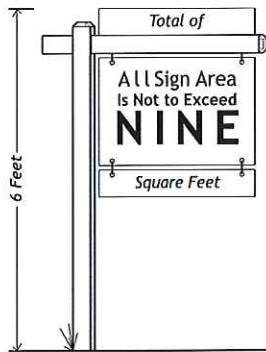


Exhibit "A"

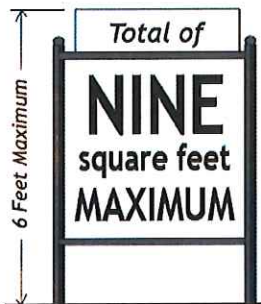
15A-26-08

Temporary Signs

C. Temporary Signs Allowed Without a Permit - Residential Districts (including residential developments within Non-Residential Zones such as MU, BC, IC, SD(EH) and SD(X)).



2. **Residential Properties Subject to Sale, Lease, Rent, or Auction.** Except as otherwise allowed herein under grand opening provisions, Properties legally subject to sale, lease, rent, or auction shall be allowed one on-site sign, per frontage, of one of the following types without necessity of an application for or issuance of a Sign Permit.
 - a. One "T"-shaped post sign subject to the following requirements:
 - (1) such sign shall be a maximum of nine square feet hanging from a "T" shaped mounting post;
 - (2) the maximum height of such signs shall be six feet;
 - (3) such a sign and post shall be setback from the property line not less than three feet and cannot obstruct the right-of-way;
 - (4) such sign shall be allowed, without necessity of a permit, for the duration of the property's sale, lease, rent, or auction.



- b. one yard sign subject to the following requirements:
 - (1) the maximum area of such signs shall be nine square feet;
 - (2) the maximum height of such signs shall be six feet;
 - (3) such sign shall be setback from the property line not less than three feet and cannot obstruct the right-of-way;
 - (4) such sign shall be allowed, without necessity of a permit for the duration of the property's sale, lease, rent, or auction.



requirements:

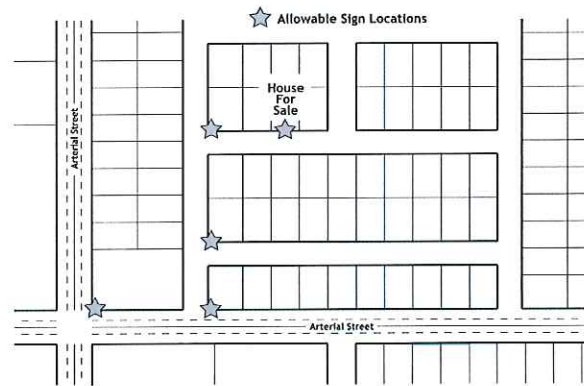
- c. one window sign, per street frontage, subject to the following requirements:
 - (1) the maximum area of such signs shall be nine square feet;

- (2) such sign shall be allowed, without the necessity of a permit for the duration of the property's sale, lease, rent, or auction.

3. **Properties Subject to Sale, Lease, Rent, or Auction.** Properties subject to sale, lease, rent, or auction shall be allowed off-site signs as follows:

- a. Such signs may be used to direct traffic to a property for sale, lease, rent, or auction:

- b. Such signs shall be used only when a representative is on duty at the residence for sale, lease, rent, or auction or the property owner is present at the property for inspection.



- c. The placement of such signs shall require permission of the property owner of properties on which the signs are to be placed.

- d. The maximum area of such signs shall be six square feet each.

- e. The maximum height of such signs shall be three feet.

- f. One direction sign is allowed that applies to the provisions herein to be located on each corner of intersecting streets starting from the closest arterial street leading directly to the property (See Figure 24).

- g. Such signs shall be located outside the sight visibility triangle at any street or driveway intersection, as determined by the Sandy City Transportation Engineer.

4. **Vehicle Signs.** Any sign that is attached to or placed on a vehicle or trailer that is parked on private property or driven upon public streets where:

- a. The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets and is actively used for the daily operations of the business to which such signs relate.
- b. The vehicle or trailer does not violate the provisions related to parking of a commercial vehicle in residential zones.

E. **Temporary Signs Requiring a Permit - Residential and Non-Residential Districts.**

Temporary signs displayed during the following promotional periods require a temporary sign permit and may not be prolonged by those above periods allowed without a permit.

1. **Properties Subject to a Business Grand Opening.** Temporary signs erected for the opening of a business or the relocation or change of ownership of an existing business

may be allowed within the first year of operation for a period not to exceed 45 calendar days. A combination of banners, blade banners, wind signs, inflatables, beacon lights, portable, and mobile signs may be used. The signs must be removed at the end of the 45 day period.

2. Multi-Family Projects. New for rent or lease multi-family projects are permitted to use a combination of banners, blade banners, directional, and A-frame signs in order to advertise the new units under the following provisions:

a. Banners are limited to one per building and must be installed on the building. The size of the banner may be determined by the Director and is dependent upon the size and scale of the sign and the number of units in the project. As a maximum, the banner may not exceed 5 percent of the building face. All other signs are prohibited within the right-of-way.

b. Projects containing up to 49 units will be permitted to install temporary signs for 45 days. Projects that have 50-99 units will be permitted to install temporary signs for 6 months. Projects with over 100 units will be permitted to install temporary signs for one year.

c. Allowed signs must be repaired or replaced when the surface area is grayed, torn, defaced, or damaged.

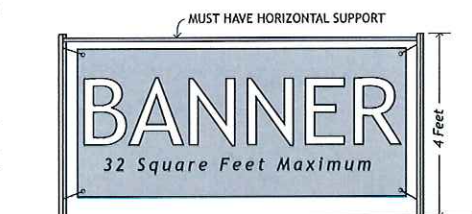
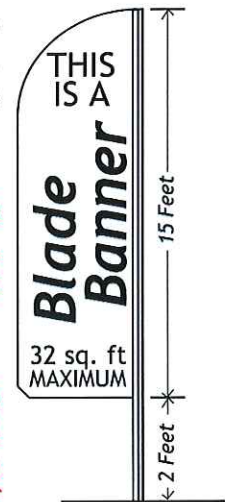
3. **Special Promotions.** A business may apply for up to four special promotion periods during the calendar year, under the provisions listed below. Each period may not exceed seven days in length. These periods may run consecutively.

a. Only one banner, or up to two blade banners, per property, may be used on-site in non-residential zones. Groups of blade banners shall be separated by another group of blade banners by at least 100 feet. Such signs shall not exceed 32 square feet.

b. Signs must be securely attached to a structure or to ground posts. Banners mounted to the ground may be not higher than 48 inches from the ground to the top of the sign and must have a stabilizing crossbar between the ground posts at the top of the sign.

c. Blade banners shall not exceed an overall height of 17 feet. The blade banners must be ground mounted using a post or supported in a stand.

d. Signs shall be setback from the property lines a minimum of three feet and cannot obstruct the right-of-way.



- e. Signs shall not be placed where they obstruct the view of any sign identified as a public necessity sign.