

CITY OF OGDEN VALLEY PLANNING COMMISSION PUBLIC NOTICE

Subject: Proposed Changes to Title 110, Signs

Notice Date: April 3rd, 2026

Public Hearing Date: Tuesday, April 14th, 5:00 PM

Location: 7474 East 200 South, Huntsville, City Council Chambers

Summary of Proposed Sign Ordinance Changes

The City of Ogden Valley is considering adopting the updated Sign Ordinance. The updated Title 110 significantly reorganizes and modernizes sign regulations to provide clearer, more predictable standards while reinforcing rural character, safety, and dark-sky protections in Ogden Valley City. The changes clarify when land use permits are required and expand permits for agricultural and seasonal uses, establish detailed and zone-specific standards for allowable sign types and sizes, and introduce master signage plans for multi-tenant and multi-building developments. The ordinance tightens controls on illumination by aligning with outdoor lighting standards, limiting lumens, requiring downward-directed lighting, and generally requiring signs to be turned off after hours of operation. It explicitly prohibits billboards, most electronic and animated signage, and off-site advertising, while providing clearer rules for temporary, portable, special-purpose, and event-related signs.

Nonconforming sign provisions are refined to require compliance upon significant building expansion or site modification, and construction, safety, and maintenance requirements are strengthened to ensure structural integrity and public safety. This is adapted from the language of the previous Weber County Sign Ordinance that will create standards that better align with the new community's vision.

Key Changes to Title Include:

- **Amendment to Section 110-2-1 – Purpose and Intent:**

This section establishes the intent and purpose of sign regulations.

- **Deleting- “Weber County.” And “county.”**
- **Adding -“Ogden Valley City.” And “city.”**

No other changes proposed.

- **Amendments to Section 110-2-2 Applicability**

This section establishes when permits are required and when exemptions apply

Section 110.2-2(2)(2) Exemptions

- **Adding– “2. Agricultural operational signs**

- a. **The following signs accessory to an active agricultural or agritourism use shall be exempt from permit requirements provided they do not create traffic hazards:**

- b. 1 Temporary farm product sales signs
 - 2 U-pick crop availability signs
 - 3 Directional signs for farm visitors
 - 4 Agricultural safety and livestock warning signs
 - 5 Seasonal event signs under 60 days
 - 6 Educational agricultural signs
 - c. Standards:
 - B. Max 32 sq ft per sign
 - C. Max 6 signs per property
 - D. Must be outside ROW
 - E. Must be removed when no longer applicable
- **Amendment to Section 110-2-3 – Master Signage Plan:**
No changes proposed.
- **Section 110-2-4 – Nonconforming Signs:**
This section establishes the intent and purpose of sign regulations.
 - Deleting- reference to old state statute.
 - Adding - updating proper state statute reference.
 - Adding – “Expansion of agricultural uses, agricultural buildings, or agritourism uses shall not require removal or modification of legally existing nonconforming signs unless the sign itself is altered or relocated.”
 No other changes proposed.
- **Amendment to Section 110-2-5 – Nonconforming Signs:**
No changes proposed.
- **Amendment to Section 110-2-6 – Optional And Alternative Signs:**
No changes proposed.
- **Amendment to Section 110-2-7 – Window Signs:**
No changes proposed.
- **Amendments to Section 110-2-8 Prohibited Signs and Sign Devices**
This section establishes prohibited signage.
Section 110.2-8(14) Pole signs.
 - Adding – “School signs shall not operate between the hours of 10:00 PM and 6:00 AM, unless providing emergency communications.”
 No other changes are proposed.

- **Amendment to Section 110-2-9 – Other Allowed Signs:**

This section establishes all other allowed signage.

- **Deleting- “Weber County.” And “county.”**
- **Adding -“Ogden Valley City.” And “city.”**

Section 110.2-9(1)(3) Conservation property sign.

- **Adding – “Signs accessory to an active agricultural use or agritourism use shall be permitted and shall not be regulated as commercial signage. Such signs may include:**
 - **Farm identification signs**
 - **Onsite agricultural product sales signs**
 - **U-pick and seasonal crop signs**
 - **Agritourism directional signs**
 - **Educational or farm operation signs**
 - **Event signs associated with permitted agritourism uses**

Standards:

One freestanding farm identification sign up to **32 sq ft**

Temporary seasonal signs up to **24 sq ft**

Directional signs up to **6 sq ft**

No permit required for temporary agricultural signs under 60 days

Section 110.2-9(2)(9)(2) Number, location, and timing for a portable sign.

- **Deleting – “The maximum sign area shall be nine square feet with a width and height when folded of no greater than three feet each. Both sides of the sign shall have four sided frame of natural, stained, rustic, or antiqued metal, and the same applies to the sign message, as discerned using industry best practices, and shall only use earth-toned colors that are clearly visible, without instruments, from the sign location.”**
- **Adding – “Design styles that reflect rural character are encouraged but not required. Materials and colors shall not be regulated except for safety purposes.”**

No other changes are proposed.

- **Amendment to Section 110-2-10 – Special Purpose Signs:**
No changes proposed.
- **Amendment to Section 110-2-11 – Temporary Sign Usage:**
Changes proposed to the “Additional standards’ table include:
 - Deleting- “Campaign sign” standards
 - Adding: additional standards to the “political sign” standard to include campaign sign standards referenced above.
 - Adding: Clarity regarding “Farmers Market” signage and “Fresh Produce” signage.
 No other changes are proposed
- **Section 110-2-12 – Nonconforming Sign Materials and Display Standards:**
This section establishes allowable sign materials and display standards.
 - Deleting- “Weber County.”
 - Adding -“Land Use Code”
 Section 110-2-12(3)(5) Illumination
 - Adding - “Illuminated signs must be turned off after hours of operation.
 No other changes proposed.
- **Section 110-2-13 – Dangerous or Defective Signs:**
This section addresses potentially dangerous or defective signs.
Section 110-2-13(1)- Removal or repair by owner.
 - Adding - “within two weeks of written notice.”
 No other changes proposed.
- **Amendment to Section 110-2-14 – Construction Standards:**
No changes proposed

The intent of these changes is to adopt standards that better align with the community’s vision for how signage shall be placed and maintained, and to improve clarity, and facilitate development within Ogden Valley City.

Affected Property Owners (Map Amendments)

This is a citywide amendment, affecting all properties located in Ogden Valley City. No map changes are proposed by these amendments.

Reviewing Documents

The draft ordinance/map changes are available for public review at:

- **Online:** www.ogdenvalley.gov/public-meeting/planning-commission-public-hearing-april-14-2026/
- **In-Person:** 7474 East 200 South, Huntsville
Mondays and Wednesdays 9am to 1pm
Thursdays 1pm to 5pm

Providing Comment

All interested parties are invited to attend the public hearing or submit written comments. Written comments may be submitted prior to the hearing via:

- **Email:** planning@ogdenvalleyut.org
- **Mail:** 7474 East 200 South, Huntsville, Utah 84317

ADA Accommodations

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Kay Hoogland, Council Member, at 847-404-7770 or by email at khoogland@ogdenvalleyut.org at least 24 hours prior to the hearing.

Title 110 Signs

Chapter 110-1 Ogden Valley Signs

Chapter 110-21 Ogden Valley Signs

- Sec 110-21-1 Purpose And Intent
- Sec 110-21-2 Applicability
- Sec 110-21-3 Master Signage Plan
- Sec 110-21-4 Nonconforming Signs
- Sec 110-21-5 Allowable Signs By Zoning District
- Sec 110-21-6 Optional And Alternative Signs
- Sec 110-21-7 Window Signs
- Sec 110-21-8 Prohibited Signs And Sign Devices
- Sec 110-21-9 Other Allowed Signs
- Sec 110-21-10 Special Purpose Signs
- Sec 110-21-11 Temporary Sign Usage
- Sec 110-21-12 Sign Materials And Display Standards
- Sec 110-21-13 Dangerous Or Defective Signs
- Sec 110-21-14 Construction Standards
- Sec 110-21-15 Examples Of Sign Illumination

Sec 110-2-1 Purpose And Intent

The purpose and intent of the sign standards is to provide for reasonable display of all signage in the Ogden Valley to identify and advertise products, services, institutions, events, and business establishments for the information and convenience of the general public. These standards and criteria are designed to protect and promote the public health, safety, and general welfare of persons within the community. The standards are also designed to aid in the orderly development and promotion of business by providing regulations, which encourage aesthetics, effectiveness, and flexibility in the display and use of signs while protecting and enhancing community character in the unincorporated portion of the Ogden Valley in Weber County, as described in the Ogden Valley General Plan.

It is the county's City's policy to regulate signs in a manner that is consistent with the free speech protections and provisions of the United States Constitution and of the Constitution of the State of Utah by enacting regulations which do not restrict speech on

the basis of its content, viewpoint or message; and do not favor one form of speech over another.

~~(Ord. of 1956, § 32B-1; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013)~~

Sec 110-2-2 Applicability

1. *Permit required.* No person shall erect, alter or relocate any sign without first obtaining a land use permit, and meeting the standards set forth in this section. Signs conforming to the requirements of this section which identify seasonal business may be removed for the seasons during which the business is not in operation, and may be reinstalled without a new permit. All applications for land use permits shall be accompanied by plans, designs, specifications and drawings stating specifically all dimensions, lighting (see also section 108-16-6), colors and plan of installation stating clearances and setbacks. Land use permits expire six months after issuance if the sign is not erected or altered pursuant to the permit.

2. *Exemptions.* The following are exemptions from the requirements of this chapter:

1. Maintenance and repainting. The repainting, changing of parts, and general maintenance of signs located on the site shall not be deemed alterations requiring a permit, except for nonconforming signs as set forth in section 110-2-4, Nonconforming signs.

2. Agricultural operational signs

a. The following signs accessory to an active agricultural or agritourism use shall be exempt from permit requirements provided they do not create traffic hazards:

b. 1 Temporary farm product sales signs

2 U-pick crop availability signs

3 Directional signs for farm visitors

4 Agricultural safety and livestock warning signs

5 Seasonal event signs under 60 days

6 Educational agricultural signs

c. Standards:

B. Max 32 sq ft per sign

C. Max 6 signs per property

D. Must be outside ROW

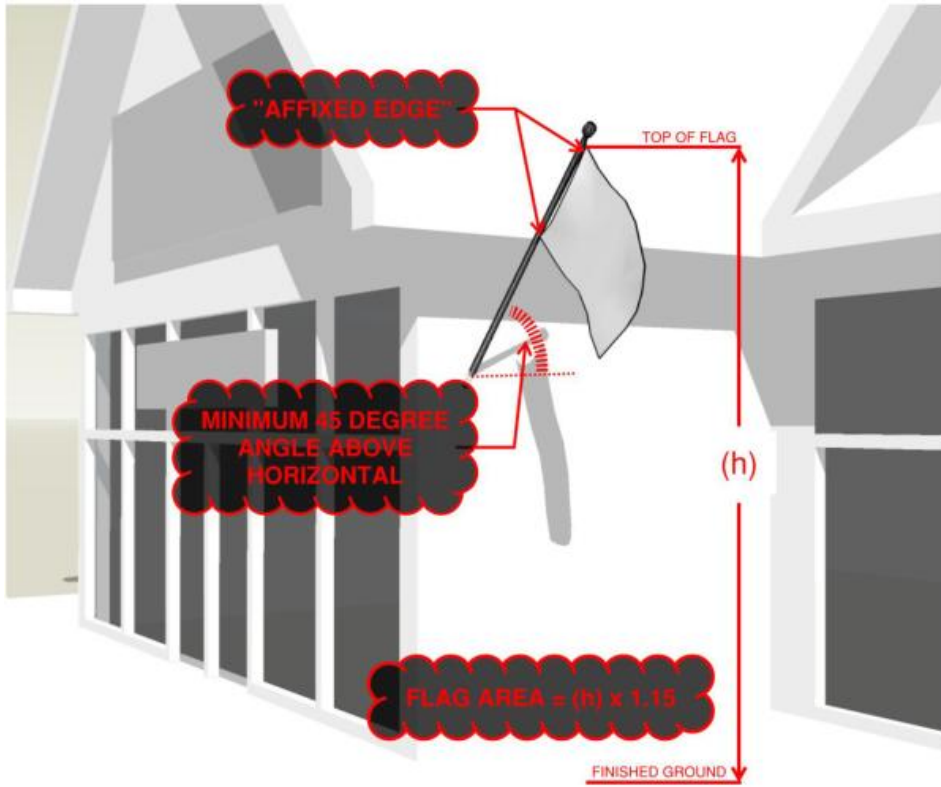
E. Must be removed when no longer applicable

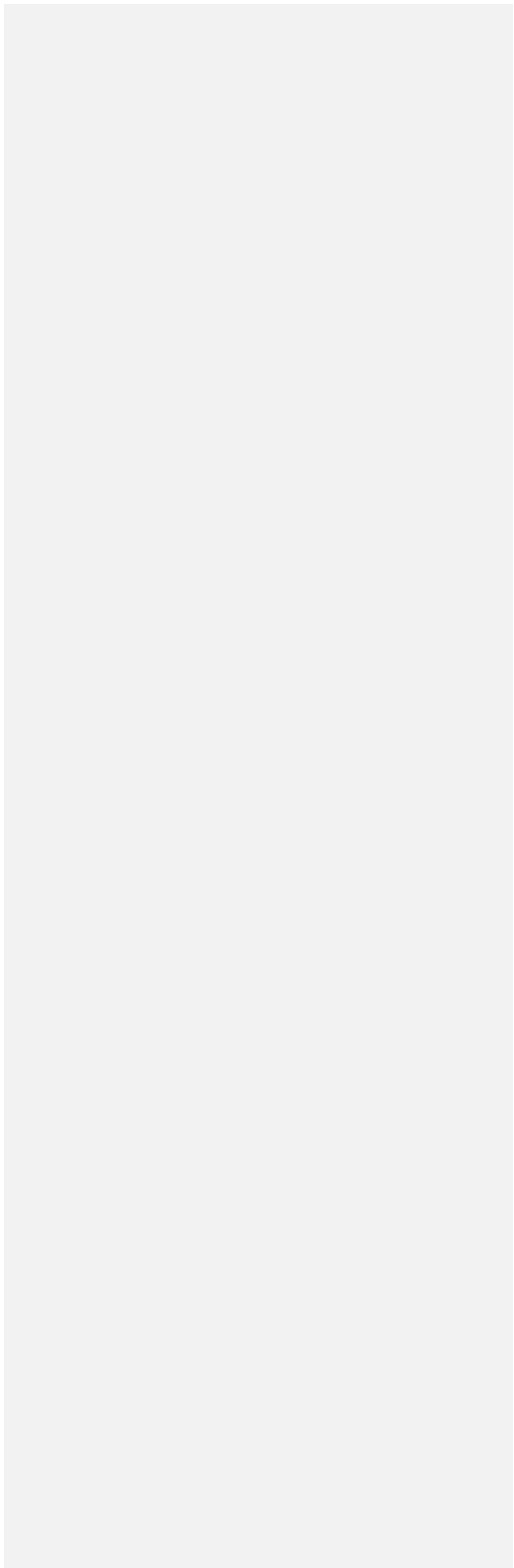
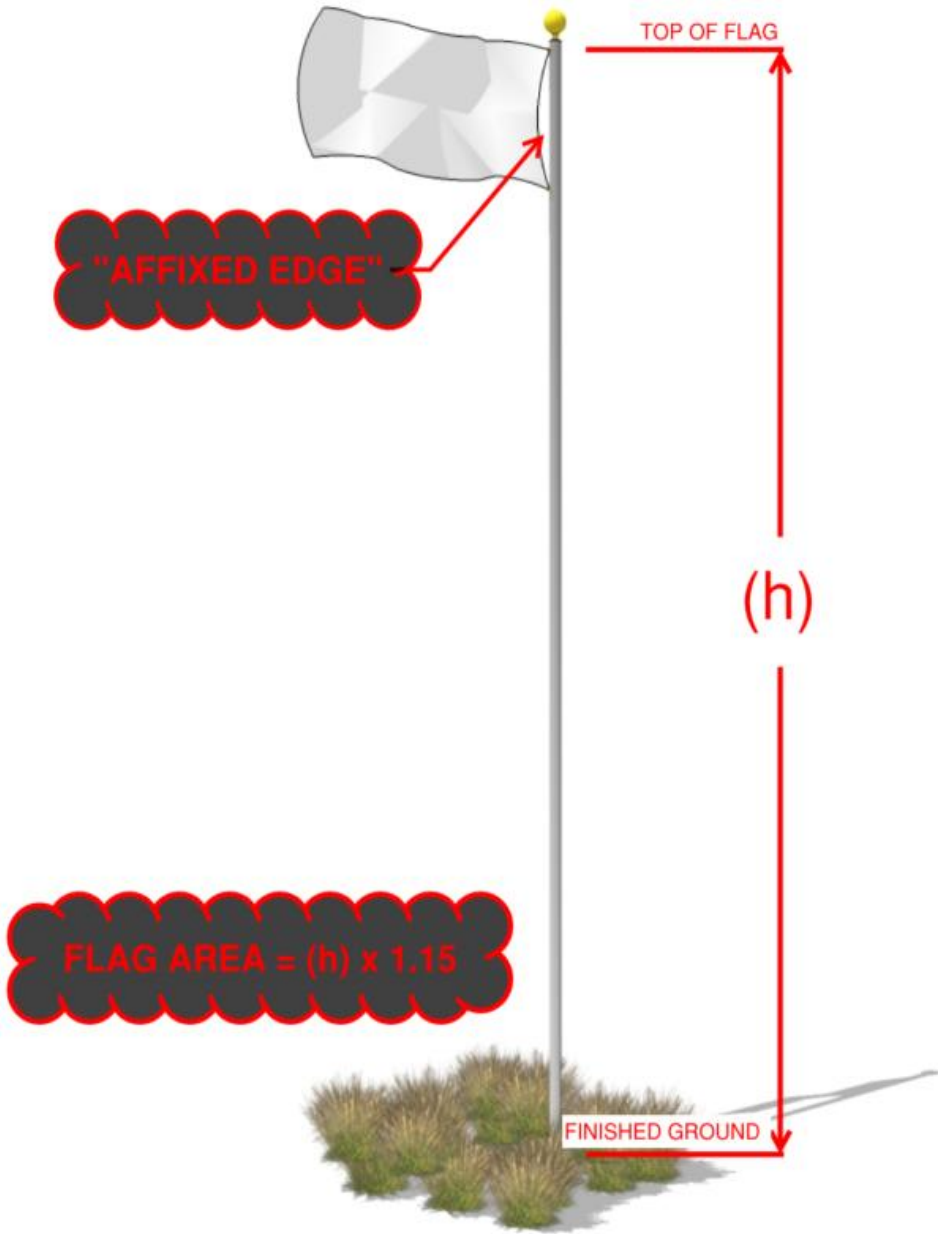
4-3. _____

2-4. *Flags.* A flag, as defined in Section 101-1-7, is not a sign provided it complies with the following:

- a. It shall not be mounted on a roof, atop any sign, or higher than the maximum building height allowed in the zone as measured from the top of the flag to the finished ground directly below;
- b. It shall be a rectangle, mounted or affixed on only one edge to a support that angles no less than 45 degrees above the horizontal, except during a government-sponsored half-staff period at which time it may be flown full horizontal;
- c. The length of the edge of the flag that is mounted or affixed shall be less than or equal to the length of an intersecting edge and shall be mounted or affixed in a manner so that it hangs or drapes when no wind is present; and
- d. The area of the flag in square feet shall be no greater than 1.15 times the linear feet of the flag height as measured from the top of the flag to the finished ground directly below.

e. Examples of non-sign flags:





~~(Ord. of 1956, § 32B-2; Ord. No. 2009-30; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)~~

Sec 110-2-3 Master Signage Plan

A master signage plan shall be required to ensure compliance with standards and requirements of this Land Use Code when multiple signs are allowed and/or multiple tenants, businesses or other entities occupy a single building or storefront.

1. *Approval of the master signage plan.* The master signage plan is subject to site plan approval, and once approved, all individual land use permits shall comply therewith.
2. *Requirements.* Each master signage plan shall clearly indicate the location, size, illumination details, type and all dimensions, including height, of each sign on the property, as well as the distribution or allowed signage among multiple tenants, businesses or entities within a building or complex.

~~(Ord. of 1956, § 32B-3; Ord. No. 2009-30)~~

Sec 110-2-4 Nonconforming Signs

After the effect of this chapter, which is ~~August 1, 2017~~*Date of adoption*, any sign that does not comply with the requirements of this chapter shall be considered a nonconforming sign. A nonconforming sign that is not defined as a billboard under U.C.A. 1953, § ~~17-27a-103~~*10-20-102* shall be phased out in accordance with the following schedule:

1. *Sign replacement.* The replacement of any nonconforming sign shall comply with the requirements of this chapter;
2. *Building exterior modification.* When the replacement of a building's exterior materials exceeds 25 percent of the building's exterior area, excluding roof area, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming signs on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. This shall not include repainting or re-roofing.
3. *Building expansion.* When a building's expansion exceeds the threshold established in this subsection, whether by a single expansion project or by an accumulation of separate expansion projects, all nonconforming signs on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. The established threshold of expansion shall be the smaller of the following:

1. Twenty-five percent of the total area of the building as it exists on ~~August 1, 2017~~Date of adoption; or
2. Two thousand five hundred square feet; and
4. *Site improvements.* When a site improvement which requires a land use permit, conditional use permit, or design review approval, modifies an area that exceeds the threshold established in this subsection, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming signs on the premises shall be brought into compliance with the requirements of this chapter. The established threshold of modification shall be the smaller of the following:
 1. Twenty-five percent of the site area; or
 2. Twenty thousand square feet.

Expansion of agricultural uses, agricultural buildings, or agritourism uses shall not require removal or modification of legally existing nonconforming signs unless the sign itself is altered or relocated.

~~(Ord. of 1956, § 32B-4; Ord. No. 2001-32; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24, Exh. B, 6-27-2017)~~

Sec 110-2-5 Allowable Signs By Zoning District

1. *Valley Commercial CV-1, CV-2 and the Manufacturing MV-1 Zoning Districts.*
 1. *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
 2. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade. Each individual building within the project area may have a ground monument sign and shall meet the requirements of this chapter, with the signs being approved as part of the master signage plan.

3. *Entrance ground sign.* One entrance ground sign on a multiple building/tenant project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 4. *Conditional use.* As a conditional use, commercial or manufacturing developments of multiple lots that are developed on an interior section of ground with lots having no frontage along major roads (collector or arterial) will be allowed an entrance ground sign meeting the requirements of this chapter, at the location where the local roads intersect the major road, which lead directly to the development. The entrance ground sign will announce the businesses within the development. Hotels/motels will be allowed "Vacancy/No Vacancy" on this sign.
2. *Commercial Valley Resort Recreation Zone (CVR-1), Agricultural Valley (AV-3), Forest Valley (FV-3), FR-1, FR 3, F-5, F-10, and F-40.*
 1. *Nonresidential uses.*
 1. *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
 2. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed eight feet in height and 12 feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.
 3. *Entrance ground sign.* One entrance ground sign on a multiple building project may have a maximum sign height of 14 feet and a maximum width of 12 feet. This sign replaces the ground monument sign that is allowed for one of the buildings in a multiple building/tenant project. The entrance ground sign shall be approved as part of the master signage plan.
 2. *Residential uses.*

1. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
2. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
3. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

3. *Destination and recreation resort zone.*

1. *Nonresidential uses.*

1. *Wall signs.* Each freestanding building or complex of buildings is allowed one wall sign per street frontage which shall not exceed five percent of the square footage of the front of the building (linear footage of the front of the building, multiplied by the height of the building; multiplied by five percent) not including false fronts. If multiple units, each unit to be allowed five percent of width of the unit multiplied by the height.
2. *Ground/monument sign.* Each freestanding building or complex having primary or secondary entry from a street, shall be allowed one ground sign per frontage, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from finished grade. The planning commission may approve up to two ground/monument signs at each main resort entrance/portal when presented as part of a master signage plan as described in section 110-2-3.
3. *Portable signs.* A-frame or sandwich signs not exceeding nine square feet may be placed outside of a particular subdivision, project or event site; however, the sign must remain within the resort boundary.
4. *Banners not to exceed 21 square feet each.* Each sign shall be safely secured to a permanent fixture and extend no closer than eight feet to the ground.

5. *Changeable copy signs.* Manual signs only meeting the requirements as listed in section 110-2-10(b) (Special purpose signs—destination and recreation resort manual changeable copy signs).

2. *Residential uses.*

1. Single-family and residential units of less than eight units. One wall sign identifying the name of the owner and/or property, not to exceed six square feet is permitted.
2. Multifamily residential uses of eight units or more. One wall sign not to exceed 20 square feet in area is permitted.
3. Subdivision entry signs (monument sign). Each subdivision may be allowed one monument sign, not to exceed six feet in height and ten feet in width. The sign may be placed on a landscaped, mounded berm up to two feet from grade.

3. *Sign plan.* Within any Ogden Valley recreation and resort zone, at elevations of at least 6,200 feet above sea level, where a master plan has been approved by the planning commission, the planning commission may modify any provision of this chapter by approving a sign plan created by the developer (as defined in the applicable zoning development agreement) if the planning commission determines that the plan is consistent with the approved master plan.

~~(Ord. of 1956, § 32B-6; Ord. No. 2006-6; Ord. No. 2009-30; Ord. No. 2016-4, Exh. G2, 5-24-2016)~~

Sec 110-2-6 Optional And Alternative Signs

1. *Canopy signs.* Canopy signs may be substituted for wall signs, subject to approval of the master signage plan. Any approved canopy sign shall have a minimum vertical clearance of eight feet from any walking surface.
2. *Projecting signs.* Projecting signs that are perpendicular to a building may be substituted for wall signs, subject to approval of the master signage plan. No sign face of a projecting sign may project more than four feet from the wall to which it is mounted. Any projecting sign shall have a minimum vertical clearance of eight feet from any walking surface.
3. *Entrance/exit signs.* Entrance/exit signs are limited to two signs for each approved driveway opening for commercial uses and multi-tenant dwellings, and shall be

limited to a maximum of three square feet per side, and shall be no higher than five feet above the ground at the top of the sign. Setbacks shall be ten feet from right-of-way. Content is limited to "Entrance" and "Exit."

~~(Ord. of 1956, § 32B-7; Ord. No. 2009-30)~~

Sec 110-2-7 Window Signs

Signs displayed in windows of buildings or storefronts are allowed in all zoning districts. A land use permit for a sign is not required for their display, provided they comply with the following:

1. *Size limit of window sign.* The cumulative sign area for window signage shall occupy no more than 25 percent of the area of the window in which the signage is displayed. Signage necessary to fulfill a governmental regulation or requirement is exempt.
2. *Illumination of window sign.* Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.
3. *Prohibited features of window sign.* No window sign or any other sign within a building or structure shall move, flash, blink, rotate, or be animated in any way that is visible from outside the property's boundaries.

4. Example of window signs:



(Ord. of 1956, § 32B-8; Ord. No. 2009-30; Ord. No. 2017-31, Exh. A, 10-31-2017)

Sec 110-2-8 Prohibited Signs And Sign Devices

All signs not specifically listed as allowed are prohibited, including:

1. *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
2. *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
3. *Rotating beacon lights.*
4. *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
5. *Flags.* Flags not exempted in section 110-2-2.

6. *Banners*. Banners, unless specifically provided otherwise in this chapter.
7. *Changeable copy signs*. Electronic changeable copy signs, except as permitted in section 110-2-9(b)(13). Manual changeable copy signs except as permitted in section 110-2-10.
8. *Off-site signs*. All off-site, off-premises and directional signs which advertise businesses, establishments, activities, facilities, goods, products, or services not made, produced, sold or present on the premises or site where the sign is installed and maintained are prohibited, except as exempted in section 110-2-9, Other signs. Notwithstanding the foregoing, where access to a parcel is via an adjacent parcel, signs may be located on such adjacent parcel.
9. *Signs on motor vehicles, except for student driver signs*. Vehicle signs may be allowed on vehicles, but they may not be illuminated or parked on a long-term basis to be used as a sign for the purpose of advertising a product or directing people to a business activity as listed in section 110-2-9, Other signs.
10. *Luminous tube signs*. External gas filled luminous tubes, such as neon, argon or fluorescent, signs or valances, unless inside a building or in a window and not to exceed four square feet in area, except as listed in section 110-2-12, Sign materials and display standards, and may not flash or blink.
11. *Other temporary signs*. Any other device in the form of a sign, which is of a temporary nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly to the ground, except as permitted in section 110-2-11, Temporary sign usage.
12. *Roof signs*. Signs mounted on a roof or atop a parapet wall.
13. *Billboards*.
14. *Pole signs*. Except one pole sign per public, private, and charter school, consisting of not more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than ten feet and not more than 15 feet above the sidewalk, may be permitted. School signs shall not operate between the hours of 10:00 PM and 6:00 AM, unless providing emergency communications.
15. *Public property signs*. It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place,

Commented [li1]: do we want luminous tube signs? give an example of where these currently exist. if we want to allow LTS, do we want to place parameters on when they are illuminated?

paint or attach any sign defined in this chapter on any building, street or property of the county. No sign shall be erected on or project over public property, except as permitted in section 110-2-9, other signs, and section 110-2-11, temporary sign usage.

~~(Ord. of 1956, § 32B-9; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2016-4, Exh. G2, 5-24-2016; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)~~

Sec 110-2-9 Other Allowed Signs

1. The following signs are allowed in all zoning districts in the Ogden Valley ~~of Weber County~~:

1. *Conservation property sign.* A conservation property sign, as defined in section 101-1-7, may be erected on any property complying with the minimum provisions of the definition. The sign shall either be a monument sign or a freestanding sign (pole sign) in compliance with the following:

1. *Monument sign.* For a monument sign, the width shall be no greater than ten feet and the height shall be no greater than eight feet, with a sign face no greater than 24 square feet.

2. *Freestanding sign (pole sign).* For a freestanding sign (pole sign), the width shall be no greater than eight feet and the height shall be no greater than ten feet with a sign face no greater than 24 square feet. The sign face shall be mounted between the sign poles, which shall be constructed of timbers that measure at least eight inches by eight inches and extend from the ground to the top of the sign face. The top of the sign face and the bottom of the sign face shall be completely bounded by timbers that have a minimum vertical height of eight inches. When placed adjacent to a street with shoulders that slope downward toward the sign base, a freestanding sign may be installed atop a rock or earthen-berm base that is no greater than three feet in height.

3. Signs accessory to an active agricultural use or agritourism use shall be permitted and shall not be regulated as commercial signage. Such signs may include:

- Farm identification signs

- [Onsite agricultural product sales signs](#)
- [U-pick and seasonal crop signs](#)
- [Agritourism directional signs](#)
- [Educational or farm operation signs](#)
- [Event signs associated with permitted agritourism uses](#)

Standards:

[One freestanding farm identification sign up to 32 sq ft](#)

[Temporary seasonal signs up to 24 sq ft](#)

[Directional signs up to 6 sq ft](#)

[No permit required for temporary agricultural signs under 60 days](#)

2-4.

3-5. *Example.* The following images are examples of each:



2. *Gate or arch sign.* A gate or arch sign situated over the primary entry of a lot or parcel of land, provided that the sign face does not exceed 30 square feet and that the sign provides a vertical clearance of at least 14.5 feet from the driving surface, not to exceed 18 feet in height and a minimum passable width of 20 feet, not to exceed 30 feet pole to pole. Depth of the arch shall not exceed two feet. A land use permit, to verify compliance with applicable standards, and a building permit to verify proper installation of footings and to ensure wind tolerance, is required.

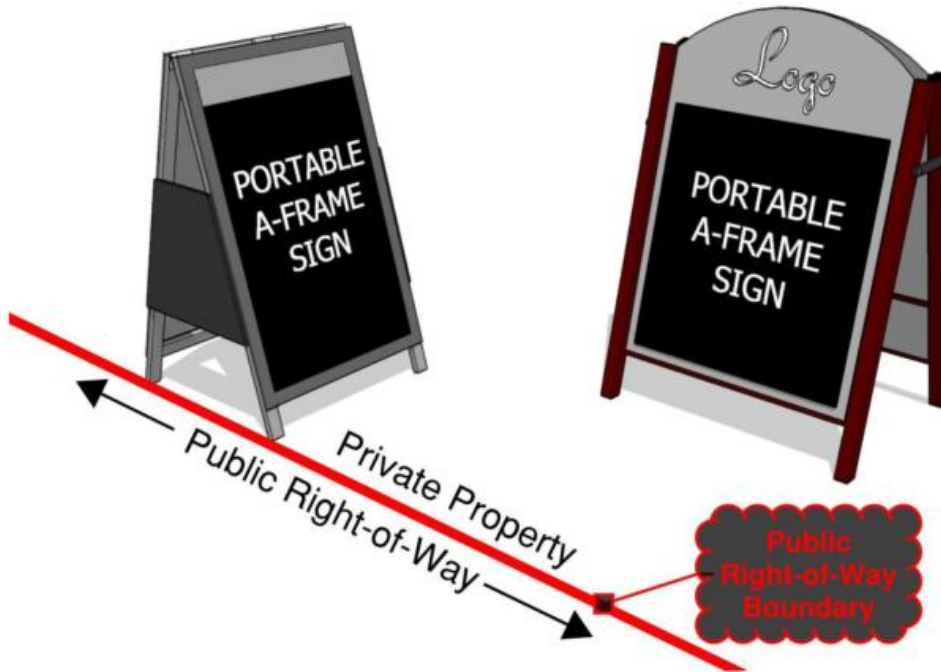
3. *Subdivision entry signs.* An approved, recorded subdivision may locate one sign at each entrance. The sign shall be a ground or monument sign, and shall meet all specifications/requirements for monument signs in section 110-2-5. In the event the location of the subdivision entry sign is in a zone not governed by section 110-2-5, the dimensions of the sign shall be no greater than allowed in the AV-3 zone. The planning commission shall approve location and design style. A double entry sign may be approved by the planning commission where there is a divided center island entry street.
2. The following signs are allowed in all zoning districts in ~~the~~ Ogden Valley ~~City of~~ ~~Weber County~~, and are exempt from the standards of section 110-2-12(a):
 1. *Addressing numbers.* Addressing numbers shall be no more than 12 inches in height. An addressing number sign is also exempt section 110-2-12(b)(8).
 2. *Athletic field scoreboard signs.* An athletic field scoreboard sign shall not exceed 120 square feet in any zone. An athletic field scoreboard sign is also exempt from section 110-2-12(b)(3).
 3. *Business signs.* No more than one "Open/Closed" and one "Vacancy/No Vacancy" sign, one "Hours of Operation" sign, and one "Credit Card Acceptance" sign, not to exceed a total of four square feet in area, displayed for each business.
 4. *Grand opening signs.* On a one-time basis, a business establishment shall be permitted one banner not to exceed 12 square feet, to be displayed for a period of not more than 30 days.
 5. *Guidance signs.* Guidance and other informational signs authorized by the Utah Department of Transportation or other governmental agency. A guidance sign is exempt from all of the standards of section 110-2-12.
 6. *Historical signs.* Historical name signs for sites and/or structures designated by the board of county commissioners as having historical significance to the county (and as identified in the Ogden Valley Master Plan).
 7. *Murals.* Murals, when depicted on the sides or rear of a building or storefront, provided that the mural has no connection or advertising context to any business conducted or any product or service offered therein.
 8. *Nameplate signs.* Nameplate signs not to exceed four square feet that identify the occupants/owners and/or home occupation of a residential property.

9. *Portable sign.* The only portable signage allowed, excluding temporary signs regulated by 110-2-11, is an a-frame sign, also known as a sandwich board sign, in compliance with the following:

1. *Number, location, and timing for a portable sign.* One portable sign per commercial business is permitted on site. Up to two portable signs are permitted per commercial business offsite, provided the offsite portable signs comply with the following:
 1. The commercial business shall have a physical location within ~~the Ogden Valley planning area, or Huntsville TownCity~~, and a valid business license;
 2. The portable sign shall be located outside any public street right-of-way;
 3. The portable sign shall be located no closer than ten feet from any other portable sign;
 4. If located outside a commercial, manufacturing, or resort zone, the portable sign shall only be located adjacent to a collector or arterial street right-of-way;
 5. The business shall receive landowner permission for the specific location of the portable sign;
 6. The portable sign shall be properly placed and anchored to the ground in a manner that keeps it in place, upright, and level; and
 7. The portable sign shall only be on display outside during the hours of operation of the business.
2. *Standards for a portable sign.* ~~The maximum sign area shall be nine square feet with a width and height when folded of no greater than three feet each. Both sides of the sign shall have a four-sided frame of natural, stained, rustic, or antiqued-painted wood or similarly appearing faux wood, or natural antiqued metal; and the same applies to the sign supports. The sign background shall be at least 50 percent darker than the sign message, as discerned using industry best practices, and shall only use earth-toned colors that are clearly visible, without instruments, from the sign location. Design styles that~~

reflect rural character are encouraged but not required. Materials and colors shall not be regulated except for safety purposes.

3. *Permit and expiration.* A land use permit is required for a portable sign pursuant to section 110-2-2. A land use permit for an offsite portable sign shall expire annually at the time the business license for the commercial business to which it belongs expires or on December 31. An offsite portable sign shall not be included as a part of a master signage plan.
4. *Examples.* The following are examples of allowed portable signs:



10. *Private warning signs.* Private warning signs, provided they do not exceed four square feet.
11. *Signs on vehicles.* Signs for business identification which may include name, address, and telephone number, not to exceed two feet by three feet upon the side door of a vehicle.

12. *Statuary and sculptures.* Freestanding statuary and sculptures which are considered to be works of art and which are placed on private property clearly for the benefit and interest of the general public.

13. *Traffic signs.* All signs erected in or adjacent to a public right-of-way by a public agency or in a private road right-of-way for the purpose of controlling or directing traffic. A traffic sign is exempt from all of the standards of section 110-2-12.

(Ord. of 1956, § 32B-10; Ord. No. 2001-25; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24, Exh. B, 6-27-2017; Ord. No. 2017-31, Exh. A, 10-31-2017)

Sec 110-2-10 Special Purpose Signs

1. *Manual changeable copy signs.* One reader board or changeable copy sign per business is permitted to be displayed, at one square foot of sign area per linear foot of building frontage, and may be either ground or wall sign by the following types of businesses:
 1. Theaters. Motion picture theaters and playhouses.
 2. Auditoriums and performing arts facilities.
 3. Convention facilities. Businesses with convention facilities.
 4. Gasoline stations. Businesses which sell motor fuels at retail cost, dispensed from pumps on premises.
 5. Grocery stores.
 6. Public, private or charter schools.
2. *Destination and Recreation Resort Zone manual changeable copy sign.* One reader board or changeable copy sign, not exceeding 16 square feet, is permitted and may be displayed within a resort village area when the village area consists of six or more commercial buildings.
3. *Movie poster signs.* Motion picture theaters, facilities for performing arts, and retail stores whose primary business is the sale and/or rental of pre-recorded video tape and/or discs to the general public shall be permitted to display a maximum of two poster signs. Movie posters shall be displayed in a display case which shall be permanently affixed to the wall of the building or storefront. Movie posters shall not be affixed directly to a wall as a temporary sign. Movie poster display cases may be lighted as long as they comply with the sign illumination standards found in Section

Occasional Signs:									
Campaign signs	60 days prior to the election	Completion of the election	N	32 square feet	6 feet	No limit	32 square feet	8 feet	No limit
Construction signs	Duration of construction	Completion of construction	N	32 square feet	6 feet	1 per street frontage	64 square feet	12 feet	1 per street frontage
Property/real estate sign	Duration of listing	Closing/lease commencement date	N	8 square feet	6 feet	1 per street frontage	64 square feet	12 feet	1 per street frontage
Short-term vendors § 108-13-3	120 days	End of event	Y/LUP	Not Applicable	Not Applicable	Not Applicable	16 square feet	6 feet if set in the ground or anywhere on the building	2 total per frontage, either a ground sign or on vendor trailer, mobile store, tent, or kiosk
Temporary outdoor sales § 108-13-4	Per state code if applicable or 30 days prior to the event	End of event	Y/LUP	Not Applicable	Not Applicable	Not Applicable	16 feet	6 feet if set in the ground or anywhere on the building	2 per street frontage
Temporary real estate sales office	Duration of construction	Completion of construction	Y/LUP	32 square feet	6 feet	1 per street frontage	Not Applicable	Not Applicable	Not Applicable
Temporary real estate sales office wall sign	Duration of construction	Completion of construction	Y/LUP	20 square feet	N/A	1 sign attached to the office	Not Applicable	Not Applicable	Not Applicable
Seasonal Signs:									
Farmer's markets § 108-13-5	When farmers markets are operational	End of event	Y/LUP	32 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage

		une through October							
Fruit and vegetable stand § 104-5-3 (8)	June through October When fresh produce available	End of event	Y/LUP	16 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage
Political sign	No limit 60 days prior to the election	No limit Three days after the completion of the election	N	16 square feet	10 feet	1 per street frontage	32 square feet	10 feet	1 per street frontage
Event Signs:									
Public event sign	30 days prior to the event	End of event	Y/SEP	4 square feet	3 feet	1 per street frontage	4 square feet	3 feet	1 per street frontage
Public event banner (on public property, over public streets or sidewalks)	30 days prior to the event	End of event	Y/SEP	12 square feet	N/A	1 per street frontage	12 feet	N/A	1 per street frontage
Public event directional sign	30 days prior to the event	End of event	Y/SEP	8 square feet	4 feet	No limit off-premise directional signs	8 square feet	4 feet	No limit off-premise directional signs
Special event sign	60 days prior to the event	End of event	Y/SEP	16 square feet on-site	6 feet	No limit onsite signs, either ground or banner signs	16 square feet onsite	6 feet	No limit on-site signs, either ground or banner signs
Special event banner (on public property)	30 days prior to the event	End of event	Y/SEP	12 square feet	N/A	1 per street frontage	12 square feet	N/A	1 per street frontage

Special event directional sign	1 day prior to the event	End of event	Y/SEP	8 square feet offsite	4 feet	No limit off-premises directional signs	8 square feet offsite	4 feet	No limit off-premises directional signs
Special event off-site sign	30 days prior to the event	End of event	Y/SEP	32 square feet	10 feet	2 offsite per event either a ground sign or banner	32 square feet	10 feet	2 offsite per event either a ground sign or banner

(Ord. of 1956, § 32B-12; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; Ord. No. 2017-24; Exh. B, 6-27-2017)

Sec 110-2-12 Sign Materials And Display Standards

1. *Sign materials.* All materials used to construct signs, supports or fasteners shall conform to the following standards:
 1. Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.
 2. Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
2. *Display standards.* The display of all signs regulated by this Land Use Code shall conform to the standards of this section.
 1. *No obstruction permitted.* No sign shall obstruct a clear view to and from traffic along any street right-of-way, entrance or exit.

2. *No projection within right-of-way.* No signs, except traffic signs and similar regulatory notices shall be allowed to project or be located within a public right-of-way.
3. *Illumination.* An illuminated sign, as defined in section 101-1-7, shall comply with the requirements of chapter 108-16 and the following provisions, examples of which are graphically depicted in section 110-2-15.
 1. Unless otherwise specified in this subsection (b), all exterior lighting of a sign shall be downward directed from the top of the sign, and oriented so as to illuminate only the sign area, as defined in section 101-1-7, excluding the supports.
 2. No direct artificial light, as defined in section 101-1-7, shall be projected from the sign area or beyond the sign area, including by means of diffusion or refraction through a translucent or transparent surface. However, direct artificial light, excluding diffused or refracted light, for a sign area that does not have a frame or separate background, as in the case of a logo or individual lettering mounted to a wall without a defined sign perimeter, may illuminate or reflect onto a background surface, such as a wall, beyond the exterior perimeter of the sign area, provided that:
 1. It shall not exceed six inches beyond the sign area;
 2. It shall be shielded so as not to project light onto any other surface.
 3. Exterior lighting of a sign shall not exceed a ratio of 75 lumens per square foot of sign area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the sign area. See section 110-2-15 for a graphic depiction.
 4. The land use authority may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter.
 - ~~4.5. Luminous illuminated signs must be turned off when the business is not open after hours of operation.~~
4. *Wall signs mounted on parapets.* A wall sign mounted on a parapet wall shall be mounted six inches or more below the top of the parapet wall.

5. *No imitation of traffic signs.* Signs shall not resemble, imitate or approximate the shape, size, form or color of traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices, not be lighted in a way that can cause glare or impair driver visibility upon roads.
6. *No prevention of ingress/egress.* Signs shall not be erected, relocated or maintained in such a way that prevents free ingress or egress from any door, window or fire escape, and no sign shall be attached to a standpipe or fire escape.
7. *No mounting on natural features.* No signs shall be painted or mounted on trees. No land-form or naturally occurring land feature (rocks, cliff faces, etc.) shall be defaced for purposes of displaying a sign.
8. *Clearance.* The clearance of a projecting, canopy or wall sign shall be measured from the lowest edge of the overhang eight feet to the driving or walking surface below.
9. *Sign setbacks.*
 1. *Monument and/or ground signs.* Any monument sign or ground sign shall be set back a minimum of ten feet from any property line. Signs fronting on state highways shall be set back ten feet from the right-of-way.
 2. *Projections into public right-of-way.* Projections into the public right-of-way are not allowed, except for signs set by public agencies for safety purposes, such as the state department of transportation.
 3. *Clear view triangle.* Signs shall not be placed within the clear view triangle as defined in title 108, chapter 7 of the [Weber County Land Use Code](#).
10. *Landscaping.* The ground area around the base of all ground/monument signs shall be landscaped in accordance with the requirements of applicable chapters of the [Weber County Land Use Code](#). The planning commission may exempt some monument/ground signs from this standard where it is demonstrated, by the owner/developer, that the landscaping would unduly interfere with pedestrian or vehicular traffic, interfere with traffic visibility or for other reasons be impractical.

11. *No street frontage.* When a freestanding building, complex or storefront does not face a public street or approved private road, and is accessed via a pedestrian area or common parking and driveway area, the linear footage of building or storefront facing the pedestrian area or common parking area shall substitute for purposes of determining allowable signage.
12. *Sign area.* The area of a sign shall be measured as provided in the definition of "sign area" as provided in section 101-1-7.
13. *Directional or circulation signs not visible offsite.* Directional or circulation signs that are not visible from any point outside of the property boundary are not subject to the illumination requirements of this subsection (b) or the outdoor lighting requirements of chapter 108-16. An applicant wishing to install such an exempt illuminated directional or circulation sign shall have the burden of proof by communicating the proposed sign height, location, and visibility from any point outside of the property boundaries through the submission of an outdoor lighting plan to the land use authority. Directional or circulation signs claiming exemption from the illumination requirements of this chapter or chapter 108-16 shall not allow their illumination to extend past the horizontal plain of the upper sign boundary into the night sky.

(Ord. of 1956, § 32B-13; Ord. No. 2009-30; Ord. No. 2017-24, Exh. B, 6-27-2017)

HISTORY

Amended by Ord. 2020-8 on 6/16/2020

Sec 110-2-13 Dangerous Or Defective Signs

1. *Removal or repair by owner.* Any sign which is found to be in a dangerous or defective condition shall be removed or repaired by the owner of the premises or the owner of the sign **within two weeks of written notice**. Upon failure of the owner to remove or repair a dangerous or defective sign, the planning director shall proceed with enforcement measures.
2. *Removal by planning director.* The planning director may cause the removal of any sign that endangers the public safety or a sign for which no sign permit has been issued, if, after giving notice the owner has not remedied the violation.
3. *Cost of removal.* The cost associated with the removal of a sign by the planning director shall be paid by the owner of the property on which the sign is located. If the

cost is not paid within 30 days, the unpaid balance shall be considered a lien against the property and said lien shall be filed by the county attorney.

~~(Ord. of 1956, § 32B-14; Ord. No. 2009-30)~~

Sec 110-2-14 Construction Standards

Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in the uniform building code, as adopted by the county. A building permit for the sign structure shall be required, as well as a land use permit. If there is any indication, in the opinion of the county engineer, that the proposed structure may not resist wind, seismic forces or other loads or stresses, a state registered engineer's certificate on the sign's structural plans shall be required.

~~(Ord. of 1956, § 32B-15; Ord. No. 2009-30)~~

Sec 110-2-15 Examples Of Sign Illumination



- Unacceptable color temperature. ❌
- Fully shielded artificial light source. No visible direct artificial light. ✅
- Light buffers no more than six inches around perimeter of sign area. ✅



- Acceptable color temperature. ✅
- Direct artificial light source projected by means of diffusion through translucent surface. ❌
- Light buffers no more than six inches around perimeter of sign area. ✅



- Lumen per Square Foot Ratio**
- | | | |
|-----------------------------|---|--------------------------|
| 1650 Lumen Bulb | = | 50 Lumens per |
| 33 Square Feet of Sign Area | | Square Foot of Sign Area |
- Total combined lumens less than or equal to 50 lumens per square foot. ✅
 - Acceptable color temperature. ✅
 - Light only illuminates sign area. ✅
 - No visible direct artificial light. ✅

(Ord. No. 2017-24, Exh. B, 6-27-2017)