



Sevier County Municipal Code

Title 12: SIGNS

Title 12: SIGNS	1
12.04.010 Purpose.	1
12.04.020 Definitions.	1
12.04.030 Sign permit required.	4
12.04.040 Prohibited signs.	4
12.04.050 Animated signs.	4
12.04.060 Temporary signs.	5
12.04.070 Clearance.	5
12.04.080 Outdoor advertising structures.	5
12.04.090 Exceptions	7
12.04.100 Signs permitted within all Zones.	7
12.04. 110 Nonconforming signs.	9
12.04.120 Violations	10

12.04.010 Purpose.

Outlines the purpose of this title related to signs and the standards that are to be met in Sevier County.

The purpose and intent of the sign standards is to provide for a reasonable display of all signage in the unincorporated areas of Sevier County, 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. It is the county'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. This chapter applies in all zones of the county and all signs shall conform to the provisions of this chapter.

12.04.020 Definitions.

The definitions for specific words used throughout the chapter.

The following words and phrases, when- ever used in this chapter, shall be construed as defined in Title 12 Definitions.

“Abandoned Sign” A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

"A-frame sign" means any sign or structure composed of two sign faces mounted or attached back-to-



Sevier County Municipal Code

back in such a manner as to form a basically triangular vertical cross-section through the faces.

"Animated sign" means any sign which is designed and constructed to give its message through movement or semblance of ness establishments which are located, constructed, manufactured or sold upon the same premises upon which the sign is erected.

"Attached sign" means any sign which advertises products, services or business establishments which are located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

"Billboard" Any sign erected for the purpose of advertising or promoting a product, event, person, or subject that may or may not be located on the premises on which the sign is located.

"Clear view area" means an area bounded by lines drawn from a point on the centerline of the driveway, set back fifteen feet (15') from the front property line to points at the property line in front of the property, thirty feet (30') either side of the centerline of the driveway for local collectors, and fifty feet (50') on collectors and arterials. Within this area no view obstructing object may be located with a height over two feet (2') from average grade at property line.

"Construction sign" means a sign identifying an existing or proposed development project which may contain the name of the project, name and address of construction firms, architects, engineers, developers, etc.

"Electronic display sign" means any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. Electronic display signs include computer programmable, microprocessor controlled electronic or digital displays.

"Free Standing sign" means any sign that is standing on or erected into the ground. Such signs are usually, but not necessarily, supported from the ground by one or more poles or posts or similar uprights, with or without braces. Any sign which is mounted into the ground but has the support passing through any portion of the roof of a building or structure, shall be a roof sign.

"Monument sign" means a sign which is incorporated into the landscape or architectural design scheme and displays the name of uses or buildings.

"Nameplate sign" means a sign indicating the name and/or occupation of a person legally occupying the premises or indicating a legal home occupation thereon.

"Movable, freestanding sign" means any sign not affixed to or erected into the ground.

"Non-attached sign" means any sign which advertises products, services or business establishments which are not located, conducted, manufactured or sold upon the same premises upon which the sign is erected.

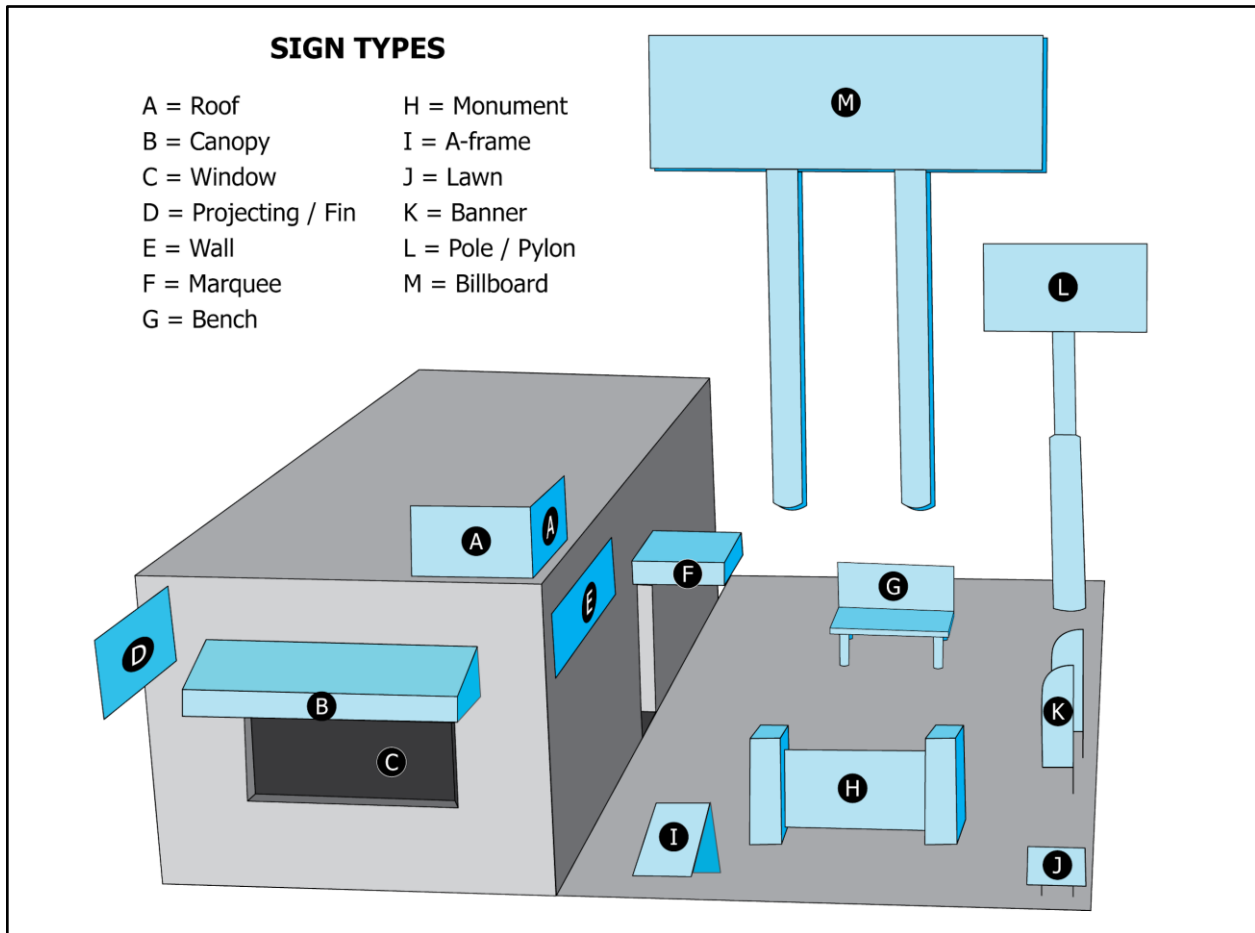
"Outdoor advertising structure" means a structure erected and maintained for outdoor advertising purposes upon which a poster, bill, printing, or painting may be placed to advertise products, goods, services, or business establishments other than those located, conducted, manufactured, or sold upon the premises on which the structure is erected.

"Political Sign" A temporary sign intended to advance a political statement, cause or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

"Real Estate Sign" A temporary sign advertising the sale, lease or rental of the property or premises on which it is located.

"Roof sign" means any sign which is erected upon or over the roof or over a parapet of any building or structure.

"Sign" Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staff will not be considered to be signs.



"Sign area" means the area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double-face sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five (45) degrees.

"Sign setback" means the minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street.

"Temporary sign" Any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light material, displayed out-of-doors shall be considered to be a temporary sign and shall be permitted subject to all provisions of this chapter for a period not to exceed thirty (30) days. No sign, handbill, poster, advertisement or notice of any kind or sort shall be fastened, placed, posted, painted or attached in any or upon an utility pole; except signs owned and erected by a public agency or erected by permission of any authorized public agency as required by law. Any sign not located or not in a fixed position on property, within a building or car, such as an A-frame, trailer sign or pedestal type sign shall be approved for temporary use not to exceed seventy-two (72) hours; and shall be approved by the zoning enforcement officer. Furthermore, if such a moveable, temporary sign is used on a recurring basis, an agreement shall be made with the



county council with a fee based on the evaluation of such sign.

“Wall sign” means any sign posted or painted upon, suspended from, or otherwise affixed to a wall, fascia, canopy, or marquee in an essentially vertical position or with the exposed face of the sign in a place approximately parallel with the wall or fascia upon which it is attached.

“Window Sign” A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

12.04.030 Sign permit required.

Explains the need to have a sign permit from Sevier County before erecting a sign that meets the standards outlined in the rest of this title.

1. No person shall erect any sign or outdoor advertising structure without first obtaining approval from the Zoning Administrator in accordance with the provisions of this chapter and the International Building Code and the International Sign Code.
2. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building if any, or their authorized representatives.
3. No person shall erect or maintain or permit to be erected or maintained on any premises owned or controlled by them any sign which does not comply with the provisions of this Title.

12.04.040 Prohibited signs.

States the type and location of signs that are prohibited within the county

Except as otherwise provided in this chapter, the following signs are prohibited:

1. All movable freestanding A-frame signs.
2. Signs mounted or painted upon vehicles or trailers which are parked in any location for the purpose of calling attention to or advertising a person, place or thing.
3. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators or at any location where its position, shape, or color it may interfere with or be confused with any authorized traffic sign, signal, or device or which makes use of a work, symbol, phrase, shape, or color in such a manner as to interfere with, mislead, or confuse traffic.
4. No sign, handbill or poster, advertisement, or notice of any kind or sort, whether political or otherwise, shall be fastened, placed, posted, painted, or attached in any way in or upon any curbstone, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, sidewalk, or street, except when the sign is owned and erected by a public agency or erected by permission of an authorized public agency or required by law.
5. No lighting associated with a sign shall be installed which will permit direct rays of light to penetrate onto any adjoining property having a residential use in such a way as could constitute a nuisance.

12.04.050 Animated signs.

Gives the standards for animated signs.

Flashing or rotating signs are permitted when the following standards are met.



1. Flashing signs shall be limited to sequential, chasing or subdued color change. No in-tense strobe type flashing will be permitted.
2. Rotation shall be limited to six revolutions per minute; provided, however, that the lights described above may not be used within three hundred (300) feet of a residential apartment, hotel or other residential structure.

12.04.060 Temporary signs.

Explains what a temporary sign is and the regulations associated with where they can go and for how long.

The following temporary signs shall be permitted in any zone.

1. Political signs not within one hundred fifty (150) feet of polling places and not larger than thirty-two (32) square feet. Signs shall be removed no later than fourteen (14) days after the election.
2. Signs advertising a yard sale posted on private property with the consent of the property owner.
 - a. The area of the sign shall not exceed eight (8) square feet.
3. Signs pertaining to the sale or lease of property and/or buildings.
4. Signs advertising temporary uses including special events as outlined in Title 14.32 are able to put up signs advertising the event thirty (30) days in advance of the event. Signs associated with the event need to be removed within fourteen (14) days after completion of the event.
 - a. For multi-tenant, commercial and industrial properties, the sign may not exceed fifty (50) square feet. In all other cases the area may not exceed eight (8) square feet.
 - b. Signs must be removed from parcels that are not actively offered for sale.
5. Signs shall not be placed in a public right-of-way except as allowed below.
 - a. Signs shall not obstruct free passage through a right-of-way or create a safety hazard to the public.
 - b. Temporary signs as described in may be placed in the park strip by the owner of the property directly adjacent to said park strip. Such a sign shall be placed for no more than forty-five (45) days, nor exceed six (6) square feet in size in said park strip.
6. Temporary signs shall in no way regulate the content of speech, only the place and manner in which it is permitted.

12.04.070 Clearance.

Restricts signs from being within certain feet of public and private walkways.

No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than nine (9') feet from grade level to the bottom of the sign. No sign shall be erected in such a manner that it protrudes into a traffic area or parking lot without a minimum clearance of fourteen (14) feet.

12.04.080 Outdoor advertising structures.



States the standards for signs that are located somewhere other than where the original business is located.

Non-attached advertising structures shall be regulated and permitted as shown in the table below.

Zones	Permitted	Not Permitted
A	X	
RA		X
GRF-20S		X
GRF-20R		X
Commercial	X	
Industrial	X	

- A. Non-attached advertising structures shall be erected and maintained only in conformance with the following provisions:
- a. Area. Each non-applicable outdoor advertising structure shall have a maximum area of seven hundred fifty (750) square feet per face, exclusive of border and trim.
 - b. Height. No such advertising structure shall exceed a height of twenty-five (25) feet.
 - c. Location.
 - i. All such non-attached advertising structures shall be located behind the line of the required front yard of the zone in which it is located, and a minimum of twenty (20) feet from the nearest residential zone. Said advertising structures shall also be spaced in conformance with the following standards:
 - ii. All sign structures shall be constructed on level ground. Signs shall be prohibited on hill tops, knolls and scenic vistas (as determined by the planning commission), natural slopes or graded slopes modified by freeway design of twenty-five (25) percent or greater.
 - iii. All sign structures shall be set back from the highway or interstate right-of-way, a minimum of ten feet and a maximum one hundred twenty-five (125) feet.
 - iv. Freeways, Major Arterials and Other Highways, Streets and Roads. A minimum of one thousand five hundred (1,500)feet shall be maintained between each non-applicable advertising structure measured in any direction(Major arterial as defined by the street standards of the county.)
 - v. Number. Each non-attached sign or outdoor advertising structure shall be limited to one sign face, except that two sign faces may be permitted when said faces are mounted back-to-back with faces in parallel planes at distances not exceeding four feet apart; or that two sign faces may also be permitted when said faces are mounted in a "v" configuration, when said faces are attached at one end and having a maximum distance of thirty (30) feet apart at the other end. Two sign faces may also be permitted if the total area of two is not greater than the maximum area for one face, if both faces are supported on the same structure, and if both faces were originally erected together.



- d. Construction. All non-attached signs and outdoor advertising structures shall be constructed of materials prescribed by the International Building Code, and construction techniques shall be approved by the chief building inspector of the county. All said non-appreuint signs and outdoor advertising structures must he issued a building permit prior to construction.
- e. Maintenance. The owner or persons in control of any sign shall be responsible for maintaining such signs including borders, trims, faces, weight-bearing and bracing structures, and surrounding grounds or environment in a litter-free and safe manner.

12.04.090 Exceptions

Gives the exceptions for the required sign permit from the county.

This chapter shall have no application to signs used exclusively for:

1. The display of official notices used by any court or public body or official, or the posting of notices by any public officer in the performance of duty, or by any person giving legal notice;
2. Directional, warning or information signs of a public or semipublic nature, directed and maintained by an official body or public utility;
3. Any sign of a noncommercial nature when used to protect the health, safety or welfare of the general public.
4. Any official flag, pennant, or insignia of any nation, state, county, or other political unit.
5. Nonilluminated and non floodlights flat signs, wall signs, and freestanding signs having an area not in excess of 36 square feet announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof, provided that no more than one such sign shall be erected on each street frontage and also provided that said signs are not erected more than 30 days prior to construction and are removed not more than 30 days after completion.
6. Freestanding Signs Over Five Feet in Height after completion.
7. Traffic and other municipal signs, house numbers, legal notices.

12.04.100 Signs permitted within all Zones.

Breaks down the different standards for signs in the residential and nonresidential zones.

For each place of business or occupancy the following types of signs shall be permitted in conformance with the standards set forth:

Non-Residential Zones

- A. Freestanding Signs Under Five Feet in Height. attached freestanding signs five feet or less in height shall meet the following requirements:
 - a. Number. There may be one such sign for each frontage of the property, plus one additional sign for each one hundred (100) foot increment of said frontage in excess of one hundred (100) feet. Said signs shall be placed no closer than fifty (50) feet apart. In the case of a parcel of property having multiple occupations with a common front- age, the frontage shall be deemed to be that of the entire commonly used parcel of property and not the frontage of the individual business or occupations.
- B. Freestanding Signs Over Five Feet in Height. attached freestanding signs over five feet in height shall comply with the following provisions:



Sevier County Municipal Code

- a. Number. There may be one such sign on each street frontage and one additional sign for any portion of each such frontage in excess of two hundred (200) feet. The size of any such additional sign shall be determined by counting as frontage that portion of each frontage which is in excess of two hundred (200) feet.
 - b. Height. No such sign shall exceed twenty-five (25) feet in height.
 - i. Projection. No such sign shall project over a property line, nor more than five feet into any required front yard.
- C. **Wall Signs and Painted Wall Signs.** Except as otherwise provided in this chapter, every wall sign and painted wall sign in a commercial zone shall comply with the following requirements:
- a. Number. There may be two such signs for each building face. No building shall be deemed to have more than four building faces.
 - b. Height. No part of any such sign shall extend above the top level of the wall upon, or in front of, which it is situated.
 - c. Thickness. No such sign, including any light box or structural part, shall project more than twelve (12) inches from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.
- D. **Projecting Signs.** Projecting signs shall comply with the following requirements:
- a. Area. No projecting signs shall exceed fifty (50) square feet in area.
 - b. Number: There may be no more than one projecting sign for the front of each business establishment.
 - c. Height. No projecting sign shall project more than five feet from the front line of the building, nor any closer than two feet to the curb and gutter.
- E. **Roof Signs.** Roof signs shall comply with the following requirements:
- a. Number. There shall be no more than one such sign for the roof of each business establishment.
 - b. Height. No part of any such sign shall extend more than five feet above the highest point of the roof.
 - c. Projection. No part of any such sign shall project beyond the front line of the building.
 - d. Support. No roof sign shall be erected in such a manner that there is any visual support.
 - e. Animation. No part of any such sign shall have any animation.
- F. **Off-Premises Signs-Billboards.**
- a. Billboards shall be permitted in any non-residential zoning districts adjacent to Interstate 70 and U.S. Routes 89 and 50. Signs located along or adjacent to highways shall also comply with UDOT standards.
 - i. Billboards along highways must be located within two hundred feet (200') of the highway centerline, measured to the billboard pole. Billboards within the county must be in compliance with this title and the Utah Outdoor Advertising Act as found in Utah State Code 72-7-5.
 - b. Height The maximum height of an off premises sign shall be thirty five feet (35').
 - c. Shall not exceed three hundred (300) square feet in size.
 - d. Billboards must be located at least at least one thousand (1,000) linear feet from any other billboard located on the same side of the street, and at least five hundred (500) linear feet from an interstate exchange, as



Sevier County Municipal Code

measured from any part of the billboard to the nearest portion of any other off-premises sign or off-premises electronic display sign or to the nearest right-of-way line of the interchange.

Residential Zones

The following signs shall be permitted in residential zones throughout the County.

- G. A single property identification sign containing only the address of the property and a personal name.
 - a. The sign may not exceed four (3) feet in height or six (5) feet in width.
 - b. The sign may not advertise a business or commercial activity other than home occupations.
- H. Nameplates or signs indicating the existence of a home occupation.
 - a. Within any zone home occupation signs are allowed. Home occupation signs must be attached to the home.
 - b. Signs shall not exceed eight (8) square feet.
- I. Temporary signs
- J. Residential development entrance signs. A sign may be placed at the entrance of a residential subdivision, planned residential urban development or manufactured home park advertising the name of the development or subdivision.
 - a. The sign must be within the boundary of the development that is named on the sign.
 - b. A maximum of two entrances may have signs placed at them.
 - c. Signs must be set back ten (10) feet from any property line or public right-of-way.
 - d. Signs proposed to exceed (5) feet in height and ten (10) feet in width shall require approval by the Zoning Administrator.

12.04. 110 Nonconforming signs.

Identifies signs that are not in compliance with this title and lists the reasons why.

All signs which have been made nonconforming by the adoption of provisions contained within this chapter shall be subject to the regulations of.

- A. Unsafe Signs. Any sign or portion declared unsafe by a proper building inspector must be restored to a safe condition or removed within thirty (30) days of mailing or otherwise given notice of the unsafe condition.
 - B. Alterations. A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless said sign is changed to conform to all provisions of this chapter. Alterations shall also mean that changing of the text or message that the sign is conveying from one use of the premises to another use of the premises and the changing of the ownership of the sign when that ownership necessitates a change in the text or message of the sign. Alterations shall not be interpreted to include changing the text or copy on off- premises advertising signs, theater signs, outdoor bulletins or other similar signs which are designed to accommodate changeable copy.
 - C. Restoration. Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, an act of God, an act of vandalism, or damaged by any other cause, to the extent of more than sixty (60) percent of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.
-



12.04.120 Violations

Describes what happens when a person violates the standards found throughout this title.

It is unlawful to erect or maintain a sign contrary to the provisions of this chapter. If a sign is erected or maintained in violation of this chapter the County may do the following:

- A. Order the defect corrected within a fixed period of time, not exceeding 30 days, if correction of the defect will bring the subject sign into compliance with the provisions of Title 12.
- B. If correction of the defect will result in a violation of the provisions of , order that the subject sign be removed by, and at the expense of, the owner of the sign, within a fixed period of time not exceeding 30 days.
- C. If the owner of the sign contests the order of the Zoning Administrator, the remedy shall be an appeal to the Board of Adjustment as outlined in Title [14.20](#) of this code. If the owner of the sign fails or refuses to remove the subject sign at the order of the County, the County may remove the sign at any time after the owner exhausts their administrative remedies as outlined above, unless otherwise ordered by a court of law. Removal by the County shall be at the expense of the owner.