

PLNPCM2023-00970



# ZONING TEXT AMENDMENT //

## MONUMENT SIGNS IN MANUFACTURING DISTRICTS

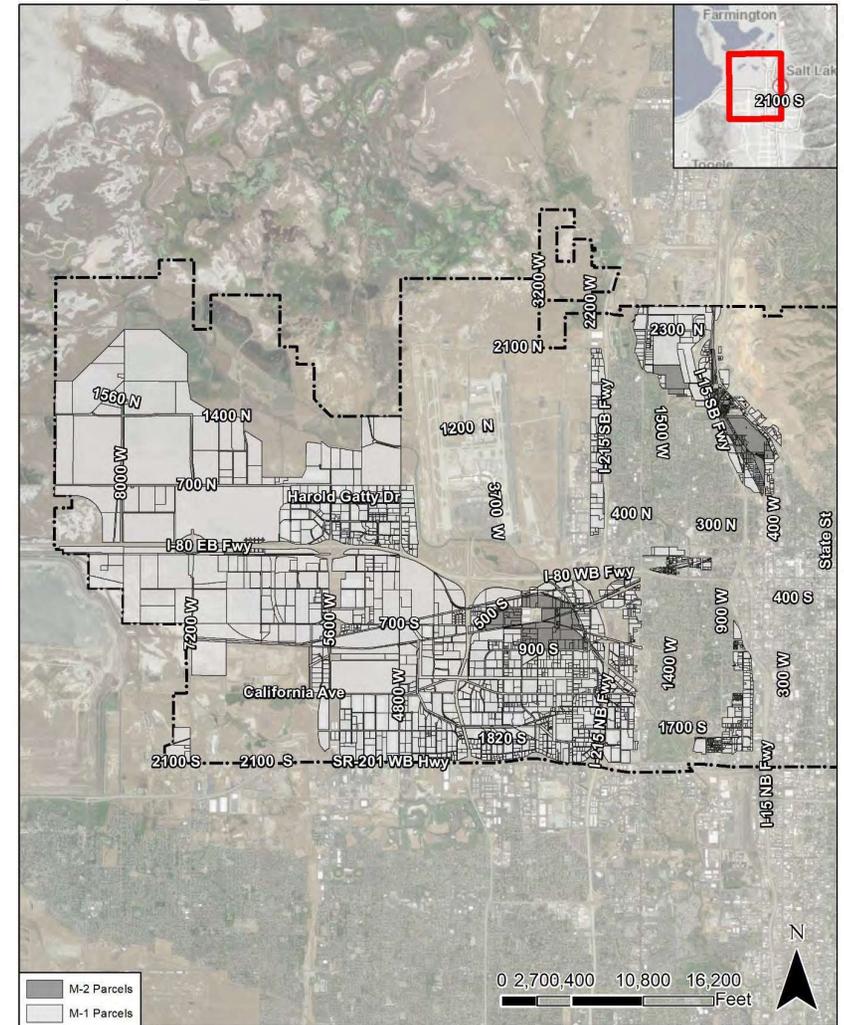
*City Council – September 17<sup>th</sup>, 2024*

# REQUEST

- YESCO Sign Company has initiated a petition to amend the zoning ordinance related to monument signs in Manufacturing Districts.
- **The proposed amendment would allow 1 monument sign for the first 100' of street frontage and 1 additional monument sign for every additional 250' of street frontage. Each sign shall be separated by at least 150'.**
- Current regulations limit monument signs to one per street frontage no matter the length of the frontage.
- Intended to address current trends in development of manufacturing facilities on larger properties with longer street frontages.

Salt Lake City // Planning Division

## Vicinity Map



# CURRENT STANDARDS

- **Definition:**

A monument sign is “a freestanding sign whose sign face extends to the ground or to a base.”

- **Minimum Setback:**

5'

- **Max Height:**

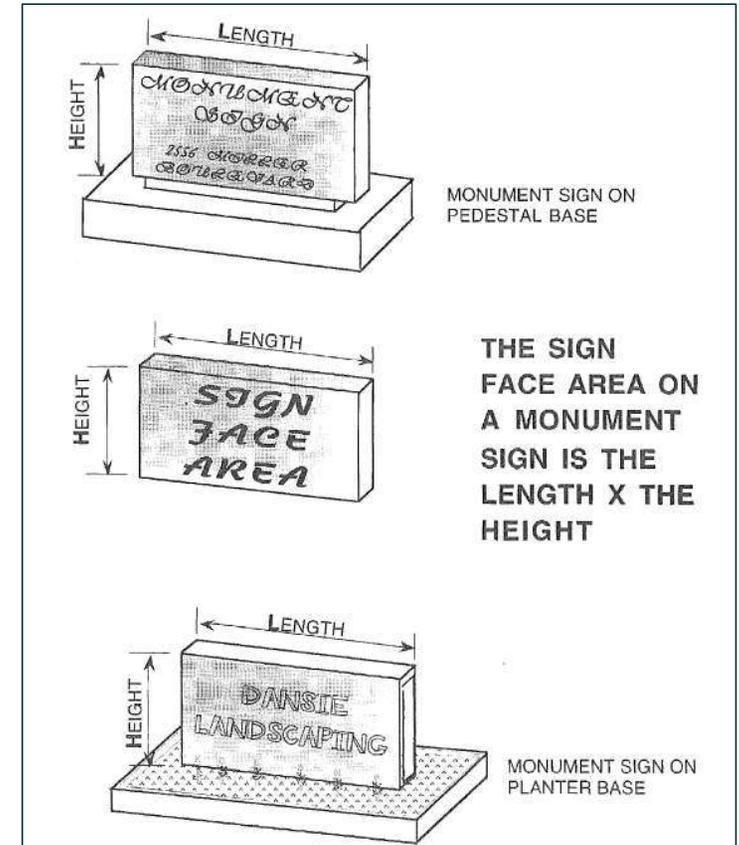
5' at setback, +1' per foot of additional setback up to 20'.

- **Max Area:**

150 sq. ft. per sign face

- **Number of Signs Permitted:**

1 per street frontage



# PROPOSED CHANGES

## *21A.46.100: Sign Regulations for Manufacturing Districts:*

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs <sup>1</sup>	Minimum Setback <sup>2</sup>	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs <sup>3</sup>
Monument sign <sup>5</sup>	150 square feet	5 feet at the minimum setback and increases 1 foot for each additional 1 foot of setback for a maximum of 20 feet	5 feet	<del>1 per street frontage</del> <u>1 sign for the first 100' of street frontage and 1 additional sign for every additional 250' of street frontage. Each sign shall be separated by at least 150'.</u>	<del>1 sign per street frontage</del> <u>1 sign for the first 100' of street frontage and 1 additional sign for every additional 250' of street frontage. Each sign shall be separated by at least 150'.</u>



# ZONING ANALYSIS & BEST PRACTICES

## WEST VALLEY CITY

- One sign per 200 ft. of frontage, each sign separated by 100 feet.

## MAGNA

- One sign per 300 ft. of frontage

## SOUTH SALT LAKE

- Any number of signs, provided the total sign area does not exceed maximums (1.5 sq. ft. per foot of street frontage, no sign over 200 sq. ft.)



*(Two monument signs in the M-1 District separated by approximately 150 feet)*

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