

PLNPCM2023-00970



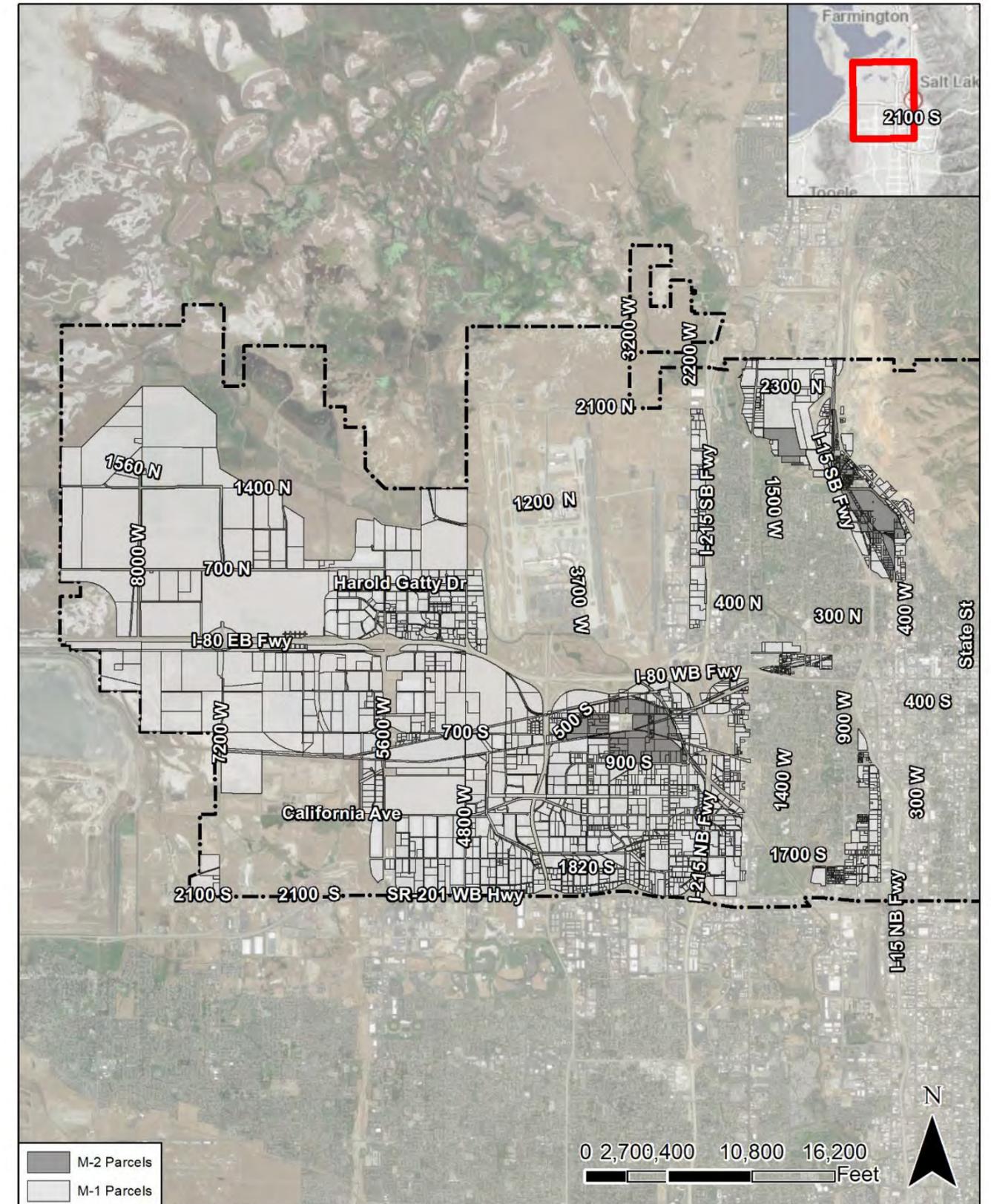
ZONING TEXT AMENDMENT // MONUMENT SIGNS IN MANUFACTURING DISTRICTS

City Council – September 17th, 2024

REQUEST

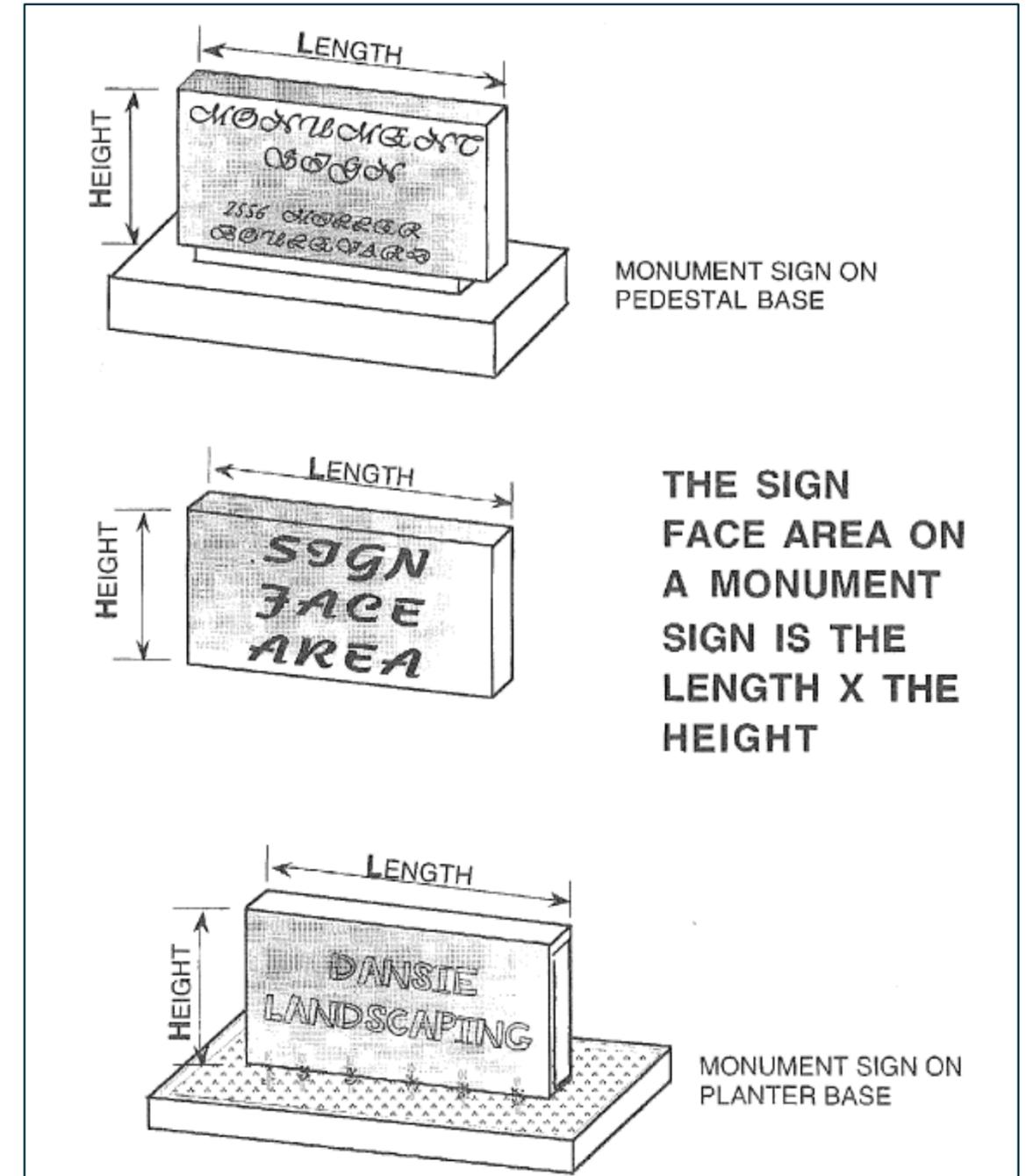
- YESCO Sign Company has initiated a petition to amend the zoning ordinance related to monument signs in Manufacturing Districts.
- **The proposed amendment would allow 1 monument sign for the first 100' of street frontage and 1 additional monument sign for every additional 250' of street frontage. Each 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.

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 ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Monument sign ⁵	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	1 per street frontage <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>	1 sign per street frontage <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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