

# Sign Ordinance

1  
2 *(An Ordinance Providing for the Construction and Implementation of Signs within the City Limits of*  
3 *Torrey Town)*

## 4 5 **Section 1—Purpose:**

6  
7 This Chapter is provided to achieve the purposes of the General Plan, this Ordinance, and all  
8 other Land Use Ordinances, and to achieve the following additional purposes:

- 9
- 10 1) To provide for the necessary identification of businesses, sites, and buildings.
  - 11
  - 12 2) To provide a convenient method of public communication without unnecessary clutter  
13 or obtrusiveness.
  - 14
  - 15 3) To avoid confusion of allowed signs with required traffic signs and other regulatory and  
16 public safety signs.
  - 17
  - 18 4) To minimize any adverse effects of signs and associated lighting on adjacent properties.

## 19 **Section 2—General Provisions:**

- 20 1) Torrey Town presently has only one designated “zone” for planning purposes, which is  
21 classified as “Rural Residential”. Accordingly, all business uses, including signs, are conditional  
22 uses and must follow a conditional use approval process.
- 23
- 24 2) Notwithstanding other Torrey Town ordinances respecting the conditional use approval  
25 process, the Planning and Zoning Commission is herein authorized as the authority responsible to  
26 conduct an initial review and provide preliminary approval of all sign applications.
- 27
- 28 2) Notwithstanding other Torrey Town ordinances respecting the conditional use approval  
29 process, the Torrey Town Council is authorized as the authority responsible for final review and  
30 approval for all sign applications, including any revisions.
- 31
- 32 3) No sign shall be erected, moved, reconstructed, enlarged, or structurally altered except in  
33 compliance with the requirements of this Ordinance.
- 34
- 35 4) This Ordinance shall apply to all signs, but does not apply to any signs located within the  
36 interior of any buildings or structures, or hand-held placards and other similar devices traditionally  
37 used for public protest and the non-commercial exercise of free speech.
- 38
- 39 5) No sign shall be erected, moved, reconstructed, enlarged, or structurally altered unless a valid  
40 application has been reviewed by the Torrey Town Planning and Zoning Commission and  
41 approved by the Torrey Town Council, as applicable, and a valid building permit has been issued  
42 by the building official, as applicable.
- 43

44 6) No part of any sign shall be permitted within three (3) feet any road or street right-of way or  
45 utility easement and all signs must maintain necessary clearances from underground or overhead  
46 power transmission lines, as required by the electrical power provider.

47

48 7) No sign, or part thereof, shall be permitted in a manner that any portion of its surface or  
49 support(s) will interfere with the free use of fire protection appliances, including hydrants,  
50 standpipes, automatic fire sprinkler connections, and similar fire protection and suppression  
51 equipment. No sign or sign structure shall obstruct any fire lane.

52

53 8) No sign shall be permitted to be located in any clear view area, as defined herein, and no sign  
54 shall be permitted that creates any traffic hazard.

55

56

### 57 **Section 3—Building Permit Required:**

58

59 1) In compliance with the building code, as adopted, and as applicable, no sign shall be erected,  
60 moved, reconstructed, enlarged, or structurally altered unless a valid building permit application  
61 has been approved by the building official, as applicable.

62

63 2) The requirement for a building permit shall apply to all new signs and existing signs that are  
64 proposed to be erected, moved, reconstructed, enlarged, or structurally altered, unless allowed as  
65 a “limited sign”.

66

67 3) The building official, or designee, shall inspect, or re-inspect, any sign for which a building  
68 permit has been issued and for which an inspection is required. Such inspections shall ensure that  
69 all signs are in conformance with this ordinance and the building code, as adopted.

70

71 4) The expiration date for all building permits required for signs shall be as provided by the  
72 building code, as adopted.

73

### 74 **Section 4—Standards of Construction:**

75

76 1) All signs shall comply with the building code, as adopted, and as applicable.

77

78 2) No sign involving any electrical components, wiring or connections shall be erected or  
79 installed, except by a licensed and bonded electrical contractor or sign contractor.

80

81 3) All applications for any sign shall demonstrate conformance with the applicable provisions  
82 of the building code, as adopted and as applicable.

83

### 84 **Section 5—Required Maintenance for all Signs:**

85

86 All signs shall be structurally sound and maintained in good repair and condition.

### 87 **Section 6—Valid Business License Required:**

3

2

4

88 All businesses and services advertised on any sign located within the Torrey Town shall  
89 maintain all necessary local, county, and state approvals, licenses and permits, including a valid  
90 local business license, as applicable.

91

**92Section 7—Enforcement:**

93 Any sign determined to be a hazard to the public health or safety, or determined to be a nuisance  
94 because of inadequate maintenance, dilapidation, or be a land use ordinance or building code  
95 violation shall be remedied and corrected upon notice by the Town Council or building inspector.  
96 Any sign not remedied or corrected within thirty (30) calendar days written notice by the Town  
97 Council or building inspector shall be subject to removal by the Town or other remedies that may  
98 be available to Torrey Town under the law.

99

**100Section 8—Sign Application:**

101 Torrey Town has a sign application that will be made available to all potential applicants at the  
102 Town Hall during normal business hours.

103

**104Section 9—Land Use Authorities for Sign Applications:**

105

106 1) The Torrey Town Planning and Zoning Commission is authorized as the authority to conduct  
107 an initial review and preliminary approval of a sign application.

108 2) The Torrey Town Council is authorized as the authority for final approval of all sign  
109 applications.

110 3) All signs are considered to be conditional uses within the context of Torrey Town ordinances  
111 and applications will follow the conditional use process as identified in other Torrey Town  
112 regulations and ordinances, with the exception that the Town is designated as the authority for  
113 final approval of all signs within the Town when approvals are required.

114

**115Section 10—Sign Lighting:**

116

117 The types of signs allowed within Torrey Town are identified in Table 1, “Allowed Signs”. In  
118 addition to the sign requirements provided in Table 1, the following sign lighting requirements are  
119 provided to achieve the purposes of this Chapter and this Ordinance.

120

121 1) Externally illuminated signs are permitted as follows:

122 a. All externally lit signs shall be illuminated with steady, fully shielded light sources  
123 aimed directly onto the sign. Light bulbs or lighting tubes used for illuminating a sign  
124 shall not be visible from any location.

125 b. The intensity of sign lighting shall not exceed that necessary to illuminate a sign  
126 from the closest adjacent public right-of-way.

127 c. No fixture used to illuminate signs shall be directed toward any adjacent properties.

128 d. All light sources shall be fully shielded or hooded.

129

- 130 2) Internally illuminated signs are permitted as follows:
- 131 a. Individual back-lit letters that are silhouetted against an illuminated wall.
  - 132 b. Individual letters with translucent faces, containing lighting elements inside each
  - 133 letter.
  - 134 c. Metal-faced box signs with cutout letters and soft-glow fluorescent tubes.
  - 135 d. The intensity of sign lighting shall not exceed that necessary to illuminate a sign
  - 136 from the closest adjacent public right-of-way.

137

138 3) Lighting Times: A sign shall only be illuminated during the hours of operation of the

139 use, business or activity being identified or advertised.

140

141 4) Changeable copy signs and electronic message centers may be installed as a part of an

142 allowed sign but shall not exceed twenty-five percent (25%) of the sign face area. These

143 sign elements shall not otherwise exceed lighting restrictions identified elsewhere in this

144 ordinance.

145

146 **Section 11—Exempt Signs:**

147 The signs identified in Table 5, Exempt Signs, are exempt from the requirements of this Chapter

148 and this Ordinance, provided such signs are not determined to be a prohibited sign, as provided by

149 Section 12.

150

151 **Section 12—Prohibited Signs:**

152 All signs allowed within the Torrey Town are identified in Table 1, Allowed Signs, or Table 5,

153 Exempt Signs. All other signs are hereby declared to be prohibited signs within Torrey Town,

154 including, but not limited to, the following signs:

155

- 156 1) All off-premise signs designed or intended to direct attention to a business, product, or
- 157 service that is not sold, offered, or existing on the property where the sign is located, including
- 158 all billboards.
- 159 2) Signs on any city-owned property, except for signs maintained by the Town.
- 160 3) All signs erected, moved, reconstructed, enlarged, or structurally altered without receiving
- 161 the necessary sign application approval.
- 162 4) Signs placed on private property without the approval of the owner.
- 163 5) Flashing signs or lights that contain intermittent, pulsating, or flashing light sources.
- 164 6) Any text or shape that obstructs the view of motor vehicle operators, bicyclists and
- 165 pedestrians entering a public roadway from any parking area, driveway, alley or other
- 166 thoroughfare.
- 167 7) All signs that obstruct free ingress to or egress from required door, window, fire escape or
- 168 other required exit.
- 169 8) Signs attached to any fences, utility poles, trees, shrubs, rocks or other natural objects, unless
- 170 specifically included in the design, unless specifically provided for by law.
- 171 9) All signs constituting a hazard to public health, welfare, or safety.

- 172 10) All roof-mounted signs.
- 173 11) All signs painted on or attached to vehicles that are parked on the public right-of-way or on  
174 private premises for the purpose of advertising, unless such vehicles are currently in use for  
175 normal business operations associated with the business being advertised.
- 176 12) All signs providing a lighting source that is exposed or directly visible from any public  
177 right-of-way or adjacent property.
- 178 13) Any sign, statement, symbol or picture of an obscene nature.
- 179

**180Section 13—Noncomplying Signs:**

181 All signs permitted within Torrey Town shall comply with Table 1, Allowed Signs, or Table 5,  
182 Exempt Signs unless such signs are determined to be a legal noncomplying structure. All legal  
183 noncomplying signs may continue, subject to the requirements of continual maintenance and other  
184 town ordinances as applicable.  
185

**186Section 14—Unused and Abandoned Signs:**

187 A sign shall be considered unused or abandoned and shall be removed after the use, activity,  
188 product, business, or service which it advertised has ceased or has vacated the building, structure,  
189 lot or parcel for a period greater than one (1) calendar year. All unused or abandoned signs shall  
190 be removed by the property owner, upon written notice by the Town Council or other city staff,  
191 and shall be subject to removal by the Town, if not removed by the property owner within thirty  
192 (30) calendar days of notice by the Town Council. Torrey Town reserves the right to charge the  
193 sign owner for the costs associated with the sign removal and if necessary to place a lien on the  
194 property or pursue other means of collection allowed under law.  
195

**196Section 15—Change of Business Use:**

197 In a case where a business is sold or a property changes ownership, an existing sign that may be  
198 out of compliance with this ordinance may remain unaltered as long as the business use remains  
199 substantially unchanged. If the nature of the business or services offered at a location changes,  
200 any existing sign or signs at that location must updated and brought into compliance with this  
201 ordinance.

**Table 1 – ALLOWED SIGNS**

SIGN REQUIREMENT	SIGN TYPE				
	FREE STANDING – PYLON	FREE STANDING – MONUMENT	WALL	CANOPY	LIMITED
Number of Signs Allowed	One (1) free-standing pylon sign for each lot or parcel. Only one pylon or monument sign per road frontage adjacent to business.	One (1) free-standing monument sign for each lot or parcel. Only one pylon or monument sign per road frontage adjacent to business.	One (1) wall sign for each building wall that faces directly toward a public road or street with a maximum of two (2) wall signs for each building or structure. No wall sign shall be permitted on any façade that does not face directly toward a public road.	One (1) canopy sign for each canopy side that faces directly toward a public road or street with a maximum of two (2) canopy signs for each canopy. No canopy sign shall be permitted that does not face directly toward a public road or street.	As approved by Town Council.
Maximum Sign Area	As provided by Table 2.	As provided by Table 3	As provided by Table 4.	Forty percent (40%) of the total area of the canopy.	Forty-eight (48) square feet.
Maximum Height	Fifteen (15) feet above natural or finished grade, whichever is higher	Eight (8) feet above natural or finished grade, whichever is higher.	No higher than the eave line or top of the parapet wall of the building.	No higher than the canopy.	Six (6) feet.
Minimum Sign Clearance	A minimum clearance of nine (9) feet above grade or as approved by the Town Council.	No requirement	No wall sign shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.	The minimum clearance of the canopy but no less than thirteen (13) feet above grade or as approved by the Town Council.	As approved by the Town Council.
Sign Location	As approved by the Town Council		Must meet the requirements of the building with which it is associated.	Must meet the requirements of the canopy with which it is associated.	As approved by the Town Council. All signs must maintain clear view

SIGN REQUIREMENT	SIGN TYPE				
	FREE STANDING – PYLON	FREE STANDING – MONUMENT	WALL	CANOPY	LIMITED
					requirements.
Maximum Projection	No part within three (3) feet of any road or street right-of-way, property line, or utility easement and must maintain necessary clearances from underground or overhead power transmission lines, as required by the electrical power provider. All signs must maintain clear view requirements.	No part of over the property line of into any road right-of-way or utility easement. No wall sign shall project more than twelve (12) inches from the wall surface.	No part within three (3) feet of any road right-of-way, property line, utility easement and must maintain necessary clearances from underground or overhead power transmission lines, as required by the electrical power provider. All canopy signs shall be attached or painted flat against a canopy made of rigid materials.	No part over the property line or into any road or street right-of-way or utility easement and must maintain necessary clearances from underground or overhead power transmissions lines, as required by the electrical power provider.	
Minimum Setback Requirements	May be located in the required yard setback area, provided no portion of the sign is closer than three (3) feet to any property line, road, or street right-of-way.		Must meet the requirements of the building or structure with which it is associated.		As approved by the Town Council
Design	Signs must be designed to be an integral site and/or building design element. All signs shall be compatible in design, style, color, and materials with the existing or proposed buildings or structures to which the sign is associated.				As approved by the Town Council
Fire Suppression access	No sign or sign structure shall be permitted that will interfere with the free use of all fire appliances, including hydrants, standpipes, automatic fire sprinkler connections, and similar fire protection and suppression equipment. No sign shall obstruct any fire lane.				
Clear View Area	No sign shall be located in any clear view area at a road intersection and no sign shall be permitted that creates any traffic or pedestrian hazard.				
Building Permit Required	A valid building permit may be necessary, as required by the adopted building code. All signs for which a building permit is required, including necessary footings, structural permits, or electrical permits, shall comply with the requirements of the building code, as adopted, and shall be subject to inspection.				
Valid Business License Required	All businesses and services advertised shall maintain necessary licenses and permits, as may be required by the State of Utah, Wayne County, and Torrey Town business licensing requirements as applicable.				

SIGN REQUIREMENT	SIGN TYPE				
	FREE STANDING – PYLON	FREE STANDING – MONUMENT	WALL	CANOPY	LIMITED
Sign Maintenance	All signs shall be structurally sound and maintained in good repair.				
Enforcement	Any sign determined to be a hazard to the public health, welfare, or safety, or determined to be a nuisance because of inadequate maintenance, dilapidation, or building code violation shall be remedied upon notice by the Town Council or building inspector. Any sign not remedied within thirty (30) days of said notice shall be subject to removal by Torrey Town, or other remedies that may be available to the Town. The Town reserves the right to charge the property or business owner reasonable costs for sign removal and pursue collection methods allowed under law, if necessary.				
Off-premise Signs Prohibited	All signs shall only be permitted at the location of the activity, business, or service connected with the message of the sign.				

204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216

Notes:

1) **Maximum Sign Height:** The height from the highest point of the structure to the lowest point of the finished or natural grade, immediately adjacent to the structure. No ground shall be bermed, or other earthwork provided, that would have the effect of exceeding the maximum allowed sign structure height.

2) **Maximum Sign Area:** the area of the sign calculated by multiplying the highest point of the sign by the longest length of the sign and including all text, insignia, logo, or other advertising or identification materials.

3) **Clear View Area:** Defined as that area at a street or road intersection that is necessary to allow drivers an unobstructed view of traffic coming from any direction, thus allowing traffic to move safely through the intersection.

217

**Table 2: MAXIMUM ALLOWED SIZE OF FREE-STANDING PYLON SIGNS**

218

<b>LOT FRONTAGE (Feet)</b>	<b>MAXIMUM PYLON SIGN AREA (Square Feet)</b>
<50	0
50-79	32
80-89	35
90-99	38
100-109	42
110-119	45
120-129	48
130-139	52
140-149	55
150-159	60
160-169	70
170-179	72
180-189	75
190-199	80
200-209	82
210-210	95
220-229	90
240-249	95
≥250	100

219

17

18

220

**Table 3: MAXIMUM ALLOWED SIZE OF FREE-STANDING MONUMENT SIGNS**

221

<b>LOT FRONTAGE (Feet)</b>	<b>MAXIMUM MONUMENT SIGN AREA (Square Feet)</b>
<50	0
50-59	60
60-69	64
70-79	68
80-89	72
90-99	76
100-109	80
110-119	84
120-129	88
130-139	92
140-149	96
≥150	100

222

223 **Table 4: MAXIMUM ALLOWED SIZE OF WALL SIGNS**

224

225

<b>WALL AREA (Square Feet)</b>	<b>MAXIMUM WALL SIGN AREA (Square Feet)</b>
<b>&lt;100</b>	<b>0</b>
<b>100 – 1000</b>	<b>Ten percent (10%) of wall area</b>
<b>≥ 1000</b>	<b>100</b>

226

**Table 5: EXEMPT SIGNS**

<b>SIGN TYPE</b>	<b>SIGN REQUIREMENTS</b>
Community Events Posters and Announcements	Posters and flyers announcing or promoting community events provided such posters or flyers do not advertise products or services not associated with the event. Signs and flyers must be removed or taken down one week (7 days) following the event.
Directional Signs	Directional signs such as “Enter” and “Exit”, provided: <ol style="list-style-type: none"> <li>1) There shall be no more than two (2) directional signs per driveway entrance to a lot or parcel</li> <li>2) No directional sign shall be greater than four (4) square feet in area and have a height greater than three (3) feet above grade.</li> </ol>
Flags	Any flag of any national, state, county, city, civic, religious organization, or educational institution. Free-standing flag poles must be limited in height to the same standard as pole signs in Torrey Town, and roof-mounted flag poles must be limited in height to the Wayne County height limitations on residential and commercial buildings.
Historic Plaques	Plaques erected for the purposes of identifying an historic site, building, or structure.
Holiday Promotion Signs	A commercial business located within Torrey Town may advertise a special service, product or sale during the following holiday periods but limited as follows: <ol style="list-style-type: none"> <li>1) Only one (1) sign, not to exceed thirty-two (32) square feet, such sign being secured to the building where the commercial products are sold or services provided. This sign shall be removed the first business day after the end of the holiday period.</li> <li>2) Holiday periods when a holiday promotion sign is permitted:               <ol style="list-style-type: none"> <li>a) President’s Day and Valentine’s Day – five (5) business days including the holiday.</li> <li>b) Easter – five (5) business days including the holiday.</li> <li>c) Memorial Day -- five (5) business days including the holiday.</li> <li>d) Independence Day -- five (5) business days including the holiday.</li> <li>e) Pioneer Day -- five (5) business days including the holiday.</li> <li>f) Labor Day -- five (5) business days including the holiday.</li> <li>g) Thanksgiving – seven (7) business days including the holiday.</li> <li>h) Hanukkah, Christmas, New Year’s Day – a maximum of thirty-five (35) days beginning no sooner than December 1<sup>st</sup>.</li> </ol> </li> </ol>

SIGN TYPE	SIGN REQUIREMENTS
Public Notice Signs	Signs posted by a property owner and designed to advise the public of “No Trespassing”, “No Fishing”, and/or “No Hunting” are permitted by owner.
Hours of Operation	One (1) unlighted “Hours of Operation” sign allowed per entrance not larger than one square feet in area.
Official Notices	Official government notices and notices posted by government officers or employees in the performance of their duties.
Political Signs	<p>Political signs used to identify and for the support of candidates for national, state, county, city, school board, service district, or other public office provided such signs meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) Are stationary and unlighted.</li> <li>b) Are not erected earlier than sixty (60) days prior to the specified voting day.</li> <li>c) Are removed within seven (7) days after the specified voting day.</li> <li>d) Are not located within any clear view area.</li> <li>e) Signs placed on private property are permitted only with the permission of the property owner.</li> </ul>
Public Necessity signs	Signs required for safety or instructional purposes, installed, and maintained by Torrey Town, Wayne County, or other federal or state agency.
Real Estate Signs	<p>A real estate sign advertising real property for sale, lease or rent within Torrey Town, provided such signs meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) A maximum of one (1) real estate sign per street frontage.</li> <li>b) Such signs are placed on or adjacent to the property that is for sale, lease, or rent.</li> <li>c) Such signs are stationary and unlighted.</li> <li>d) Signs must be professionally prepared, neat in appearance, and well-maintained.</li> <li>e) Such signs are removed within thirty (30) days from the date of sale, lease, or rental.</li> <li>f) Such signs shall not exceed six (6) square feet in area and four (4) feet in height.</li> <li>g) Are not located within any clear view area or placed where it creates a safety hazard.</li> <li>h) Signs placed on private property are permitted only with the permission of the property owner.</li> </ul>
Religious Symbols	Any religious symbol attached to a place of religious worship.
Residential Nameplates,	One (1) nameplate sign showing the name of the occupant of a dwelling, the address of the dwelling or the name and nature of

SIGN TYPE	SIGN REQUIREMENTS
Home Occupation Signs, Street Address or Combination	the home occupation conducted within the dwelling. The sign shall not exceed two (2) square feet in area.
Restaurant Menu Boxes	Restaurant menu boxes of up to eight (8) square feet for displaying menus. A freestanding, or wall sign permit approval shall be obtained for restaurant menu boxes larger than eight (8) square feet, and including in the total the number of allowed freestanding or wall signs.
Seasonal Decorations	Decorations or displays, when such are clearly incidental to, and are customarily or commonly associated with, any national, local or religious celebration provided that such decorations or displays are maintained in an attractive condition and do not constitute a fire hazard.
Signs Authorized by Law	Signs required or specifically authorized for a public purpose by any law, statute, or ordinance, including traffic control signals.
Site Development and Subdivision Identification Signs	<p>A sign used to identify a site development or subdivision that may include multiple lots and/or multiple buildings, and typically located at the entrance of such project and provided such signs meet the following requirements:</p> <ul style="list-style-type: none"> <li>a) Not more than one (1) sign for each entrance to the project, indicating only the name, symbol, logo, or other graphic identification of the project.</li> <li>b) Such signs are stationary and unlighted.</li> <li>c) Signs must be professionally prepared, neat in appearance, and well-maintained.</li> <li>d) Are removed when the project is completed or all lots or units are sold.</li> <li>e) Shall not exceed thirty-two (32) feet in area and eight (8) feet in height.</li> <li>f) Are not located within any clear view area or placed where it creates a safety hazard.</li> <li>g) Signs placed on private property are permitted only with the permission of the property owner.</li> <li>h) The Planning and Zoning Commission and the Torrey Town Council shall approve identification signs, including their size and location, at the time of subdivision approval.</li> </ul>
Site and Building Features	Pieces of art, monuments, statuary, sculpture, water features, fountains, and other similar features, not containing any corporate advertising, logo, insignia, or other symbol, and used to identify or distinguish a site or building.
Street Address Numbers	Street address numbers no higher than twelve (12) inches.
Time and Date Signs	Electronic message signs that change copy electronically identifying the “time, date, and temperature” only provided that no electronic message sign shall exceed forty percent (40%) of the maximum sign face area. Such signs shall not flash or

SIGN TYPE	SIGN REQUIREMENTS
	otherwise exceed sign lighting standards identified elsewhere in this document.
Vehicle Signs	Signs displayed on motor vehicles or trailers being operated in the normal course of business, such signs indicating the name of the owner or business if the primary purpose of such vehicles is not for the display of signs.
Warning Signs	Temporary or permanent signs erected by a government agency, utility company, or construction company to warn of dangerous or hazardous conditions.
Window Signs	A sign affixed or attached to a window and visible from outside the building. All window signs shall be no larger than the window with which the sign is associated. No window sign shall project beyond the exterior surface of the window. All window sign lighting sources shall be fully shielded and no lighting source shall be exposed or visible from any road, street, or adjacent property.

229

230

231