

ORDINANCE NO. 1258

AN ORDINANCE AMENDING THE TEXT OF THE DRAPER CITY MUNICIPAL CODE TO: 1) MAKE 'MEDICAL SERVICE' A PERMITTED USE IN THE TOWN CENTER ZONE; 2) ADD A DEFINITION OF 'POST AND PANEL SIGN' ; AND 3) ADD LANGUAGE TO ALLOW SINGLE BUILDING DEVELOPMENTS IN THE TOWN CENTER ZONE TO HAVE A POST AND PANEL OR ENGRAVED STONE MONUMENT SIGN

WHEREAS, the Draper City Municipal Code requires that the use 'medical service' is allowed in the Town Center zone subject to conditional use permit approval, and the Draper City Council has determined that said use should be permitted instead; and

WHEREAS, the Draper City Municipal Code provides for the installation of a 'post and panel sign' yet lacks a definition for said sign type, and the Draper City Council wishes to avoid potential confusion pertaining to this term; and

WHEREAS, the Draper City Municipal Code allows a multiple-building development in the Town Center zone to have a post and panel or engraved stone monument sign but disallows the same for a single-building development in the Town Center zone, and the Draper City Council has determined that both single- and multiple-building developments in the Town Center zone should be allowed to have said sign types; and

WHEREAS, the proposed text amendments have been reviewed by the Planning Commission and City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Amendment. Table 9-11-1 of the Draper City Municipal Code is amended per Exhibit A of this ordinance; Section 9-26-030 is amended per Exhibit B of this ordinance; and Section 9-26-090-A is amended per Exhibit C of this ordinance.

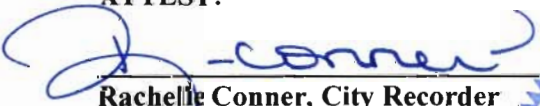
Section 2. Severability. If any section, part or provision of this ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this ordinance, and all sections, parts and provisions of this ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, THIS 2nd DAY OF MAY, 2017.

ATTEST:

DRAPER CITY


Rachelle Conner, City Recorder

By: 

Mayor Troy K. Walker



VOTE TAKEN:

YES

NO

Councilmember Rappleye



Councilmember Stenquist



Councilmember Summerhays



Councilmember Vawdrey



Councilmember Weeks



Mayor Walker

EXHIBIT A

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

**TABLE 9-11-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES
(Except CSD Zones)**

Uses	Zones											
	CN	CC	CR	CG	CI	CBP	CO1	CO2	O-R	TC	DC	CS
Residential uses:												
Assisted living facility	C	C	C	C	NP	NP	NP	NP	C	C	NP	C
Dwelling, multiple-family	NP	NP	NP	NP	NP	NP	NP	NP	P	C ¹	NP	NP
Dwelling, single-family	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Home occupations	See chapter 34 of this title											
Residential facility for elderly persons	C	C	C	C	NP	NP	NP	NP	C	C	NP	C
Residential facility for persons with a disability	C	C	C	C	NP	NP	NP	NP	C	C	NP	C
Public and civic uses:												
Auditorium, major	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP	NP
Auditorium, minor	NP	C	C	NP	NP	C	NP	C	NP	C	NP	NP
Bus terminal	NP	NP	C	NP	NP	NP	NP	NP	NP	NP	NP	NP
Charter schools	P	P	P	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P	P	P	P
Club or service organization	P	P	P	NP	NP	P	P	P	P	NP	NP	NP
Cultural service	P	P	P	C	C	C	C	C	C	P	C	C
Government service	P	P	P	NP	NP	P	P	P	P	P	NP	NP
Higher education facility, private	NP	C	C	C	C	C	C	C	NP	C	NP	NP
Higher education facility, public	NP	C	C	C	C	C	C	C	NP	C	NP	NP
Hospital	NP	C	P	NP	NP	C	NP	C	NP	NP	NP	NP
Private school	C	C	C	C	C	C	C	C	C	NP	NP	C
Protective service	P	P	P	P	P	P	P	P	P	P	NP	P
Public school	P	P	P	P	P	P	P	P	P	P	P	P
Public utility substation	See chapter 36 of this title											

EXHIBIT B

Title 9 Land Use and Development Code for Draper City

Chapter 9-26 SIGNS

Sections:

<u>9-26-010</u>	<u>Purpose</u>
<u>9-26-020</u>	<u>Scope</u>
<u>9-26-030</u>	<u>Definitions</u>
<u>9-26-040</u>	<u>Requirement of Conformity</u>
<u>9-26-050</u>	<u>Approvals, Permits, Applications, and Enforcement</u>
<u>9-26-060</u>	<u>General Provisions</u>
<u>9-26-070</u>	<u>Permitted On-Premise Permanent Signs</u>
<u>9-26-080</u>	<u>Temporary Signage</u>
<u>9-26-090</u>	<u>Areas of Special Designation</u>
<u>9-26-100</u>	<u>Signs Not Requiring a Permit</u>
<u>9-26-110</u>	<u>Nonconforming Signs</u>
<u>9-26-120</u>	<u>Prohibited Signs</u>
<u>9-26-130</u>	<u>Severability</u>

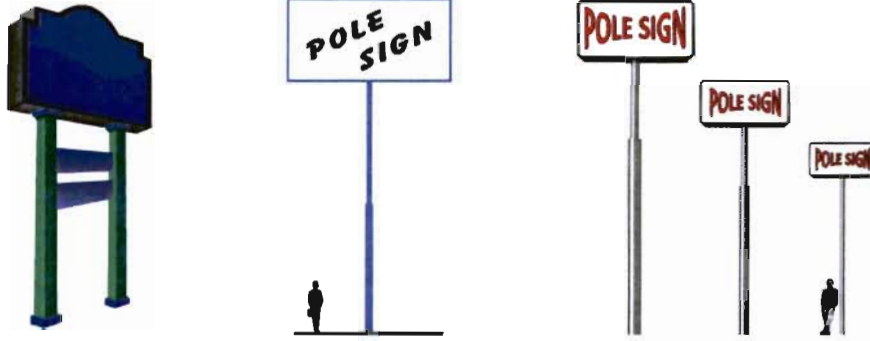
SECTION 9-26-030 DEFINITIONS. The following terms shall be defined as provided in this Section for the purpose of use within this chapter.

Pan Formed/Channel Letter. An individual letter, which is three-dimensional and is constructed by means of a three-sided channel, the open side of which may face a wall or be faced with a translucent panel, which is placed away from the wall.

Permanent Sign. Any permitted sign type which is:

- A. intended to be and is so constructed:
 - 1. of a lasting and enduring material;
 - 2. to remain unchanged in character, position, and condition exclusive of wear and tear;
 - 3. as a freestanding sign or wall or building; and
- B. identified as a permanent sign type within this chapter.

Pole Sign. A permanent freestanding sign mounted atop one or more poles where the bottom of the banner is at least six feet from the ground.



Political Sign. Any sign designed for the purpose of supporting or opposing a candidate, proposition, or other measure at an election or for any other noncommercial expression not related to the advertisement of any product, service, or the identification of any business.

Portable, Movable, and Handheld Sign. Any sign which varies its location basis, not otherwise classified in this chapter as a permanent or temporary sign, which may or may not be carried, worn, maneuvered, or manipulated as a means to draw attention from passers-by, including the use of vehicles.

Post and Panel Sign. A free-standing sign supported by two posts or columns, one on each side of the sign. The sign itself does not have a base and does not contact the ground. A post and panel sign may be permanent or temporary.

Pylon Sign. A freestanding, high profile, on-premise sign completely self-supported where the cabinet is significantly elevated above the ground and of a larger size than freestanding signs allowed by this chapter. By reference, *Pylon Sign* also includes pole signs and tower signs.

Shingle Sign. A sign identifying the tenant of the adjoining space and which:

- A. is suspended from a roof overhang, covered porch, or covered walkway; or
- B. hangs or swings freely from a support mounted to the wall of a building.

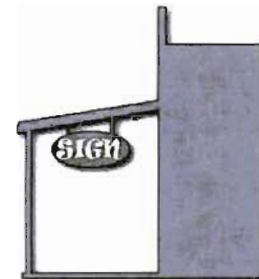
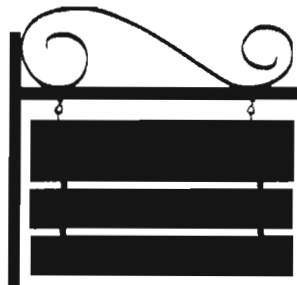


EXHIBIT C

Title 9 Land Use and Development Code for Draper City

Chapter 9-26 SIGNS

SECTION 9-26-090 AREAS OF SPECIAL DESIGNATION. In an effort to complement and enhance the experience and aesthetics of certain areas of the community, these areas have been identified to have unique signage allowances. The signage allowances outlined for these special districts shall not be construed as cumulative to the allowable signage identified elsewhere in this chapter, but rather the exclusive signage allowable within the areas identified herein.

- A. Town Center District Special. The intent of this subsection is to enhance and protect the character of the historic and largely pedestrian areas of the Town Center area where it exists and is intended to be uniquely distinct from the other more intense commercial and gateway areas of the city. As such, the following special sign standards shall apply within the TC zone only:
 1. Wall Signs.
 - a. For any one side of a building the maximum sign area for each one lineal foot of building wall shall be one square foot.
 - b. No part of a building wall sign shall extend above a roofline or the eave line for buildings with a pitched roof. Gable areas shall not be considered to be above the eave line and for the purpose of this Section, dormers shall not be considered gable areas.
 2. Shingle Signs.
 - a. Shingle signs no larger than two feet high by three feet wide shall be permitted.
 - b. Such signs shall be suspended from a roof overhang, covered walkway, covered porch, open lattice walkway, or attached to a building wall fascia.
 - c. Such signs shall identify the business.
 - d. No part of a shingle sign shall extend further than four feet horizontally from the building fascia.
 - e. Such signs shall be on or adjacent to the business the sign identifies.

- f. The maximum number of such signs perpendicular or parallel to the business front shall be one sign.
 - g. Suspended signs shall maintain a minimum clearance between the bottom of the sign and the nearest grade or sidewalk of seven feet six inches.
3. ~~Multiple Building Developments.~~ **Post and Panel or Engraved Stone Monument Signs.**
- a. ~~Developments which are designed to contain multiple buildings and shared parking areas shall be allowed to install one post-and-panel or engraved stone monument sign per street frontage, providing the sign complies with the development standards herein. The maximum area of such signs shall be 24 square feet, and the maximum height shall be six feet. The maximum vertical dimension of the cabinet or panel shall be four feet, and the maximum horizontal dimension of the cabinet or panel shall be ten feet. For a post and panel sign, the posts shall be no wider than two feet. The maximum overall height of the sign structure shall be six feet.~~
 - b. Signs allowable according to this subsection shall be made of **quality, long-lasting** materials that ~~match those of the buildings they represent and shall only provide signage for the same~~ **are compatible with and complement those of the building they represent.**
 - c. Signs allowable according to this subsection shall have no setback requirement from the property line. Such signs shall not be located within the right-of-way and shall not obstruct the view of vehicular traffic approaching, at, or leaving any intersection or access to a parking area. **Since buildings in the Town Center have no minimum front setback, there shall be no minimum landscaping requirement for post and panel or engraved stone monument signs in the TC zone.**
 - d. Signs allowable according to this subsection shall only be illuminated through means of ground illumination or a back-lighting system, ~~which satisfy~~ **or lights attached to the top of sides of the sign that shine back onto the face of the sign. Any illumination must be done in a manner which satisfies the requirements of Chapter 20 of Title 9 of the Draper City Municipal Code.**

4. Signage for Redeveloped Buildings. Existing buildings within the TC zone which are converted into uses allowed within the zone may qualify for additional signage if the front wall plane of the building is located more than 25 feet from the property line to which it is oriented. This additional signage shall be limited to one post and panel or engraved stone monument sign per street frontage which meets all of the following requirements:
 - a. The maximum area of such signs shall be 24 square feet.
 - b. The maximum height of such signs shall be six feet.
 - c. The sign shall have no setback requirement from the property line.
 - d. The sign shall not be located within the right-of-way nor obstruct the view of vehicular traffic approaching, at, or leaving any intersection or access/egress for any parking area.
 - e. The sign shall be illuminated only through means of ground illumination or a back-lighting system which satisfies the requirements of Chapter 20 of Title 9 of the DCMC.

5. Temporary Signage.
 - a. All temporary signage shall be in the form of A-frame or Pole Banner signs only. The Temporary signage described in this Section is allowed only in the Town Center. Signage allowed under Sections 9-26-080(B), (C), and (D) shall also be allowed.
 - b. A-Frame Signs.
 - (1) A-frame signage shall be no larger than three feet total sign height and three feet total sign width.
 - (2) There shall be no limitations on the frequency of temporary A-frame signage availability except as explicitly stated herein.
 - (3) A-frame signage may be displayed during hours of operation.
 - (4) There shall be no permit required for A-frame signage.
 - (5) A-frame signage shall be limited to two such signs per business location.

- (6) A-frame signage may be located within the parkstrip fronting the business for which the signage is displaying advertisement.
- (7) A-frame signage may not be located as to obstruct the view of vehicular traffic approaching, at, or leaving any intersection or access/egress for any parking area.
- (8) A-frame signage may not be located on any sidewalk or pedestrian pathway. In the case where the right-of-way area between the building and the curb line is developed entirely as pedestrian area with no landscaping, the A-frame signage shall be located to allow not less than six feet of clearance between the building and the A-frame signage for pedestrians.
- (9) There shall be no illumination permitted specifically for A-frame signage.

c. Pole Banner Signs.

- (1) Such signage shall have a permanently installed black metal pole which is 12 feet in height with a two and one-half to three inch diameter or square pole with a cap and include extending arms on which banners can be installed. The metal pole may be placed in a sleeve permanently installed in a footing but must be secured by a bracket and fasteners.
- (2) A Sign Permit shall be required for the installation of the permanent pole portion of pole banner signage, but is not required for the installation of banners on the pole.
- (3) The height and width of the banner allowed for pole banner signage shall be five feet high and two feet wide.
- (4) All four corners of a banner installed on pole banner signage shall be attached to the extending arms of the pole at both the top and bottom of the banner, and replaced when the banner becomes faded or torn. There are no limitations for the length of time any banner shall be displayed if such banner is in conformance with the requirements of this subsection.
- (5) Such signage shall have a setback of two feet six inches from the right-of-way with the ends of the extending arms directed perpendicular towards the right-of-way.

- (6) Such signage shall not be located within or overhang onto the right-of-way, nor obstruct the view of vehicular traffic approaching, at, or leaving any intersection or access/egress for any parking area.
 - (7) There shall be no illumination device or mechanism permitted specifically for the direct or indirect lighting of such signs.
 - (8) Such signage shall be limited to one such sign per business location, and shall be spaced by a minimum of 50 feet from the nearest such signage in the same commercial site or development.
6. Clearance. All temporary signage which is building-mounted shall maintain a clearance of at least seven feet six inches above any pedestrian pathway.
7. District Entry. The City Council may approve city signage which varies from the terms of this subsection for the purpose of implementing signage which delineates and announces the entrance into the Town Center district. Such signage may only be located along primary transportation corridors into the district.
8. Other Signs. Signage identified in Section 9-26-100 shall be allowed.

Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1258** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 2nd day of May, 2017**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: May 3, 2017, through May 23, 2017

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", written over a horizontal line.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah