

## OGDEN VALLEY PLANNING COMMISSION

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### WORK SESSION MEETING AGENDA

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February 25, 2020

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

WS1. Discussion regarding a proposal to amend the Weber County Code, Sections 104-21-2 and 104-21-4(c) to Reduce the side yard setback, and require a complete street design in the CV-1, and CV-2 Zones.

WS2. Discussion regarding a proposal to amend the Weber County Code, Sections 108-16 and 1102 t Clarify Ogden Valley outdoor lighting and illuminated sign allowances.

WS4. Public Comment for Items not on the Agenda

WS5. Remarks from Planning Commissioners

WS6. Planning Director Report

WS7. Remarks from Legal Counsel

WS8. Adjourn

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, Break-out Room, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*

***Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.***

***NO PRE-MEETING IS SCHEDULED FOR THIS MEETING***

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791***

### **Outline of Meeting Procedures:**

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### **Role of Staff:**

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### **Role of the Applicant:**

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### **Role of the Planning Commission:**

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### **Public Comment:**

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### **Planning Commission Action:**

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

**Testifying at Public Meetings and Public Hearings  
Address the Decision Makers: When testifying  
please step to the podium and state your name and  
address.**

- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All testimony must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when testimony is pertinent, well organized, and directed specifically to the matter at hand.

### **Speak to the Point:**

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances. Don't repeat testimony that has already been given. If you agree with previous testimony, then state that you agree with that testimony.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### **Handouts:**

- ❖ Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

### **Remember Your Objective:**

- ❖ Keep your emotions under control, be polite, and be respectful. It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

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<sup>1</sup> This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

<sup>1</sup> Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.

1 **Sec 104-21-1 Purpose And Intent**

2 ~~1-a)~~ The purpose of the CV-1 and CV-2 zones is to provide suitable areas for the location of the  
3 various types of commercial activity needed to serve the people and commerce of the Ogden  
4 Valley in unincorporated Weber County. It is also to separate, into two commercial zones, uses  
5 based upon the type of activity which are compatible and complementary, as well as the  
6 intensity of land utilization and accessory use needs.

7 ~~2-b)~~ The CV-1 Zone (Neighborhood Commercial) has been established for the purpose of providing  
8 shopping facilities and services within neighborhoods in the Ogden Valley, primarily for the  
9 convenience of people living in a neighborhood. The types of goods and services which may be  
10 offered for sale have been limited to "convenience goods" such as groceries, drugs, and  
11 personal services such as a barber and beauty shop, distinguished by the fact that the principal  
12 patronage of the establishments originates within the surrounding neighborhood.  
13 Consequently, other uses such as automobile sales, furniture, and other stores, in which the  
14 principal patronage originates outside the surrounding neighborhood, have been excluded from  
15 the CV-1 zone. The maximum size of a CV-1 zone node shall be approximately five (5) acres  
16 exclusive of minimum lot widths and areas.

17 ~~3-c)~~ The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad  
18 range of commercial services and goods to serve a larger region of the county like the Ogden  
19 Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the  
20 Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub  
21 or node of activity. These areas, as outlined in the General Plan, are to be near the traditional  
22 town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2  
23 Zone may provide goods and services not typically found amongst commercial areas within  
24 resorts including automobile sales and service, sporting goods, service stations, hotels, and  
25 professional offices.

26 (Ord. of 1956, § 18B-1; Ord. No. 2011-5, § 18B-1, 3-15-2011; Ord. No. 2012-17, § 18B-1, 10-23-2012)

27 **Sec 104-21-2 Site Development Standards**

28 The following site development standards shall apply in the Commercial Valley Zones CV-1 and CV-2:

	CV-1	CV-2
Minimum lot areas	None	None
Minimum lot width	None	None
Minimum yard setbacks		
Front	20 ft. <del>unless the requirements listed in section 104-21-4(c) are met</del>	
Side	None, <del>except 10 feet where a building is adjacent to a forest, agricultural, or residential zone boundary</del>	

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Side facing street on corner lot	20 feet unless the requirements listed in section 104-21-4(c) are met	
Rear	None, except 10 feet where a building is adjacent to a forest, agricultural, or residential zone boundary	
Building height		
Minimum	1 story	1 story
Maximum	35 feet	
Maximum lot coverage	60% of lot area by buildings or accessory buildings	

29 (Ord. of 1956, § 18B-2; Ord. No. 2011-5, § 18B-2, 3-15-2011; Ord. No. 2012-17, § 18B-2, 10-23-2012;  
30 Ord. No. 2016-10, Exh. A, 8-23-2016)

31 **Sec 104-21-3 Sign Regulations**

32 The height, size, and location of the permitted signs shall be in accordance with the regulations set forth  
33 in title 110, chapter 21, Ogden Valley signs, of this Land Use Code.

34 (Ord. of 1956, § 18B-3; Ord. No. 2011-5, § 18B-3, 3-15-2011; Ord. No. 2012-17, § 18B-3, 10-23-2012)

35 **Sec 104-21-4 Special Regulations**

36 ~~1-a)~~ Hereinafter specified permitted and conditional uses shall be allowed only when the following  
37 conditions are complied with: All manufacturing uses shall be done within a completely enclosed  
38 building in an effort to mitigate objectionable nuisances such as odor, dust, smoke, noise, heat,  
39 or vibration.

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40 ~~2-b)~~ A car wash shall be permitted subject to the following restrictions:

- 41 1) Operation or use shall limited to the hours between 6:00 a.m. and 10:00 p.m. in CV-1  
42 Zone.
- 43 2) There shall not be more than four washing bays for a manual spray car wash in CV-1  
44 Zone.
- 45 3) In both the CV-1 and CV-2 zones the off-street vehicle spaces or queues required shall  
46 be as follows:

- 47 ~~1-a)~~ One bay car wash, four spaces in the approach lane;
- 48 ~~2-b)~~ Two bay car wash, three spaces in the approach lane for each wash bay;
- 49 ~~3-c)~~ Three or more bay car wash, two spaces in the approach lane for each wash  
50 bay.

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~~3-c) Complete street. A complete street is required in the CV-1 and CV-2 Zones. For amendments to an existing commercial operation, expansions that exceed 25% of the project area shall comply with the complete street standards.~~

- 1) A complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users including bicyclists, pedestrians, transit vehicles, and motorists, appropriate to the function and context of the facility.
- 2) A complete street design is required when the front setback is less than 20 feet, and shall include a ten-foot pedestrian pathway or sidewalk, pedestrian lighting, shade trees, clear view of intersection, and, when applicable, may also include safe street crossings for pedestrians. The complete street design shall be approved by the planning commission.

4-b) Dwelling unit. A dwelling unit is allowed, as part of a mixed use building, only if allowed in section 104-21-5, and only when specifically assigned to the property as part of a development agreement approved prior to July 1, 2016. When fronting on a public or private street, buildings that contain dwelling units shall comply with the following:

- 1) The building shall provide street-facing commercial space, at the street level, that is accessible from the street, for the entire length of the building's street frontage;
- 2) The building shall not be setback any greater than 20 feet at any point from the property line that runs parallel to the public or private street;
- 3) The building shall be subject to the requirements of chapter 108-1 and chapter 108-2; and

4) The lot's street frontage shall be developed as a complete street, as specified in section 104-21-4(c).

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	<u>CV-1</u>	<u>CV-2</u>
<u>Minimum lot area.....</u>	<u>None</u>	<u>None</u>
<u>Minimum lot width.....</u>	<u>None</u>	<u>None</u>
<u>Minimum yard setbacks:</u>		
<u>Front.....</u>	<u>20 feet</u>	<u>20 feet</u>
<u>Rear.....</u>	<u>None, except 10 feet where a building is adjacent to a forest, agricultural, or residential zone boundary</u>	
<u>Side.....</u>	<u>None</u>	<u>None</u>
<u>Side: facing street on corner lot.....</u>	<u>None</u>	<u>None</u>
<u>Main building height:</u>		
<u>Minimum.....</u>	<u>1 story</u>	<u>1 story</u>
<u>Maximum.....</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Maximum lot coverage</u>	<u>60% of lot area by buildings or accessory buildings</u>	

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# Compare Ring Cameras



Spotlight Cam Battery

Spotlight Cam Wired

Spotlight Cam Mount

Floodlight Cam

Price	From: <b>\$199.00</b>	From: <b>\$199.00</b>	From: <b>\$249.00</b>	From: <b>\$249.00</b>
Ratings	★★★★★ (3,491)	★★★★★ (1,820)	★★★★★ (230)	★★★★★ (7,567)
Power Source	Rechargeable Battery Pack	Standard Power Outlet	Hardwired to Electrical Boxes	Hardwired to Electrical Boxes
Recommended Use	Homes without Outdoor Power Sources	Homes with Outdoor Power Sources	Homes with Outdoor Electrical Boxes	Homes with Outdoor Electrical Boxes
Field of View	140° horizontal, 78° vertical	140° horizontal, 78° vertical	140° horizontal, 78° vertical	140° horizontal, 78° vertical
Brightness	300 Lumens	375 Lumens	375 Lumens	1,800 Lumens > 900 Allowed Lumens
Average Install Time	5-10 Minutes	10-15 Minutes	15-25 Minutes	15-25 Minutes
Dimensions	4.9" x 2.7" x 2.9"	4.9" x 2.7" x 2.9"	4.9" x 2.7" x 2.9"	11" x 8.2" x 7"
1080p HD Video With Live View	✓	✓	✓	✓
Remote-Activated Siren	✓	✓	✓	✓
Two-Way Talk	✓	✓	✓	✓
Motion-Activated Alerts	✓	✓	✓	✓
Advanced Motion Detection		✓	✓	✓
Works With Ring Solar Panel	✓			

- ~4000K Light

- ~4000K Light

- ~4000K Light

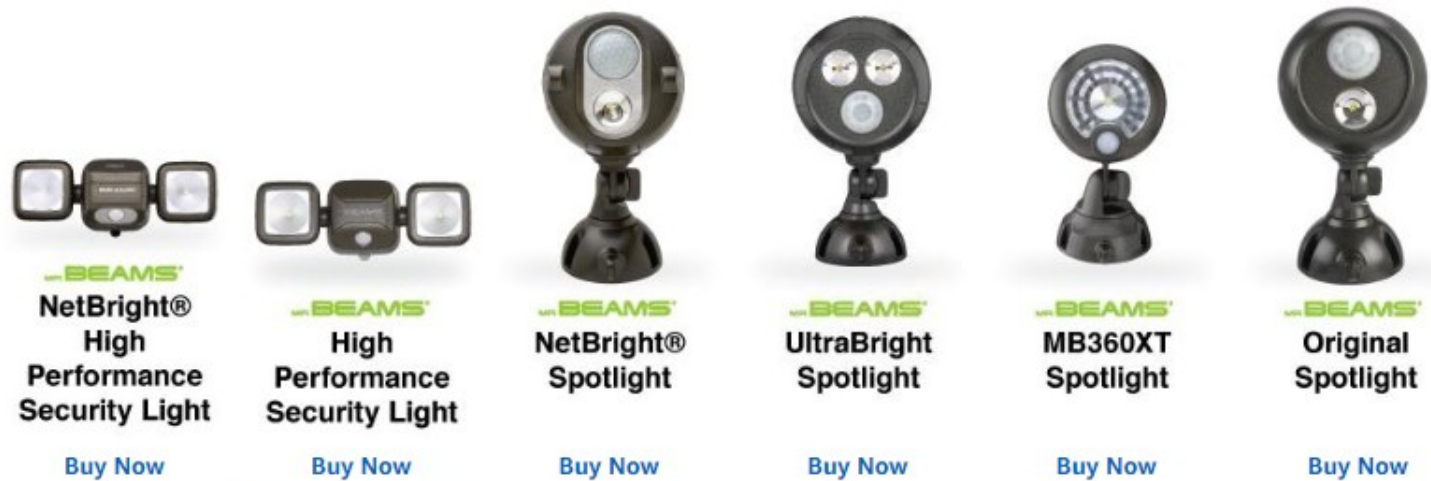
- Includes Two 3000K Floodlights



**2-Head Security Light 150° Detection Angle**    
 **2-Head Security Light 270° Detection Angle**    
 **3-Head Security Light 270° Detection Angle**    
**2-Head Security Light 150° Detection Angle**    
**3-Head Security Light 150° Detection Angle**    
**30W Wall Mount**

Wattage	20W	25W	37.5W	20W	30W	30W
Voltage	100-277V	100-277V	100-277V	100-277V	120V	100-277V
CCT	5000K	5000K	5000K	5000K	5000K	5000K
Brightness	1,800lm	2,400lm	3,500lm	1,800lm	2,700lm	3,300lm
Infrared Motion Sensor Angle	150° Detection Angle	270° Wide Detection Angle	270° Wide Detection Angle	150° Detection Angle	150° Detection Angle	n/a
Motion Sensor Range	Up to 40 feet distance	Up to 69 feet distance	Up to 69 feet distance	Up to 40 feet distance	Up to 40 feet distance	n/a
Activation Mode	Photocell & Motion Sensor	Photocell & Motion Sensor	Photocell & Motion Sensor	Photocell & Motion Sensor	Photocell & Motion Sensor	Photocell
Dimensions (IN)	9.8 x 6.5 x 7.2	7.5 x 7.1 x 10.2	7.5 x 7.1 x 10.2	9.8 x 6.5 x 7.2	9.8 x 6.5 x 7.2	8.9 x 5.3 x 3





Brightness (lumens)	500	500	200	400	200	140
Coverage area (sq. ft.)	800	800	400	400	600	400
Motion detection range (ft.)	up to 30	up to 30	up to 30	up to 25	up to 30	up to 30
Auto shut off (seconds)	20	20	20	20	20	30
Dusk-to-dawn sensor	✓	✓	✓	✓	✓	✓
Weatherproof	✓	✓	✓	✓	✓	✓
Networked	✓		✓			
Adjustable heads	✓	✓				
Reflective face					✓	

- 4000K-5000K Light



### Arlo Ultra

The ultimate 4k home security camera.

[Learn More](#)



### Arlo Pro 3

A 2K camera designed to shine.

[Learn More](#)



### Arlo Pro 2

A 1080p HD camera equipped to protect.

[Learn More](#)



### Arlo Pro

A 720p camera with upgraded security features.

[Learn More](#)



#### Night Vision

Color

#### Night Vision

Color

#### Night Vision

Black and White

#### Night Vision

Black and White

#### Integrated Spotlight

Yes

#### Integrated Spotlight

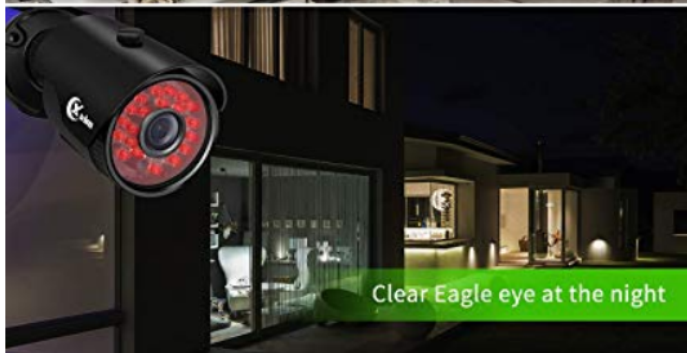
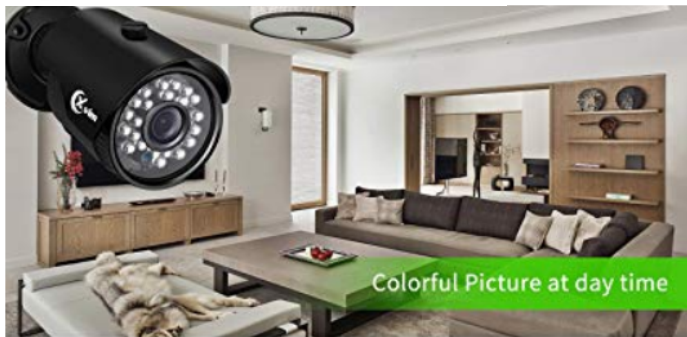
Yes

#### Integrated Spotlight

No

#### Integrated Spotlight

No



Roll over image to zoom in

## XVIM 8CH 1080P Security Camera System Outdoor with 1TB Hard Drive Pre-Install CCTV Recorder 8pcs HD 1920TVL Upgrade Outdoor Home Surveillance Cameras with Night Vision Easy Remote Access Motion Alert

by XVIM

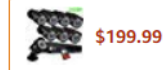
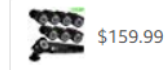
★★★★☆ 426 ratings | 214 answered questions

Amazon's Choice for "security cameras"

Price: **\$199.99** & **FREE Shipping**. [Details](#) & [FREE Returns](#)

[Free Amazon product support included](#)

Color: **2MP 8CH+8pcs Cameras+1TB**



- **【Security Camera System with Hard Drive】**--The cctv security DVR recorder with 1TB hard drive pre-installed,it's ready to record,you can set up to auto, manual and motion detection recording,you can also remote playback and live view the video on smartphone.
- **【Indoor/outdoor CCTV cameras with Night Vision】**--This Home Security System come with 8 PCS 1080P HD 2.0 Megapixels Security Cameras with IR cut 100ft Night Vision. the Metal Housing IP66 Weatherproof Cameras can be used Indoor and Outdoor.
- **【Easy& Quick Remote Access】**--Connect the system with internet,Scan the QR code to Download the free APP on smart phone or Tablet(work with Android and IOS system),and add the device information on free phone APP, just 3 steps, you can remote monitoring the cameras on mobile device anytime.
- **【True 24/7 monitoring】**--This XVIM Security Cameras Build-in with IR Cut Filter ensures true color under all lighting conditions day or night; Video Surveillance DVR Equiped with HDMI and VGA port for multi video output.You can live view the recording on HD TV or a computer monitor.
- **【Warranty & Service】**--1 years quality Warranty, 30 days money back guarantee. 60 days replacement, We offer a professional Life time Tech Support ! please contact us if you have any question.

1 CHAPTER 16. - OGDEN VALLEY OUTDOOR LIGHTING<sup>[7]</sup>

2

3 Footnotes:

4 --- (7) ---

5 **Editor's note**— [Ord. No. 2017-24](#), Exh. B, adopted June 27, 2017, effectively repealed the former tit.  
6 108, ch. 16, §§ 108-16-1—108-16-10, and enacted a new ch. 16 as set out herein. The former ch. 16  
7 pertained to Ogden Valley lighting and derived from §§ 39-1—39-10 of an ordinance adopted in 1956;  
8 Ord. No. 2000-3; Ord. No. 2003-18.

9 Sec. 108-16-1. - Purpose and intent.

10 The purpose and intent of this chapter is to promote the community character of the Ogden Valley,  
11 as provided for in the Ogden Valley general plan, by providing regulations and encouragement for the  
12 preservation of a dark sky. This chapter is also intended to promote the health, safety, and general  
13 welfare of Ogden Valley residents and visitors by:

- 14 (1) Reducing, eliminating, or preventing light trespass;
- 15 (2) Reducing, eliminating, or preventing unnecessary or inappropriate outdoor lighting;
- 16 (3) Reducing, eliminating, or preventing the effects of outdoor lighting on wildlife;
- 17 (4) Preventing unsightly and unsafe glare;
- 18 (5) Promoting energy conservation;
- 19 (6) Maintaining nighttime safety, utility, and security;
- 20 (7) Encouraging a minimal light footprint of land uses in order to reduce light pollution; and
- 21 (8) Promoting and supporting astrotourism and recreation, including the pursuit or retention of  
22 accreditation of local parks by the International Dark-Sky Association.

23 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

24 Sec. 108-16-2. - Applicability.

25 (a) *New outdoor lighting*. Except as provided in subsection (c) below, all outdoor lighting installed after  
26 August 1, 2017, shall conform to the requirements established by this chapter.

27 (b) *Existing outdoor lighting*. Except as provided in subsection (c) below, all existing outdoor lighting  
28 that does not meet the requirements of this chapter and is not exempted by this chapter shall be  
29 considered a nonconforming use and as such shall be phased out as outlined in section 108-16-7 of  
30 this chapter.

31 (c) *Lighting for residential use*. Except as may be provided in section 108-16-7, the lighting standards of  
32 this chapter are not mandatory for a single-family, two-family, or three-family dwelling in existence or  
33 approved on or before August 1, 2017. The county shall employ educational methods and incentives  
34 to encourage voluntary compliance for these residential uses.

35 (d) *Conflict*. Should this chapter be found to be in conflict with other sections of this code, the more  
36 restrictive shall apply.

37 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

38 Sec. 108-16-3. - General standards.

39 (a) *Light shielding and direction.* Unless specifically exempted in section 108-16-5, all outdoor lighting  
40 shall be fully shielded and downward directed in compliance with the following, examples of which  
41 are graphically depicted in section 108-16-10:

- 42 (1) No artificial light source shall project direct artificial light into the nighttime sky.
- 43 (2) No artificial light source shall be placed at a location, angle, or height that creates a light  
44 trespass, as defined in section 101-1-7 and graphically depicted in section 108-16-11.
- 45 (3) The shielding shall be made of completely opaque material such that light escapes only  
46 through the bottom. Shielding that is translucent, transparent, has perforations or slits of any  
47 kind, or allows light to escape through it in any other manner is not permitted.
- 48 (4) Shielding may be attained by light fixture design, building design, or other site design features  
49 such as fencing, walls, landscaping, or other screening, provided it is in strict compliance with  
50 subsections (a)(1) through (3) of this section.
- 51 [\(5\) To ensure light does not trespass on neighboring property, light fixtures that comply with the](#)  
52 [shielding provisions of this section may also require additional or extended shielding elements](#)  
53 [to further mitigate its angle of light travel to ensure light does not trespass on neighboring](#)  
54 [property. This concept is graphically depicted in section 108-16-11;](#)

55 (b) *Light color.* Unless otherwise specified in this chapter, the color of any outdoor ~~lighting~~-artificial light  
56 source shall be equal to or less than 3000K, in accordance with the standard Kelvin temperature  
57 chart, as graphically depicted in section 108-16-12.

58 ( [Ord. No. 2017-24](#) , Exh. B, 6-27-2017)

59 Sec. 108-16-4. - Specific standards.

60 In addition to the general standards of section 108-16-3. The following are specific standards that  
61 apply to all commercial, industrial, manufacturing, public and quasi-public, institutional, ~~multifamily~~,  
62 recreation, ~~and~~-resort uses, [and multiple-family dwellings as defined in section 101-1-7](#):

- 63 (1) *Light curfew.* Unless exempt in section 108-16-5, and except for residential uses, all outdoor  
64 lighting shall be turned off by 10:00 p.m., or, if applicable, within one hour after the close of  
65 business, whichever is later, except the following:
  - 66 a. Lighting to illuminate the entrance of the building;
  - 67 b. Safety lighting of parking lots and pedestrian areas;
  - 68 c. Lighting necessary for after-hours business.
- 69 (2) *Flashing or flickering light.* No flickering or flashing lights shall be permitted.
- 70 (3) *Canopy lighting.* All direct artificial light sources shall be sufficiently recessed so as not to  
71 project direct light greater than five feet from the outside perimeter of the canopy, and shall not  
72 produce more than a ratio of eight lumens per square foot of canopy area. This ratio shall be  
73 calculated by combining the total lumen output of each artificial light source and dividing by the  
74 square footage of the canopy. See section 108-16-13 for a graphic depiction.
- 75 (4) *Parking lot lighting.* All artificial light sources in open-air parking lots shall not exceed a ratio of  
76 two lumens per square foot of parking lot area. This ratio shall be calculated by combining the  
77 total lumen output of each artificial light source divided by the square footage of the parking lot  
78 area. See section 108-16-14 for a graphic depiction.
- 79 (5) *Recreation facility lighting.* Recreation facility lighting, as defined in section 101-1-7, shall  
80 comply with the following:

- 81 a. The lighting for the recreation activity area shall only be directed onto the area where the  
82 recreation activities are occurring. It shall not be allowed to illuminate surfaces that are not  
83 essential to the function of the recreation activity.
- 84 b. The lighting shall not exceed a ratio of 10 lumens per square foot of recreation activity  
85 area. This ratio shall be calculated by combining the total lumen output of each artificial  
86 light source divided by the square footage of the recreation activity area. See section 108-  
87 16-15 for a graphic depiction.
- 88 c. The recreation activity area shall be lit only when it is in use.
- 89 d. The light color standard of 108-16-3 does not apply to lighting for the recreation activity  
90 area.
- 91 (6) *Sign lighting.* Sign lighting shall comply with the requirements of 110-2-12.

92 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

93 Sec. 108-16-5. - Exemptions.

94 The following artificial light sources are exempt from the requirements of this chapter:

- 95 (1) *Agricultural lighting.* Lighting for agricultural uses;
- 96 (2) *Federal and state flag lighting.* The outdoor lighting of a United States or State of Utah official  
97 flag, provided it is in compliance with the following:
- 98 a. The light shall be downward directed from the top of the flag pole;
- 99 b. The light shall be as narrow a beam as possible and aimed and shielded to illuminate, to  
100 the best effort practicable, only the area which the flag occupies in all wind conditions; and
- 101 c. The light level shall be minimized to create the least amount of impact on the dark sky,  
102 while still offering noticeable illumination of the flag;
- 103 (3) *Federal and state facilities lighting.* Federal and state facilities are exempt from the  
104 requirements of this chapter. However, they are encouraged to cooperate and to coordinate  
105 with the county [during](#) the construction of their facilities [to be](#) in compliance with this chapter;
- 106 (4) *Fossil fuel lighting.* Fossil fuel light, produced directly by the combustion of natural gas or other  
107 utility-type fossil fuels;
- 108 (5) *Holiday or festive lighting.* Holiday or festive outdoor lighting for residential uses, provided it is  
109 in compliance with the following:
- 110 a. That the lighting shall not create a hazard or glare nuisance; and
- 111 b. That the lighting shall be temporary in nature and not permanently installed. It shall be  
112 removed within a reasonable time after the end of the holiday or festive event, but at least  
113 once per year;
- 114 (6) *Low output light source.* An artificial light source having an output equal to or less than 105  
115 lumens, provided that the cumulative lumen output of all low output light sources shall not  
116 exceed a ratio of one and one-half lumens per square foot of cumulative area intended to be  
117 illuminated. This ratio shall be calculated by combining the total lumen output of each low output  
118 light source divided by the square footage of the area intended to be illuminated. The low output  
119 light sources shall be distributed across the area intended to be illuminated and not organized in  
120 a focused location. [Low output light sources are exempt from the requirements of this chapter](#)  
121 [so long as they comply with the definition and use outlined in this section, except:](#)
- 122 a. [A low output light source may not be integrated into an existing outdoor light fixture that is](#)  
123 [either 1\) rated to produce a lighting output that exceeds 105 lumens, or 2\) does not](#)  
124 [conform to the shielding requirements of section 108-16-3\(a\);](#)

- 125 (7) *Mobile lighting.* Lighting affixed to a vehicle, provided the lighting is not intended for the  
 126 stationary illumination of an area;
- 127 (8) *Motion sensor controlled light source.* An artificial light source that has a light output equal to or  
 128 less than 900 lumens and is controlled by a motion sensor, provided it is in compliance with the  
 129 following:
- 130 a. That the motion sensor is set to turn the artificial light source off no later than two (2) ten  
 131 minutes after the last detection of motion; and
- 132 b. Lighting shall not be triggered by any activity off the property or in the public right-of-way  
 133 and
- 134 cb. That the artificial light source is sufficiently directed and/or shielded in a manner that  
 135 prevents light trespass and glare on adjacent properties or rights-of-way ~~roadways~~;
- 136 (9) *Safety or security lighting.* For the sole purpose of mitigating legitimate and verifiable safety or  
 137 security hazards, the land use authority may exempt an artificial light source if it is shown to be  
 138 necessary. The land use authority may apply reasonable conditions to ensure optimal  
 139 compliance with the purpose and intent of this chapter. Evidence demonstrating that it is  
 140 necessary shall be one or both of the following:
- 141 a. Submitted proof of lighting requirements from a property insurance company that  
 142 demonstrates that compliance with this chapter will render the property uninsurable. The  
 143 minimum amount of lighting required by the property insurance company shall be  
 144 considered the maximum for the purposes of this chapter; or
- 145 b. Submitted reasonable research findings, from a qualified professional, as defined by  
 146 section 101-1-7, that offer a compelling argument for the need for the exemption. However,  
 147 if the land use authority is aware of other research findings that refute what is submitted,  
 148 then the land use authority must determine which research findings are more persuasive  
 149 under the circumstances. If the land use authority grants the exemption, then the minimum  
 150 amount of lighting necessary to ensure appropriate safety or security, as recommended by  
 151 the qualified professional, shall be considered the maximum for the purposes of this  
 152 chapter;
- 153 (10) *Occasional event lighting.* Outdoor lighting intended for an occasional event, such as a  
 154 wedding, party, social gathering, or other similar event that occurs on an occasional basis,  
 155 provided it is in compliance with the following:
- 156 a. Occasional event lighting shall be turned off by 10:30 p.m. and any remaining lighting shall  
 157 comply with this chapter; and
- 158 b. Occasional events shall not occur more than twice per month;
- 159 (11) *Underwater lighting.* Underwater lighting in a swimming pool or other water feature provided it  
 160 is not intended to illuminate features above water;
- 161 (12) *Temporary public agency lighting.* Temporary outdoor lighting in use by law enforcement or a  
 162 government agency or at their direction;
- 163 (13) *Tower lighting.* Tower lighting required by the FAA or the FCC, provided that it shall not  
 164 exceed the minimum requirements of those agencies. Collision markers shall have a dual mode  
 165 for day and night to minimize impact to the night sky and migrating birds; and
- 166 (14) *Traffic control devices.* Traffic control devices and signals.

167 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

168 Sec. 108-16-6. - Procedures for compliance.

**Commented [PS1]:** This section intentionally omits a temperature color requirement (<3000K) as security and motion sensor lights typically have 4000K-6000K light sources. This "daylight" temperature allows for better video recording.

**Commented [PS2]:** Proposing a reduced amount of time allowed for the light to remain illuminated following the detection of movement. This will help reduce the amount of light being emitted. In reviewing manufacturer spec sheets, almost all motion sensor fixtures have settings that allow lights to be extinguished anywhere between 5 seconds and 20 minutes after the last motion detection.

**Commented [PS3]:** Added this language to reduce the amount of instances in which a motion sensor light is being triggered by passing cars or individuals walking within public rights-of-way.

**Commented [PS4]:** Although no amendments are proposed for this section of the code, new submittal checklists have been developed for various building permit types to ensure each permit type is requesting the appropriate amount of information within their plans to ensure compliance with this the requirements of the Ogden Valley Outdoor Lighting Code. See the enclosed checklists to see the requirements for each building permit type.

169 (a) *Applications.* Any application for a permit or approval required by this Land Use Code shall contain  
170 evidence that the proposed work complies with this chapter.

171 (b) *Contents of application or submittal.*

172 (1) In addition to the specific application requirements elsewhere in this Land Use Code, the  
173 application submittal shall contain the following:

174 a. Plans indicating the location of all artificial light sources on the premises, including their  
175 height above the ground.

176 b. Description of each artificial light source device, and supporting structure. This description  
177 may include, but is not limited to, device specifications from the manufacturer, drawings,  
178 details, and cross sections, when available.

179 (2) The required plans and descriptions set forth in subsection (b)(1) of this section shall be  
180 complete and shall be presented in a manner that clearly demonstrates compliance with this  
181 chapter. The land use authority may require the applicant to submit photometric schematics and  
182 attestation from a qualified professional that the submittal complies with this chapter.

183 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

184 Sec. 108-16-7. - Required replacement of nonconforming outdoor lighting.

185 After the effect of this chapter, which is August 1, 2017, all outdoor lighting that does not comply with  
186 the requirements of this chapter shall be considered nonconforming outdoor lighting. All nonconforming  
187 outdoor lighting shall be phased out in accordance with the following schedule:

188 (1) *Lighting conversion.* Except for outdoor lighting for a single-family, two-family, or three-family  
189 dwelling in existence or approved on or before August 1, 2017, any nonconforming outdoor  
190 artificial light source shall be terminated, replaced, or retrofitted to conform to the requirements  
191 of this chapter within ten years after the effect of this chapter. The county shall provide frequent  
192 public notice of the effect, but no less than one per year after the effect of this chapter. The  
193 county shall employ educational methods and incentives to encourage voluntary compliance  
194 prior to this ~~10~~five-year period and to assist the public in understanding and complying with this  
195 chapter;

196 (2) *Lighting replacement.* The replacement of any nonconforming outdoor artificial light source  
197 shall comply with the requirements of this chapter;

198 (3) *Building exterior modification.* When the replacement of a building's exterior materials exceeds  
199 25 percent of the building's exterior area, excluding roof area, whether by a single modification  
200 project or by an accumulation of separate modification projects, all nonconforming outdoor  
201 lighting on the premises on or within 25 feet of the building shall be brought into compliance with  
202 the requirements of this chapter. This shall not include repainting or re-roofing.

203 (4) *Building expansion.* When a building's expansion exceeds the threshold established in this  
204 subsection, whether by a single expansion project or by an accumulation of separate expansion  
205 projects, all nonconforming outdoor lighting on the premises on or within 25 feet of the building  
206 shall be brought into compliance with the requirements of this chapter. The established  
207 threshold of expansion shall be the smaller of the following:

208 a. Twenty-five percent of the total area of the building as it exists on August 1, 2017; or

209 b. Two thousand five hundred square feet; and

210 (5) *Site improvements.* When a site improvement which requires a land use permit, conditional use  
211 permit, or design review approval, modifies an area that exceeds the threshold established in  
212 this subsection, whether by a single modification project or by an accumulation of separate  
213 modification projects, all nonconforming outdoor lighting on the premises shall be brought into



214 compliance with the requirements of this chapter. The established threshold of modification  
215 shall be the smaller of the following:

- 216 a. Twenty-five percent of the site area; or  
217 b. Twenty thousand square feet.

218 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

219 Sec. 108-16-8. - Violations, enforcement, and implementation.

220 (a) *Violations.* The following constitute violations of this chapter:

- 221 (1) The installation, maintenance, or operation of any outdoor artificial light source not in  
222 compliance with the provisions of this chapter.
- 223 (2) The alteration of any outdoor artificial light source after [outdoor lighting plan approval](#)  
224 ~~certificate of occupancy has been issued~~ without the review and approval of the land use  
225 authority when such alteration does not conform to the provisions of this chapter.
- 226 (3) Failure to shield, correct, or remove lighting that is installed, operated, maintained or altered in  
227 a manner that does not comply with this chapter.

228 (b) *Enforcement.* Violations of this chapter are subject to enforcement and penalties as outlined in  
229 section ~~1024-41-413~~. ~~If the violation constitutes a safety hazard, typical enforcement measures shall~~  
230 ~~be employed. Unless the violation constitutes a safety hazard, enforcement of a violation of this~~  
231 ~~chapter shall be addressed as follows:~~

232 ~~(1) A courtesy letter shall be sent to the land owner that suggests that there may be noncompliant~~  
233 ~~outdoor lighting on the premises. A second and third courtesy letter shall be sent at least 20 calenda~~  
234 ~~days after the previous courtesy letter if a previous courtesy letter does not either cause the~~  
235 ~~resolution of the violation or cause the landowner to initiate resolution with the county as provided in~~  
236 ~~subsection (b)(3) of this section. Educational information about how to appropriately comply with this~~  
237 ~~chapter shall also be sent and a method of contacting the county for discussion shall be provided in~~  
238 ~~each courtesy letter. The third courtesy letter shall state that it is the last courtesy letter, and future~~  
239 ~~contact will be in the form of a notice to comply.~~

240 ~~(2) No sooner than 30 days after the third courtesy letter is sent, if it did not either cause the resolution~~  
241 ~~of the violation or cause the landowner to initiate resolution with the county as provided in subsection~~  
242 ~~(b)(3) of this section, a notice to comply shall be sent to the land owner. The notice shall include, with~~  
243 ~~specificity, the violation, and shall give the landowner 30 days to comply with this chapter or initiate~~  
244 ~~resolution with the county as provided in subsection (b)(3) of this section. The notice shall also~~  
245 ~~include educational information about how to appropriately comply with this chapter.~~

246 ~~(3) If a landowner initiates resolution of a violation of this chapter with the county, the county shall give~~  
247 ~~the landowner no less than six months and no more than 12 months to comply with this chapter if is~~  
248 ~~the landowner clearly demonstrates that good faith efforts will resolve the violation within the six-~~  
249 ~~month period given. If the landowner does not clearly demonstrate that good faith efforts will resolve~~  
250 ~~the violation a notice to comply shall be sent to the landowner. The notice shall include, with~~  
251 ~~specificity, the violation and shall give the landowner 30 days to comply with this chapter.~~

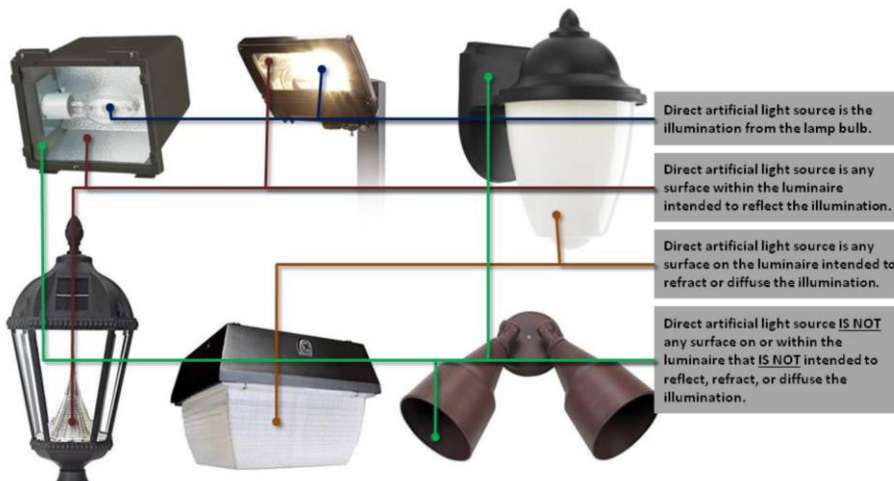
252 ~~(4) If, after steps (1) through (3) of this subsection have been satisfied, a landowner fails to initiate~~  
253 ~~resolution of a violation of this chapter, or fails to comply within the period specified in subsection~~  
254 ~~(b)(3) of this section, typical enforcement measures shall be employed. Additionally, the final~~  
255 ~~approval of current or future plans, the issuance of a certificate of occupancy, or the acceptance of~~  
256 ~~new applications authorized by this Land Use Code may be withheld until compliance with this~~  
257 ~~chapter is demonstrated.~~

258 (c) *Creation of dark sky committee.* The county will create a dark sky committee to include  
259 representatives as follows: one planning division employee, two Ogden Valley residents at large, two

260 Ogden Valley Business Association members, and one individual from the Ogden Weber Chamber  
261 of Commerce. The committee's purpose shall be to advise the county on dark sky best practices,  
262 implementation strategies, incentive programs, public/private partnerships, and anything else as the  
263 county commission deems necessary.

264 ( [Ord. No. 2017-24](#) , Exh. B, 6-27-2017)

265 Sec. 108-16-9. - Examples of direct artificial light.



266

267 ( [Ord. No. 2017-24](#) , Exh. B, 6-27-2017)

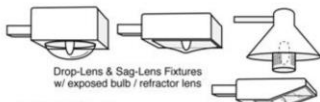
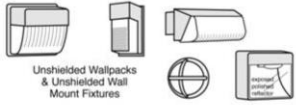
268 Sec. 108-16-10. - Examples of unshielded and shielded light sources.



269

### Unshielded

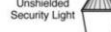
Fixtures that produce glare and light trespass



Unshielded Streetlight



Unshielded Security Light



Unshielded PAR Floodlights



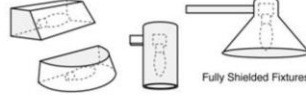
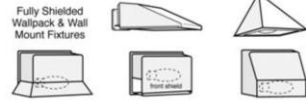
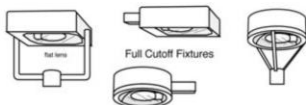
Unshielded "Period" Style Fixtures



Drop-Lens Canopy Fixtures

### Fully Shielded

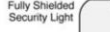
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Streetlight



Fully Shielded Security Light



Shielded / Properly-aimed PAR Floodlights



Fully Shielded "Period" Style Fixtures (bulb shielded in glass top)



Flush Mounted Canopy Fixtures

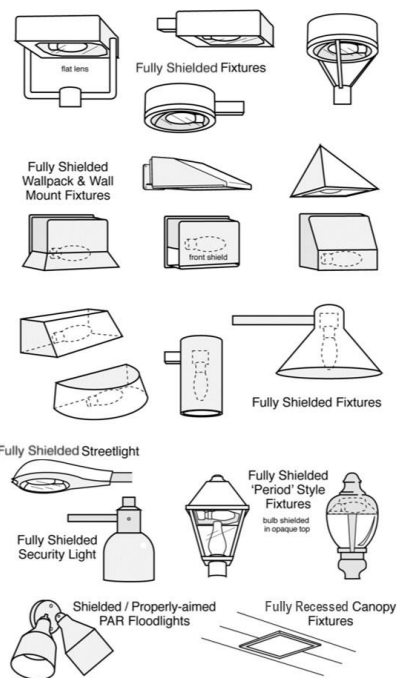
### Unshielded

Fixtures that produce glare and light trespass



### Fully Shielded

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



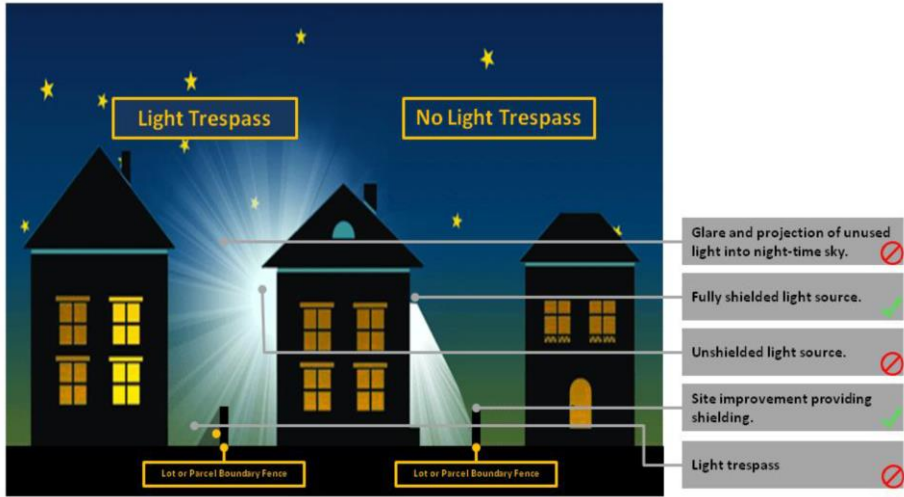
Commented [P55]: Updated to remove all instances of "Full Cutoff" and replace them with "Fully Shielded"

271

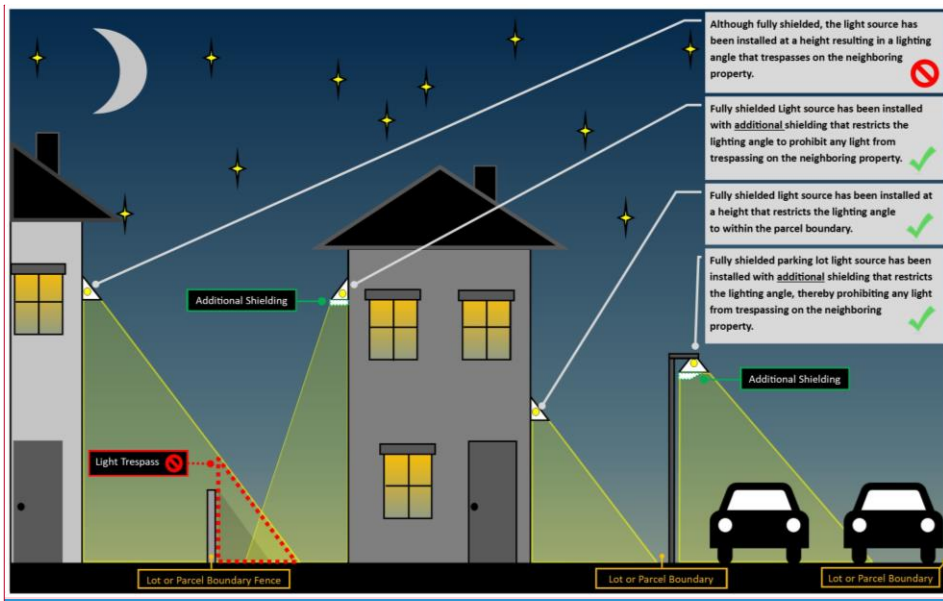
272 ( [Ord. No. 2017-24](#) , Exh. B, 6-27-2017)

273 Sec. 108-16-11. - Example of light trespass.

274



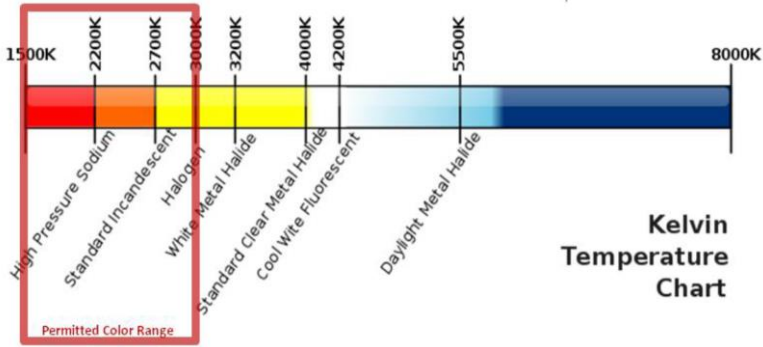
275



**Commented [PS6]:** New graphic added to show how a fully-shielded fixture may create light trespass based on its installed height or location. Even through the fixture may meet the shielding requirements, it's install location may need to be adjusted to ensure it's angle of lighting doesn't trespass on neighboring property.

276 ( [Ord. No. 2017-24](#) , Exh. B, 6-27-2017)

277 Sec. 108-16-12. - Standard Kelvin temperature chart.



278

279 ([Ord. No. 2017-24](#), Exh. B, 6-27-2017)

280 Sec. 108-16-13. - Example of canopy lighting.

Lumen per Square Foot Ratio	
(14) 2800 Lumen Bulbs	7.78 Lumens per Square Foot of Canopy Area
5040 Square Feet of Canopy Area	

- Total combined lumens less than or equal to 8 lumens per square foot. ✓
- Fully shielded, recessed light source. Only incidental reflection. ✓
- Direct light projected no greater than five feet from canopy perimeter. ✓

281

282 ([Ord. No. 2017-24](#), Exh. B, 6-27-2017)

283 Sec. 108-16-14. - Example of parking lot lighting.

Lumen per Square Foot Ratio	
(60) 8000 Lumen Bulbs	1.92 Lumens per Square Foot of Parking Lot Area
250,000 Square Feet of Parking Lot Area	

- Total combined lumens less than or equal to 2 lumens per square foot. ✓
- Parking lot lighting spill-over shielded by wall. ✓
- Direct artificial light source only visible when on parking lot area. ✓
- No spill-over onto non-parking lot area. ✓

284

285 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

286 Sec. 108-16-15. - Example of recreation facility lighting.



Lumen per Square Foot Ratio	
(162) 6000 Lumen Bulbs	9.72 Lumens
100,000 Square Feet of Field Area	= per Square Foot of Field Area

- Total combined lumens less than or equal to 10 lumens per square foot. ✓
- Fully shielded light source. Only incidental reflection. ✓
- No spill-over onto non-recreation activity areas. ✓
- Direct artificial light source only visible when on recreation activity area. ✓

287

288 ( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

CHAPTER 2. - OGDEN VALLEY SIGNS

Sec. 110-2-1. - Purpose and intent.

...

Sec. 110-2-2. - Applicability.

...

Sec. 110-2-3. - Master signage plan.

...

Sec. 110-2-4. - Nonconforming signs.

...

Sec. 110-2-5. - Allowable signs by zoning district.

...

Sec. 110-2-6. - Optional and alternative signs.

...

Sec. 110-2-7. - Window signs.

Signs displayed in windows of buildings or storefronts are allowed in all zoning districts. A land use permit for a sign is not required for their display, provided they comply with the following:

- (1) *Size limit of window sign.* The cumulative sign area for window signage shall occupy no more than 25 percent of the area of the window in which the signage is displayed. Signage necessary to fulfill a governmental regulation or requirement is exempt.
- (2) *Illumination of window sign.* Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.
- (3) *Prohibited features of window sign.* No window sign or any other sign within a building or structure shall move, flash, blink, rotate, or be animated in any way that is visible from outside the property's boundaries.
- (4) *Example of window signs:*

Commented [PS1]: Remains unchanged.





(Ord. of 1956, § 32B-8; Ord. No. 2009-30; Ord. No. [2017-31](#), Exh. A, 10-31-2017)

Sec. 110-2-8. - Prohibited signs and sign devices.

All signs not specifically listed as allowed are prohibited, including:

- (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
- (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
- (3) *Rotating beacon lights.*
- (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
- (5) *Flags.* Flags not exempted in section 110-2-2.
- (6) *Banners.* Banners, unless specifically provided otherwise in this chapter.
- (7) *Changeable copy signs.* Electronic changeable copy signs, except as permitted in section 110-2-9(b)(13). Manual changeable copy signs except as permitted in section 110-2-10.
- (8) *Off-site signs.* All off-site, off-premises and directional signs which advertise businesses, establishments, activities, facilities, goods, products, or services not made, produced, sold or present on the premises or site where the sign is installed and maintained are prohibited, except

as exempted in section 110-2-9, Other signs. Notwithstanding the foregoing, where access to a parcel is via an adjacent parcel, signs may be located on such adjacent parcel.

- (9) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may be allowed on vehicles, but they may not be illuminated or parked on a long-term basis to be used as a sign for the purpose of advertising a product or directing people to a business activity as listed in section 110-2-9, Other signs.
- (10) *Luminous tube signs.* External gas-filled luminous tubes, such as neon, argon or fluorescent, signs or valances, unless inside a building or in a window and not to exceed four square feet in area, except as listed in section 110-2-12, Sign materials and display standards, and may not flash or blink.
- (11) *Other temporary signs.* Any other device in the form of a sign, which is of a temporary nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly to the ground, except as permitted in section 110-2-11, Temporary sign usage.
- (12) *Roof signs.* Signs mounted on a roof or atop a parapet wall.
- (13) *Billboards.*
- (14) *Pole signs.* Except one pole sign per public, private, and charter school, consisting of not more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than ten feet and not more than 15 feet above the sidewalk, may be permitted.
- (15) *Public property signs.* It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this chapter on any building, street or property of the county. No sign shall be erected on or project over public property, except as permitted in section 110-2-9, other signs, and section 110-2-11, temporary sign usage.

Commented [PS2]: Remains unchanged.

(Ord. of 1956, § 32B-9; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; [Ord. No. 2016-4](#), Exh. G2, 5-24-2016; [Ord. No. 2017-24](#), Exh. B, 6-27-2017; Ord. No. [2017-31](#), Exh. A, 10-31-2017)

Sec. 110-2-9. - Other allowed signs.

...

Sec. 110-2-10. - Special purpose signs.

- (a) *Manual changeable copy signs.* One reader board or changeable copy sign per business is permitted to be displayed, at one square foot of sign area per linear foot of building frontage, and may be either ground or wall sign by the following types of businesses:
  - (1) Theaters. Motion picture theaters and playhouses.
  - (2) Auditoriums and performing arts facilities.
  - (3) Convention facilities. Businesses with convention facilities.
  - (4) Gasoline stations. Businesses which sell motor fuels at retail cost, dispensed from pumps on premises.
  - (5) Grocery stores.
  - (6) Public, private or charter schools.

- (b) *Destination and Recreation Resort Zone manual changeable copy sign.* One reader board or changeable copy sign, not exceeding 16 square feet, is permitted and may be displayed within a resort village area when the village area consists of six or more commercial buildings.
- (c) *Movie poster signs.* Motion picture theaters, facilities for performing arts, and retail stores whose primary business is the sale and/or rental of pre-recorded video tape and/or discs to the general public shall be permitted to display a maximum of two poster signs. Movie posters shall be displayed in a display case which shall be permanently affixed to the wall of the building or storefront. Movie posters shall not be affixed directly to a wall as a temporary sign. Movie poster display cases may be lighted as long as they comply with the sign illumination standards found in Section 110-2-12 of this chapter, and Movie poster display cases shall not exceed 12 square feet in area. The area of any movie poster sign conforming to this section shall not count toward the total signage allowed by section 110-2-5, Allowable signs by zoning district.

(Ord. of 1956, § 32B-11; Ord. No. 2009-30)

Sec. 110-2-11. - Temporary sign usage.

...

Sec. 110-2-12. - Sign materials and display standards.

- (a) *Sign materials.* All materials used to construct signs, supports or fasteners shall conform to the following standards:
  - (1) Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.
  - (2) Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
- (b) *Display standards.* The display of all signs regulated by this Land Use Code shall conform to the standards of this section.
  - (1) *No obstruction permitted.* No sign shall obstruct a clear view to and from traffic along any street right-of-way, entrance or exit.
  - (2) *No projection within right-of-way.* No signs, except traffic signs and similar regulatory notices shall be allowed to project or be located within a public right-of-way.
  - (3) *Illumination.* An illuminated sign, as defined in section 101-1-7, shall comply with the requirements of chapter 108-16 and the following provisions, examples of which are graphically depicted in section 110-2-15.
    - a. Unless otherwise specified in this subsection, all exterior lighting of a sign shall be downward directed from the top of the sign, and oriented so as to illuminate only the sign area, as defined in section 101-1-7, excluding the supports and except the following:-
      - 1. Directional or circulation signs that are not visible from any point outside of the property boundary are not subject to the illumination requirements of this subsection or the outdoor lighting requirements of chapter 108-16. An applicant wishing to install such an exempt illuminated directional or circulation sign shall have the burden of proof to

communicate the proposed sign height, location, and visibility from any point outside of the property boundaries through the submission of an outdoor lighting plan to the land use authority. Directional or circulation signs claiming exemption from the illumination requirements of this chapter or chapter 108-16 shall not allow their illumination to extend past the horizontal plain of the upper sign boundary into the night sky;

- b. No direct artificial light, as defined in section 101-1-7, shall be projected from the sign area or beyond the sign area, including by means of diffusion or refraction through a translucent or transparent surface. However, direct artificial light, excluding diffused or refracted light, for a sign area that does not have a frame or separate background, as in the case of a logo or individual lettering mounted to a wall without a defined sign perimeter, may illuminate or reflect onto a background surface, such as a wall, beyond the exterior perimeter of the sign area, provided that:
    - 1. It shall not exceed six inches beyond the sign area;
    - 2. It shall be shielded so as not to project light onto any other surface.
  - c. Exterior lighting of a sign shall not exceed a ratio of 75 lumens per square foot of sign area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the sign area. See section 110-2-15 for a graphic depiction.
  - d. The land use authority may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter.
- (4) *Wall signs mounted on parapets.* A wall sign mounted on a parapet wall shall be mounted six inches or more below the top of the parapet wall.
- (5) *No imitation of traffic signs.* Signs shall not resemble, imitate or approximate the shape, size, form or color of traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices, not be lighted in a way that can cause glare or impair driver visibility upon roads.
- (6) *No prevention of ingress/egress.* Signs shall not be erected, relocated or maintained in such a way that prevents free ingress or egress from any door, window or fire escape, and no sign shall be attached to a standpipe or fire escape.
- (7) *No mounting on natural features.* No signs shall be painted or mounted on trees. No land-form or naturally occurring land feature (rocks, cliff faces, etc.) shall be defaced for purposes of displaying a sign.
- (8) *Clearance.* The clearance of a projecting, canopy or wall sign shall be measured from the lowest edge of the overhang eight feet to the driving or walking surface below.
- (9) *Sign setbacks.*
- a. *Monument and/or ground signs.* Any monument sign or ground sign shall be set back a minimum of ten feet from any property line. Signs fronting on state highways shall be set back ten feet from the right-of-way.
  - b. *Projections into public right-of-way.* Projections into the public right-of-way are not allowed, except for signs set by public agencies for safety purposes, such as the state department of transportation.
  - c. *Clear view triangle.* Signs shall not be placed within the clear view triangle as defined in title 108, chapter 7 of the Weber County Land Use Code.
- (10) *Landscaping.* The ground area around the base of all ground/monument signs shall be landscaped in accordance with the requirements of applicable chapters of the Weber County Land Use Code. The planning commission may exempt some monument/ground signs from this standard where it is demonstrated, by the owner/developer, that the landscaping would unduly

interfere with pedestrian or vehicular traffic, interfere with traffic visibility or for other reasons be impractical.

- (11) *No street frontage*. When a freestanding building, complex or storefront does not face a public street or approved private road, and is accessed via a pedestrian area or common parking and driveway area, the linear footage of building or storefront facing the pedestrian area or common parking area shall substitute for purposes of determining allowable signage.
- (12) *Sign area*. The area of a sign shall be measured as provided in the definition of "sign area" as provided in section 101-1-7.

(Ord. of 1956, § 32B-13; Ord. No. 2009-30; [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 110-2-13. - Dangerous or defective signs.

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Sec. 110-2-14. - Construction standards.

...

**Sec. 110-2-15. - Examples of sign illumination.**

**Commented [PS3]:** Remains unchanged.



- Unacceptable color temperature. ❌
- Fully shielded artificial light source. No visible direct artificial light. ✅
- Light buffers no more than six inches around perimeter of sign area. ✅



- Acceptable color temperature. ✅
- Direct artificial light source projected by means of diffusion through translucent surface. ❌
- Light buffers no more than six inches around perimeter of sign area. ✅



- Lumen per Square Foot Ratio**
- |                             |               |                          |
|-----------------------------|---------------|--------------------------|
| 1650 Lumen Bulb             | 50 Lumens per |                          |
| 33 Square Feet of Sign Area | =             | Square Foot of Sign Area |
- Total combined lumens less than or equal to 50 lumens per square foot. ✅
  - Acceptable color temperature. ✅
  - Light only illuminates sign area. ✅
  - No visible direct artificial light. ✅

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)