

CHAPTER 23 SIGNS

(Revised 03/13/18; Amended 05/14/19; 05/14/24; 8/11/26)

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Section 23.010. Purpose and Objectives.

The purpose of this Chapter is to balance the need for wayfinding and advertising with the objective of maintaining a well-kept community, and to protect the safety and welfare of residents, the business community, and the traveling public in Lehi City. This Chapter regulates the physical characteristics of signs, including their use, maintenance, and alteration, all in a permissible content-neutral manner that does not favor any type of speech over another and which is able to survive a strict scrutiny analysis of the City's compelling governmental interest to regulate. To achieve this purpose, the provisions of this Chapter have the following specific objectives:

- A. protect the constitutionally guaranteed right of free speech and expression in the display of signs;
- B. guide prompt public safety response;
- C. allow businesses the flexibility to erect signs that meet their individual needs and take advantage of new technology;
- D. ensure that signs are designed, constructed, installed, and maintained according to standards to safeguard life, health, property and public welfare;
- E. provide fair and consistent enforcement of the sign regulations.

Section 23.020. General Sign Requirements.

- A. Nothing in this Chapter is intended or interpreted to favor any one type of sign or content. Where necessary, this Chapter shall be interpreted to be content neutral.
- B. The requirements of this Chapter shall not be construed to prohibit or limit other applicable provisions of the Lehi City Development Code, Lehi City Municipal Code, Utah Code Annotated, or applicable federal regulations.
- C. All sign structures shall be developed with the overall context of the building and development. Signs shall be constructed to be an integral part of the overall design of the site and architecturally compatible with the building.
- D. Signs shall be designed to be easily cleaned and maintained. They shall be constructed with durable materials.

- E. All sign illumination and lighting shall be directed downward or away from the sky to the greatest extent possible. External lights shall be shielded so that all of the direct light falls entirely on the sign and that the lights are mounted above the sign and aimed down.
- F. All signs shall be constructed, mounted, and attached in a safe and secure manner in accordance with the International Building Code.
- G. No sign shall be placed or modified in the City without a sign permit except as outlined in Section 23.030 Exemptions.
- H. No signs other than public or quasi-public signs shall be placed within or extend into public rights-of-way, or be placed on semaphore poles, utility poles, or over public property. This includes placing them on trees in the public right-of-way or on City owned property.
- I. Signs shall not be located in a public utility easement.
- J. Every sign proposed to be erected shall be classified by the Zoning Administrator in accordance with the descriptions contained in this Chapter. Any sign that does not clearly fall into one of the classifications shall be placed in the classification which, in the opinion of the Zoning Administrator, is the most closely related.
- K. Signs shall be allowed on private property only with the property owner's permission, in addition to meeting the other requirements of this Chapter.

Section 23.030.

Exemptions. *(Amended 06/11/24)*

The following shall be exempt from the permitting regulations of this Chapter:

- A. decals or logos affixed to motor vehicles, building windows, or door panels;
- B. flags and individual pennants not on a string;
- C. accessible parking space signs;
- D. holiday decorations associated with any generally recognized national, local, or religious holiday;
- E. religious signs;
- F. illuminated building accents and decorations;
- G. painted or applied wall accents and decorations;
- H. public or quasi-public street signs (including public safety signs), and temporary on-premises signs erected by civic institutions;
- I. temporary political signs;
 - a. Temporary political signs may be placed in a park strip if the person placing the sign is the following:
 - i. The owner or occupant of property adjacent to the park strip; and
 - ii. Required to maintain the park strip; or
 - iii. Obtains consent to post the political sign from the person described above.
- J. public art, including original art displays;
- K. security and warning signs regulating the use of premises;

- L. temporary on-site safety and informational signs for contractors during construction;
 - M. signs inside a building;
 - N. signs carved into a building or raised in integral relief on a building, which are a physical part of the building façade and part of the physical construction of the building materials comprising the façade, but not including letters or signs that are merely attached to the exterior façade of the building, even if of the same finish or color as the building;
 - O. signs required by federal, state, or City law;
 - P. building address signs which are less than six square feet; address wall signs that are not exempt shall fall under requirements for wall signs;
 - Q. home or business for sale or lease signs;
 - R. signs not visible from a public right-of-way, such as restaurant menu boards; and
 - S. temporary signs of four-square feet and under, except temporary signs prohibited by other sections of this Chapter.
- i. Awning and canopy signs;
 - ii. electronic display signs where the electronic display portion is 50 square feet or less;
 - iii. marquees;
 - iv. monument signs;
 - v. project placemaking signs;
 - vi. projecting and suspended signs;
 - vii. pylon signs;
 - viii. subdivision monument signs;
 - ix. temporary signs over four square feet;
 - x. vintage or antique style roof signs;
 - xi. wall signs; and
 - xii. wayfinding on-premises signs.
- B. Signs Approved by the City Council. The following signs may be approved by the City Council provided that a complete sign permit application has been reviewed by the Reviewing Departments and a recommendation provided by the Planning Commission following a public hearing, and the meets the other requirements of this Chapter:

Section 23.040. Sign

Approvals. *(Amended*

01/11/22; 07/12/22)

- A. Signs Approved by the Zoning Administrator. Unless otherwise stated in this Chapter, the following signs in non-residential zoning districts shall be approved by the Zoning Administrator provided a complete sign permit application has been submitted and meets the requirements of this Chapter:
 - i. electronic display signs larger than 50 square feet;
 - ii. pylon signs requesting increases as an exception to the standards in Section 23.050.H; and
 - iii. electronic conversions of an existing off-premise sign or billboard.
- C. Each sign application shall be reviewed by the Planning Division to ensure compliance

with this Chapter prior to its submission for review and approval. The Zoning Administrator may also require a sign be reviewed and approved by the Reviewing Departments or the City Council.

Section 23.050.

Regulations for Permanent Signs.

(Amended 03/31/20)

A. Awning and Canopy Signs. Signs painted, printed, or sewn on the surface of awning material or on canopies shall be allowed provided:

- i. awnings are placed at street level only;
- ii. sign copy on a canopy does not exceed 15% of the canopy face;
- iii. the sign area is calculated as part of the allowable building wall sign area.

B. Electronic Display Signs.

1. Electronic display signs shall be allowed only as part of a monument sign, canopy, marquee, permanent on-premise civic institutional sign, pylon sign, or conversion of an existing billboard or off-premises sign. Except for billboard or off-premises sign conversions, the electronic message display area shall not exceed 50% of the total allowed sign area and, if an on-premises sign, shall not exceed 50 square feet.

- i. The Zoning Administrator may approve EDSs if the EDS is 50 square feet or less.
- ii. The City Council shall approve all EDS over 50 square feet.

2. To protect the integrity of the historic commercial areas of the City, no EDS shall be located along Main Street from 500 East to 500 West, or along State Street from Center Street to 400 East.

3. Each EDS display shall remain “on” and static for a minimum of three seconds, except for video presentations. Flashing, starburst, and similar frame effects are prohibited.

4. Each EDS shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions.

5. Each EDS shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.

6. The applicant shall submit a photometric matrix showing the dispersal in foot candles and showing that the EDS meets all the requirements of this section.

- i. Illumination levels shall not, at maximum display intensity, exceed 0.3 foot candles over ambient lighting conditions. Light cutoff devices shall minimize light above the EDS. Illuminance shall be measured with a meter set to measure foot candles accurate to at least two decimals. Illuminance shall be measured with the EDS off, and again with the EDS displaying a white image for a full color capable EDS, or a solid message for a single-

color EDS. All measurements shall be taken perpendicular to the face of the EDS at the distance determined by the total square footage of the EDS as set forth in Table 23.050.B.

TABLE 23.050.B

SIGN AREA VERSUS MEASUREMENT DISTANCE FOR EDS

ON-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	MEASUREMENT DISTANCE (feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
On-premises signs having areas other than those listed in this table shall have their distance measured as the $\sqrt{\text{Area of Sign (sq. ft.)} \times 100}$.	

OFF-PREMISES SIGNS	
AREA OF SIGN (sq. ft.)	MEASUREMENT DISTANCE (feet)
0-100	100
101-350	150
351-650	200
Over 650	250

C. Marquees. Marquees shall be allowed provided:

1. The bottom of the marquee is at least eight feet above the sidewalk or finished grade and

the sign area does not exceed 80 percent of each sign face.

2. Marquees extending over a public sidewalk shall be limited to a projection distance not to exceed two-thirds of the width of the sidewalk.
3. There shall be only one marquee per building.

D. Monument Signs. Monument signs shall be allowed as follows:

1. The parcel on which the sign is to be erected shall have a minimum of 60 lineal feet of frontage on a public street, measured at the front property line.
2. Monument signs may be allowed at entrances of residential subdivisions or commercial developments subject to any required clear view area restriction.
3. The maximum sign height and area for monument signs shall be based on the amount of street frontage, calculated according to Table 23.050.D.

TABLE 23.050.D.

Street Frontage (in feet)	Maximum Monument Height including pedestal (in feet)	Maximum Monument Sign Area (in square feet)
60 to 175	6	60
176 to 200	8	80
201 to 225	11	110
226 or more	14	140

4. When a site includes significant grade differences,

- the Zoning Administrator may allow additional height or reduce the overall height. For signs placed on a low point, below the elevation of the street curb or sidewalk, additional height up to the level of the sidewalk may be allowed. For signs above the elevation of the street curb or sidewalk, the overall sign height may be reduced by half the elevation of the ground from the street curb or sidewalk by the Zoning Administrator.
5. The width of a monument sign shall not exceed 12 feet, measured at the widest point of the sign.
 6. Each monument sign shall have a minimum one-foot-high opaque pedestal designed as the base of the sign, which conceals any pole support. The base shall be as wide as or wider than the sign face. There shall be no sign copy on the pedestal. The pedestal shall utilize materials and design elements that relate the sign to the associated building.
 7. Commercial projects or parcels with frontage on more than one street shall be allowed a monument sign on each associated frontage. Monument signs shall be separated from each other by at least 80 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 60 feet to any other sign located on the same frontage. Corner lots may combine the total frontage for the construction of only one sign.
 8. Commercial pads within or part of a multi-tenant project
- may have a separate monument sign provided:
- a. the pad is contiguous to an arterial street and has at least 60 feet of street frontage;
 - b. the sign is at least 60 feet away from any other sign located on the same frontage;
- E. Project Placemaking Sign. Project placemaking signs shall be allowed for residential or commercial developments per the following:
1. located only at multi-tenant or multi-parcel residential projects a minimum of ten acres in size;
 2. located only on parcels fronting arterial roads, state highways, or I-15;
 3. design is artistically unique and does not fit the typical box-cabinet, monument, or pylon sign design requirements;
 4. copy shall not exceed 200 square feet; and
 5. height, design, scale, and context are deemed appropriate to the site.
- F. Projecting and Suspended Signs. Projecting and suspended signs shall be allowed as follows:
1. have a maximum sign area of two percent of the total square footage of the building wall or 20 square feet, whichever is less;
 2. not extend more than four feet from the attached vertical wall and be no more than 12 inches thick;

3. have eight feet minimum clearance from the sidewalk or finished grade;
 4. not have an electronic message display or changeable copy;
 5. be allowed only for street level tenants; and
 6. have a minimum horizontal distance of 30 feet between projecting signs.
- G. Vintage or Antique Style Roof Signs. Vintage or Antique Style Roof Signs shall be allowed subject to the following requirements:
1. Maximum total height above the roofline shall be five feet.
 2. Maximum total width of the sign shall be 45 feet or 75 percent of the width of the wall below the roof sign, whichever is less.
 3. No other signage shall be allowed on the wall underneath the roof mounted sign.
 4. Vintage or Antique Style Roof Signs shall only be allowed on buildings that have a vintage or antique architectural style.
 5. Sign lettering shall utilize a vintage or antique style font.
- H. Pylon Signs. On-premises pylon signs shall be allowed subject to the following:
1. On commercial lots of three acres or larger, one pylon sign may be approved on each collector or arterial street frontage and shall be placed for viewing on that frontage.
 2. A pylon sign may be placed on a commercial project less than three acres in size where:
 - a. the lot is within 300 feet of the I-15 right-of-way;
 - b. the lot is within 1,000 feet of an I-15 interchange;
 - c. the sign is owned by a hotel, gas station, or restaurant.
 3. Pylon signs shall be allowed on any commercial project having at least 300 feet of collector or arterial street frontage measured at the front property line.
 4.
 - a. Pylon sign height shall not exceed 25 feet, except the height may be increased as per subsection 23.050.H.4.b. for commercial uses located both within 300 feet of the I-15 right-of-way and 1,000 feet of an I-15 interchange.
 - b. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review and approval of an exception by the City Council for additional height. The City Council shall approve only minimal additions to height to provide reasonable visibility above the view-obscuring structure. In all cases, the City Council shall determine the allowable additional height, if any, on a site specific, case-by-case basis. In the determination of allowable additional height, the burden of proof shall be the responsibility of the applicant. In no case shall the height of a pylon sign exceed 70 feet.

5. When a site includes significant grade differences, the Zoning Administrator may allow additional height or reduce the overall height. For signs placed on a low point, below the elevation of the street curb or sidewalk, additional height up to the level of the sidewalk may be allowed. For signs above the elevation of the street curb or sidewalk, the overall sign height may be reduced by half the elevation of the ground from the street curb or sidewalk.
 6. The maximum size of a pylon sign shall not exceed 200 square feet. The City Council may approve an exception to allow additional sign area on a case-by-case basis, based on the number of tenants displayed on the sign. In no case shall the total size of the pylon sign exceed 600 square feet.
 7. Pylon signs shall not extend over any pedestrian or vehicular access area.
 8. Structural supports for pylon signs shall be covered or concealed with pole covers. For signs with one pole, the pole cover shall be a minimum of 48 inches wide. For a sign with two poles, the pole covers shall be a minimum of 36 inches wide each. Support covers shall be architecturally and aesthetically designed to match the building or associated development.
- I. Wall Signs. Wall signs shall be allowed as follows:
1. Wall signs may occupy up to 15% of a primary wall or 600 square feet, whichever is less, and 5% of a secondary wall. Only one wall of a building shall be considered the primary wall. All other walls shall be considered secondary walls. Each secondary wall may have a separate sign based on 5% of the wall area.
 2. Allowable square footage for wall signs may be spread between several different signs, which includes signs from multiple tenants in a shared office or commercial building.
 3. Wall signs shall not cover distinct architectural features on buildings.
 4. Banners shall not be allowed as permanent wall signs and shall only be allowed as temporary signs.
 5. Painted signs or murals applied directly to any building facade shall be approved by the Zoning Administrator, except if the building is in a recognized historic district then the Historic Preservation Commission shall first provide review and recommendation with approval by the Zoning Administrator.
 6. No part of any wall sign or sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted, neither shall it project more than 18 inches from the face of the building to which it is attached.
- J. Wayfinding Signs. Wayfinding signs shall be allowed provided:
1. they shall not exceed four square feet in area and four feet in height, except that

wayfinding signs for multi-tenant projects may combine their allowed sign area for each tenant; and

2. the maximum number allowed shall be two per entrance from a public street.

Section 23.060. Temporary Signs.

(Amended 09/10/19; 05/14/24)

A. Temporary Signs. Temporary signs shall be allowed provided:

1. a sign permit is first acquired;
2. unless otherwise provided in this Chapter, temporary signs shall not be displayed for more than 30 days at any one time or for more than 90 days during a calendar year, except building wraps may be displayed for up to one year provided they are in kept in good condition and are not faded;
3. temporary event signs shall be removed by the applicant within 48 hours of the conclusion of the event;
4. temporary signs shall not be placed in the public right-of-way or in a clear view area. If a temporary sign is located on public property or in the road right-of-way (including the park strip), impacts line of sight for safe vehicular travel, poses an immediate hazard, or does not have a permit, the sign may be removed immediately by Lehi City; and
5. balloon and blade signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, shall not be more than 20 feet in height, shall be spaced no closer than 25 feet to other

signs, and shall have no more than five such signs per frontage.

B. Temporary on-premises freestanding signs over eight square feet shall be allowed for new construction provided a sign permit is first acquired. Such signs shall be set back a minimum of five feet from all rights-of-way, lot lines, and public utility easements, and shall not be placed in any clear view area. Temporary freestanding signs shall not exceed 16 feet in height and 96 square feet of sign copy per side.

- i. For projects two acres and larger in size, additional signage may be allowed with an additional 32 square feet of signage for each acre over two acres up to a maximum size of 192 square feet. Only one sign shall be permitted per street entry into any development. Individual phases of a subdivision shall not be considered separate subdivisions for the purpose of allowing additional signage. Signs shall be removed by the developer or property owner within fifteen business days upon sale of the last lot or unit for residential development or final occupancy of a commercial development, with a maximum display period not to exceed two years. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not been sold at the end of the two-year period or if a commercial project is still actively under construction.

C. Temporary sidewalk signs are allowed in the Historic District

provided there remains unobstructed hard-surfaced passageway around the sign. Such signs may be A-frame or T-frame in design. Only one sidewalk sign is allowed per business. Sidewalk signs shall not be placed in any landscaping area.

D. Temporary Off-Premises Signs for Projects. Temporary off-premises signs owned by residential subdivisions under development may be allowed subject to the following:

1. A maximum of two temporary signs shall be allowed per development project.
2. Signs shall be limited to 32 square feet in total area, 16 square feet per side, and 12 feet in height.
3. Signs shall be designed as ladder-type signs following a uniform design theme.
4. Individual developers may combine the allowed signage between different developments located in the same geographical area, or when planned developments are combined into a single sign. The combined sign shall be no larger than the total sign area allowed to the individual participants, up to a maximum of 64 square feet per sign.
5. Temporary signs shall be removed within two years of the issuance of the first building permit in the project, or if the lots are sold out before two years, immediately upon sale of the last lot. The Zoning Administrator or designee may grant an extension if 50 percent of the lots have not

been sold at the end of the two-year period.

**Section 23.070.
Billboards and Off-Premises Sign Regulations.**

- A. Billboards and off-premises signs shall not be allowed within the jurisdictional boundaries of the City except for certain temporary off-premises signs allowed by Section 23.060 and off-premises signs allowed under subsection B.
- B. Off-premises public information signs for the purpose of directing the public to points of interest, historical sites and other locations of interest, may be approved by the Zoning Administrator. Historical markers are exempt from this subsection.
- C. No new permits shall be issued for the construction of billboards. All lawfully existing billboards are nonconforming uses.
- D. The City may acquire title to nonconforming billboards and off-premises signs by gift, purchase, agreement, exchange, or eminent domain.

**Section 23.080.
Prohibited Signs.**

The following signs are prohibited:

- A. Flashing signs, which include motion of any part by mechanical means or any type of blinking, strobe, or intermittent chaser lights, whether attached to a sign or not, except approved electronic display signs;
- B. graffiti;
- C. mirrors;

- D. portable and A-frame signs, except as specifically allowed as a temporary sign;
- E. paper, cloth or plastic streamers and bunting except holiday decorations and as specifically allowed as a temporary sign or listed as an exempt sign;
- F. roof-mounted signs, except Vintage Roof Signs allowed by this Chapter;
- G. snipe signs or posters otherwise affixed on the walls of a building, tree, pole, fence or other structure;
- H. sound-emitting signs, except menu boards at drive-in restaurants, automated bank tellers and drive-through commercial facilities;
- I. spotlights directed into the night sky except as part of an approved special promotional period for a temporary sign; and
- J. replica signs imitating in size, color, lettering, or design any public safety sign or device.

Section 23.090. Measurement of Sign Area.

- A. Sign area shall be calculated by measuring the area containing sign copy and not pedestals or structural elements of the sign.
- B. For individual letters or graphics, the regulated area of sign copy shall be the area enclosed by the smallest eight-sided polygon that will enclose all of the sign copy.
- C. For wall sign copy mounted or painted on a background panel, the regulated sign area shall be the area contained within the outside

dimensions of the background panel.

- D. Sign area as an illuminated architectural element of a building shall be calculated as that portion of the illuminated surface or illuminated element which contains sign copy.
- E. The sign area for double panel signs, if the interior angle between two faces is 45 degrees or less, shall be the area of the largest single face. If the angle is greater than 45 degrees, the sign area shall be the sum of the areas of the two faces. The area of a sign with three or more faces shall be the sum of all the faces.
- F. For spherical, free-form, or other non-planer signs, the sign area shall be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure.

Section 23.100. Application Submittal.

Each application for a sign permit shall include:

- A. ownership and contact information;
- B. the fee as determined according to the Consolidated Fee Schedule;
- C. accurately dimensioned, scaled drawings of all signs showing height, square foot dimensions, sign composition, type and intensity of illumination, and how the sign will appear from the street;
- D. details of sign construction including design of support structures and electrical plan;
- E. for monument and pylon signs, a plot plan showing the relationship of the sign to buildings, property

lines, and setback from public rights-of-way, intersections, easements, clear view areas, driveways, the number of acres included in the site, and the length of lineal frontage of the property;

- F. for wall signs, a profile drawing showing how the sign will appear from the street and parking area and on the building. The drawing shall show all existing signs on wall faces and all proposed signs;
- G. for temporary signs, a plot plan showing the relationship of the signs to buildings, property lines, and setback from public rights-of-way, intersections, easements, and driveways and the sign's display duration; and

Section 23.110. Changes to an Existing Sign.

Except as otherwise stated in this Chapter, any changes to an existing sign, including change in size and graphics, shall be approved by the Zoning Administrator or designee. Changes to existing pylon signs that would increase their size or height above approved standards or converting the sign face of an off-premises sign to an electronic display sign, shall require review and approval by the City Council, after a recommendation is provided by the Planning Commission following a public hearing.

Section 23.120. Nonconforming Signs.

- A. In addition to the provisions contained in Chapter 24 of this Code, Nonconforming Uses and Structures, all nonconforming signs shall comply with the provisions of this section. In the case of a conflict between the regulations contained in Chapter 24 and these regulations, the more restrictive shall apply.

- B. On-Premises Signs. All legally permitted signs existing prior to September 30, 2017 that do not meet the standards of this Chapter are hereby declared legal non-conforming signs.

- C. On-premises signs which have been made nonconforming by the adoption of provisions of this Chapter shall be subject to the following regulations:

1. Alterations.

- a. A nonconforming on-premises sign shall not be reconstructed, raised, moved, extended, or enlarged unless the sign is changed so as to conform to all provisions of this Chapter.
- b. Normal maintenance and repair of a nonconforming on-premises sign is allowed; however, the cost of the maintenance and repair shall not exceed 60% of the present replacement cost of the sign. The burden of proof is upon the applicant and shall be based upon an estimate of the sign provided by a sign company. Repainting or replacing a damaged or deteriorated sign face is considered normal maintenance and repair.

- 2. Damaged Signs. A nonconforming on-premises sign which has been damaged by fire, explosion, act of God, or any other cause, to the extent of more than 60% of its assessed value shall be repaired or rebuilt in conformity with the regulations of this Chapter or be removed.

D. Off-Premises Signs and Billboards.
All off-premises signs and billboards which are made nonconforming uses by the provisions of this Chapter shall be subject to the following:

1. Unsafe Signs. Any sign or portion thereof found or declared unsafe by Lehi City shall be restored to a safe condition within 30 days after the owner is given notice of the unsafe condition. Any sign not repaired as required is unlawfully maintained.
 - a. Off-premises signs and billboards legally existing as of September 24, 2002 may continue as a nonconforming use and may be maintained and repaired or restored in the event the structure is damaged by casualty, act of God, or vandalism.
 - b. A nonconforming off-premises sign or billboard may be replaced at the same location with a new sign structure or may be converted to include an electronic display sign pursuant to the provisions of this Chapter, provided that the new sign, sign structure, or EDS does not exceed the square footage of the sign face or sign structure being replaced., unless otherwise allowed by that Utah Code Annotated.
 - c. Nothing in this section shall be interpreted to allow any new off-premises sign or billboard.
2. Conversion to Electronic Display Sign. An applicant may convert an existing off-premises sign or billboard to include an electronic display

without affecting the sign's nonconforming use or noncomplying structure status, provided:

- a. the applicant submits a complete application in accordance with this Chapter and complies with all other applicable provisions of the Lehi City Municipal Code and Lehi City Development Code;
- b. the off-premises sign or billboard is located within the Off-Premises Electronic Display Sign Overlay Zone as shown on Maps 23.010-23.030;
- c. the height or the size of the sign's original non-electronic display sign area shall not be increased; however, the EDS may occupy the entire display area of the sign but in no case shall an off-premises EDS exceed 675 square feet in total signage area;
- d. the EDS conversion adheres to the following illumination standards:
 - (i) The off-premises or billboard EDS may use any method of illumination identified and allowed in this Chapter.
 - (ii) In no event shall an off-premises or billboard EDS increase the nighttime ambient illumination more than 0.3 foot candles

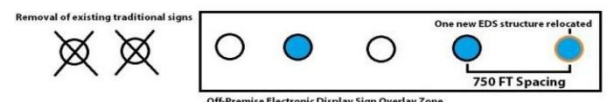
when converting from an existing traditional non-electronic display face. The illumination measurements shall be calculated pursuant to Table 23.050.B of this Chapter.

- (iii) Off-premises and billboard EDSs shall be equipped with a sensor or other device that automatically determines the ambient illumination and which is programmed to automatically dim according to ambient light conditions to comply with the 0.3 foot candle requirement.
- e. Display Timing. An off-premises and billboard EDS may change the displayed message from time to time; however, the interval between displayed message changes shall not be more frequent than eight seconds and the actual message rotation, or change, shall be accomplished in one-quarter of a second or less.
- f. Static Display. The copy of an off-premises and billboard EDS shall be static and complete within itself.
- g. Spacing Requirements. Off-premises and billboard EDS conversions

along I-15 shall be located at least 1,000 feet from any other off-premises or billboard EDS as measured along the same side of the right-of-way. If the EDS is owned by an off-premises sign or billboard company not affiliated with applicant, then the neighboring EDS may be located within 500 feet of the new proposed EDS.

- h. Spacing Reduction for Sign Removal. If an owner is willing to completely and permanently remove traditional off-premises signage at a rate of two square feet for every one square foot of converted electronic signage area to be located within the Off-Premises Electronic Sign Overlay Zone, then a reduction in the minimum spacing from other on-premises EDSs and off-premises EDSs may be allowed to a minimum of 750-foot spacing. Two scenarios may occur by utilizing this option which are as follows:
 - (i) Two traditional off-premises sign structures are removed, and one new structure is erected within the Off-Premises Electronic Sign Overlay Zone as illustrated in Figure 1.

Figure 1.



- (ii) One traditional off-premises sign is removed and one off-premises sign already located within the Off-Premises Electronic Display Overlay Zone may be converted to an electronic display with the reduced spacing as illustrated in Figure 2.

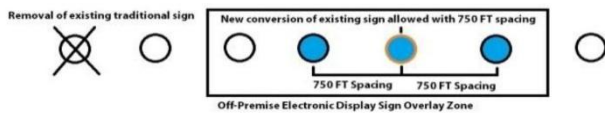
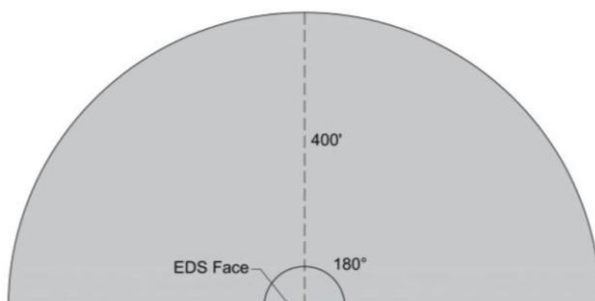


Figure 2.

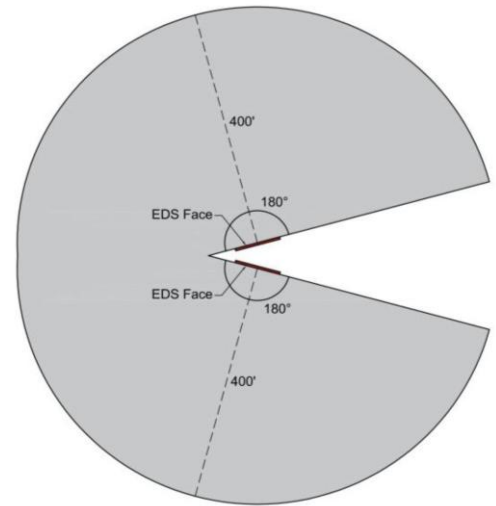
- i. Photometric Plan. Each applicant shall submit a photometric plan before the installation of the proposed EDS showing the dispersal in foot-candles and existing ambient light conditions. Once the installation of the EDS is complete, the sign owner shall take a light reading to ensure compliance to the 0.3 foot-candle requirement and provide evidence of the same to the City.

Figure 3a. The shaded area illustrates the area requiring residential



curfew for an off-premises single-face EDS.

Figure 3b. The shaded area illustrates the area requiring residential curfew for an off-premises two-faced EDS on a single support structure.



- j. Residential Curfew. An off-premises EDS shall only display a single, static message nightly from 11 p.m. until 6 a.m. if the EDS is located within 400 feet of a legally occupied dwelling and the 23-26 face of the sign is located within 180 degrees of a dwelling. This curfew shall not be applicable if the message displayed is an emergency public safety warning or alert, such as an AMBER Alert.

- k. **Sign Angle.** Off-premises EDSs shall have a minimum angle of 45 degrees as measured between the EDS face and the roadway to which it is oriented, as shown in Figure 4.

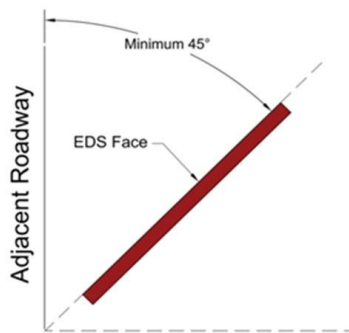


Figure 4. This figure illustrates the minimum angle required between an off-premises EDS face and the roadway to which it is oriented.

3. **City Council Approval Required.** An EDS conversion allowed by this section shall require approval by the City Council. The following requirements shall be satisfied to receive approval:
- Decorative Base.** Each off-premises EDS shall be designed with a decorative base that conceals the structural support poles.
 - Emergency services.** EDSs shall be registered with a program to participate in displaying AMBER Alert or other emergency messages.
 - The sign owner shall submit contact information for reporting malfunctions or violations.

- E. **Deterioration and Abandonment.** A nonconforming off-premises sign or sign structure that ceases to be used for sign purposes for a period of one year shall be deemed abandoned on the basis that the nonconforming use has been abandoned, the nonconforming use has substantially changed, or such other grounds as may be appropriate. Any sign or sign structure which is abandoned or in an unreasonable state of repair is unlawfully maintained and subject to immediate revocation of its permit and removal.

Section 23.130. Violations and Enforcement.

- It is unlawful to erect or maintain a sign contrary to the provisions of this Chapter. This Chapter may be enforced against any illegal sign, hazardous sign, or sign in violation of this Chapter, as provided in this section.
- The Code Compliance Specialist shall investigate all complaints about signs and determine if a violation exists. If a sign is located on public property, impacts line of sight for safe vehicular travel, poses an immediate hazard, or is temporary or portable in nature without a permit, the sign may be removed immediately by Lehi City.
- If a sign is found to be in violation other than as stated in subsection B, the Code Compliance Specialist may issue a written notice of violation.
 - The sign owner shall have 14 calendar days to respond to the written notice issued by the Code Compliance Specialist by either contacting the Planning Division to obtain approval for the sign, removing the sign, or otherwise correcting the

violation. If the violator does not proceed with one of the above options, it shall be a Class C misdemeanor except as otherwise provided by Utah State Code.

2. The Code Compliance

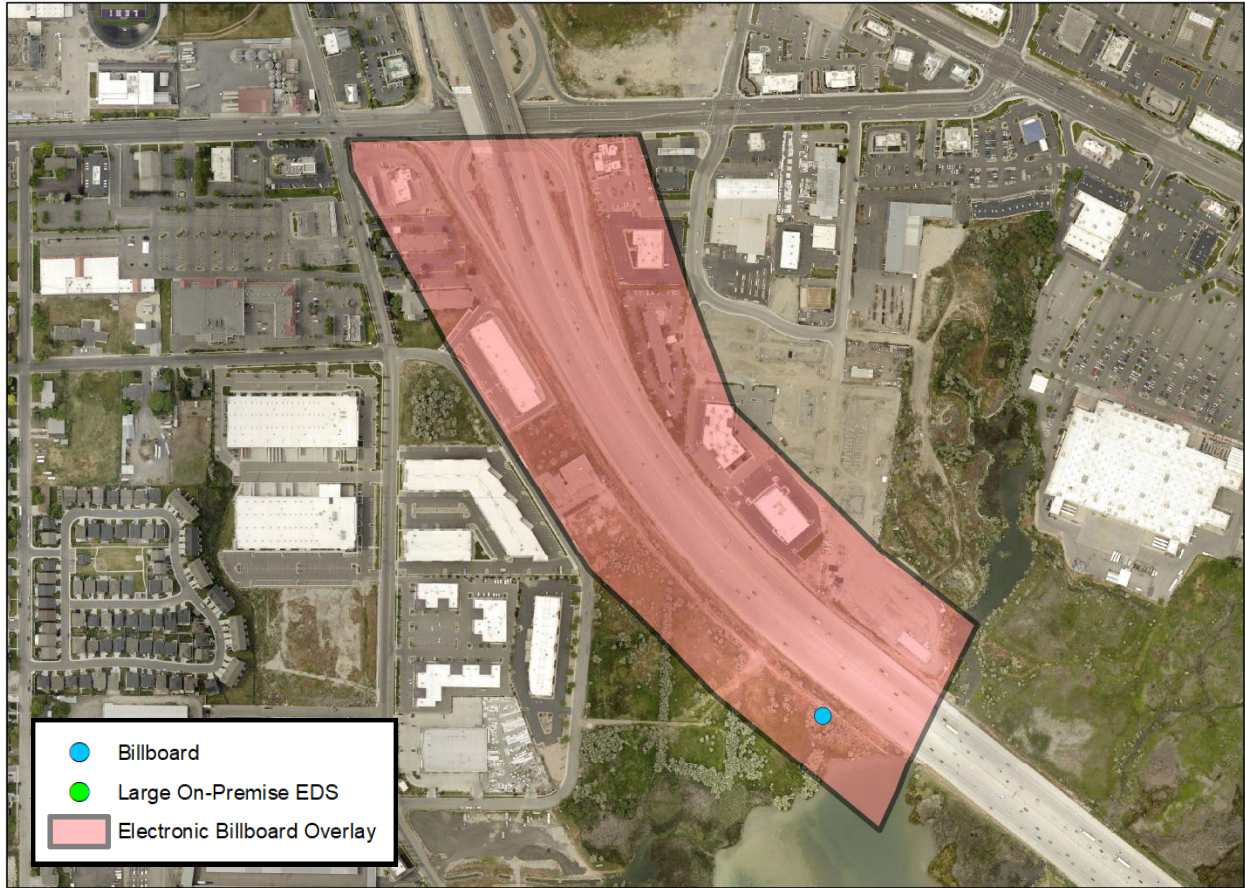
Specialist or designee may remove any sign which, after 14 calendar days from written notification of a violation, has not been brought into compliance.

D. In addition to enforcement costs, sign owners and persons having charge, control, or benefit of any sign erected in violation of this title shall be liable for any damages caused to property, facilities, or utilities by reason of the placement, attachment, or removal of such unlawful sign.

E. Signs not redeemed within seven days may be disposed of.

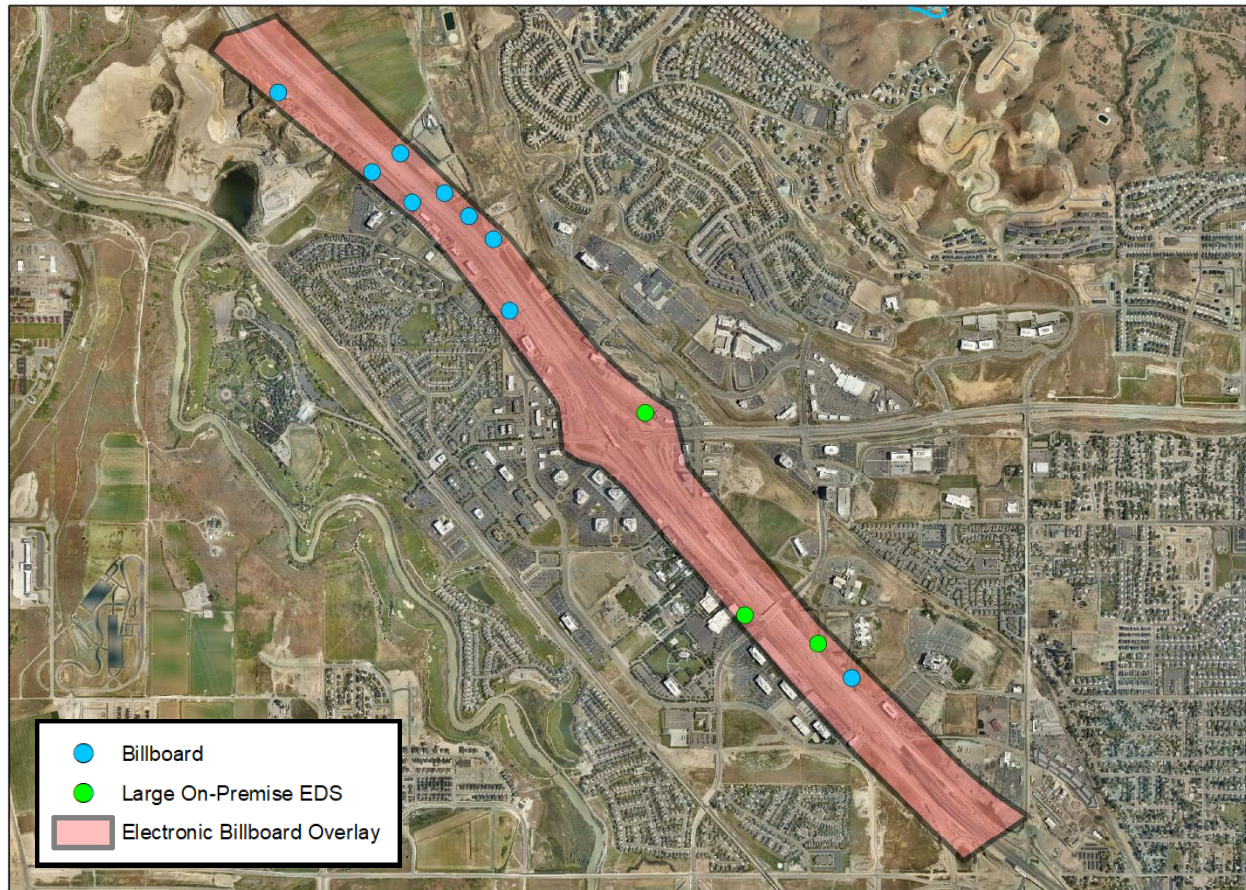
MAP 23.010

Off-Premises Electronic Display Sign Overlay Zone - South



MAP 23.020

Off-Premises Electronic Display Sign Overlay Zone - North



MAP 23.030 *(Amended 07/30/19)*

Off-Premises Electronic Display Sign Overlay Zone - Central

