

Ordinance No. 13- 49

**ORDINANCE AMENDING SECTION 12-4-4 OF THE MUNICIPAL CODE
OF PARK CITY, UTAH, TO ALLOW FOR
EXCEPTIONS TO LOCATION OF SIGNS ON BUILDINGS**

WHEREAS, the Park City Municipal Code is designed and enacted to implement the objectives of the Park City General Plan; to protect the general health, safety, and welfare of Park City's citizen's and property owners; to maintain the quality of life and experience for its residents and visitors; and to preserve the community's unique character and values; and

WHEREAS, Title 12- Sign Code regulates the maximum height at which a sign may be located on a building for the purpose of ensuring that signs enhance the architecture of the building; and

WHEREAS, the Planning director has determined that in some unique situations, signs in the RD (Residential Development) and RC (Recreation Commercial) zones may have better visibility if given an exception to the allowed sign height while still meeting all other regulations of the Sign Code; and

WHEREAS, the Planning Commission held work sessions on October 9, 2013 and November 6, 2013 to discuss the proposed sign code amendment and the Planning Commission was in favor of the amendment; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on November 21, 2013; and

WHEREAS it is in the best interest of Park City, Utah to amend the Municipal Code to be consistent with the values and identified goals of the Park City community to protect health and safety, maintain the quality of life for its residents, and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. AMENDMENT TO TITLE 12, CHAPTER 4, SECTION 4 OF THE MUNICIPAL CODE OF THE CITY OF PARK CITY. Section 12-4-4 is hereby amended to read as follows:

12- 4- 4. LOCATION ON BUILDING.

The location of a sign on a structure or building has a major impact on the overall architecture of the building. To ensure that signs enhance this architecture, the following criteria must be met:

(A) **HEIGHT.** Signs shall be located below the finished floor of the second level of a building or twenty feet (20') above final grade, whichever is lower. For buildings with approved or existing conflicts with this requirement, the Planning Director may grant an exception to the second floor level sign restriction.

Signs located above the finished floor elevation of the second floor shall be restricted to window signs.

Within the RC (Recreation Commercial) and RD (Residential Development) zoning districts only, the Planning Director may grant an exception to the height limits set forth herein, as long as it is found that:

(A) The height limitations of this Subsection (A) would result in the effective visibility of a sign being materially impaired by existing topography, other buildings or signs, natural vegetation, or other visual impairment

(B) The proposed location and design of the sign satisfies the requirements of Subsections 12-4-4 (B)-(D).

(C) The proposed sign shall be for a building/site that is a hotel or resort commercial structure.

(D) The Planning Department and applicant shall be responsible for posting notice to the property and to adjacent property owners ten (10) days prior to the Planning Director making an official determination in the same manner that an Administrative Conditional Use Permit application is handled as per the Land Management Code Section 15-1-11(D).

In the event that the Planning Director grants such an exception, the above provision restricting signs above the second floor finished elevation to window signs only would not be applicable. The decision of the Planning Director to deny a requested exception to the height limitations, as provided herein, may be appealed to the Planning Commission within ten (10) business days following the issuance of a written decision by the Planning Director, in accordance with the provisions of Section 12-15-1.

(B) **LOCATION.** Architectural details of a building often provide an obvious location, size, or shape for a sign. Wherever possible, applicants should utilize these features in the placement of signs. Signs should complement the visual continuity of adjacent building facades and relate directly to the entrance. Signs shall not obstruct views of nearby intersections and driveways.

(C) **ORIENTATION.** Signs must be oriented toward pedestrians or vehicles in the adjacent street right-of-way.

(D) **COMPATIBILITY.** A sign, including its supporting structure and components, shall be designed as an integral design element of a building and shall be architecturally

compatible, including color, with the building to which it is attached. Signs must not obscure architectural details of the building; nor cover doors, windows, or other integral elements of the facade.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 21st day of November, 2013.

PARK CITY MUNICIPAL CORPORATION



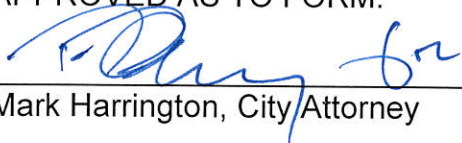
Dana Williams, MAYOR

ATTEST:



Mardi Heil, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney