

**ORDINANCE NO. 1180**

**AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO DAY DAIRY CSD SIGNAGE.**

**WHEREAS**, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

**WHEREAS**, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

**WHEREAS**, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

**WHEREAS**, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

**WHEREAS**, the City Council of Draper City finds good cause to revise the terms and provisions of Land Use and Development Code regarding the signage of the Day Dairy Commercial Special District; and

**WHEREAS**, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

**WHEREAS**, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

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

**Section 1. Findings.** The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards to the signage of the Day Dairy CSD: 1) The proposed amendment meets the intent, goals, and objectives of the Draper City General Plan in that the plan calls for stronger design standards including a sign ordinance which focuses on character and design and the neighborhood commercial land use is characterized by compatible signage. 2) The proposed amendment furthers the specific purpose statement of the zoning ordinance. 3) The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 4) The purposed amendment will not create a conflict with any other section or part of this title or the general plan. 5) The proposed amendment will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties and represents an overall community benefit. 6) The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.

**Section 2. Revision.** Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.


**Section 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

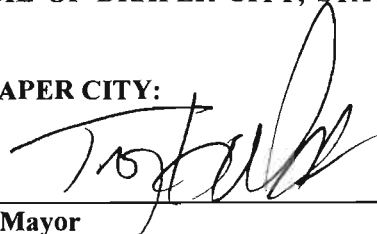
**Section 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH,  
THIS 15<sup>th</sup> DAY OF December, 2015.**

**ATTEST:**

**DRAPER CITY:**

  
\_\_\_\_\_  
City Recorder

  
By: \_\_\_\_\_  
Mayor



## EXHIBIT A

### 9-18-050: DAY DAIRY COMMERCIAL SPECIAL DISTRICT:

**G. Signage:** Signage design and location will be an important component of the Day Dairy master plan. All freestanding signs shall be designed to incorporate bases or other architectural elements utilizing the same materials and character throughout. All signs must be reviewed and approved by the Day Dairy architectural control committee. In order to direct potential patrons to specific businesses, and to mitigate possible confusion, monument displays directional signage shall be allowed at multiple locations throughout the interior of the property. Allowed signage shall include:

1. ~~One~~ Two pole signs on the 12300 South project frontage.
  - a. Sign #1, as shown in Exhibit E, shall be located near the central entry. Sign #2, as shown in Exhibit E, shall be located near the 450 East street entrance.
  - b. Pole sign #1 shall be no taller than thirty feet (30') or wider than fifteen feet (15'). Sign #2 shall be no taller than twenty feet (20') or no wider than ten feet (10') feet. ~~This sign may be a multi-tenant sign and~~
  - c. Each sign may be a multi-tenant sign, including signage for the Parc at Day Dairy and any tenant of the Village Shoppes at Day Dairy.
  - d. There shall be a minimum 10-foot front setback for pole signs, which will include the 10' Public Utility Easement from property line.
  - e. Due to the unique positioning of Sign #1, clear view calculations for pole Sign #1 shall conform to the clear view area requirements in the American Association of State Highway and Transportation Officials (AASHTO) publication, "A Policy On Geometric Design of Highways and Streets." Since Sign #2 is located in a more traditional location at the corner of the property, the clear view triangulation shall be calculated as outlined in the Draper City Municipal Code.
  - f. Pole Signs may incorporate Electronic Message Displays, provided the display complies with Draper Municipal Code Section 9-26-090;
2. A monument sign is allowed for each pad building along ~~12300 South~~ 450 East and one along 12300 South. Monument signs shall also be allowed at each ingress point into the property, except for those ingress points which contain a pole sign. Entrance way monument signs shall be for Day Dairy and tenants with no street frontage. All monument signs shall not exceed seven feet (7') in overall height and have a minimum front setback of 10-feet, which includes the 10' Public Utility Easement. All monument signs shall have a uniform, architecturally compatible design consistent with the Day Dairy design theme with faces not larger than thirty two (32) square feet. Clear view triangles for all monument signs shall conform to the Draper City Municipal Code ~~Locations must be approved by the city engineer to ensure clearance of sight distance requirements at entries and adequate separation for readability;~~
3. Wall signs may be installed by individual businesses on freestanding and in-line single/multi-tenant buildings based on two (2) square feet per linear foot of building ratio. Such signs shall have individually illuminated letters or decorative sign cabinets. Where sign cabinets are utilized, they must be built into the architectural fascia. Signage will be allowed on all sides of the building that are visible from a street or drive aisle;

4. Suspended or blade type projecting signs may be provided along pedestrian walkways and shall maintain a minimum clearance of seven feet (7') above the pavement; and

5. Monument signs shall be located at the primary entrances to the residential area.

6. Directional signage may be located throughout the parking and circulation areas of the property. Signs shall not exceed four feet (4') in height and shall have a sign area of four square feet (4) maximum. Signs can either be non-illuminated or internally illuminated. Due to the size and nature of the Directional Signs, while being subject to the setback requirements, they will not be subject to the clear view triangle requirements. Signs will be designed to use materials and design techniques similar to Pole and Monument signs through the property, per Exhibit E.

**Exhibits:**

Exhibit E:

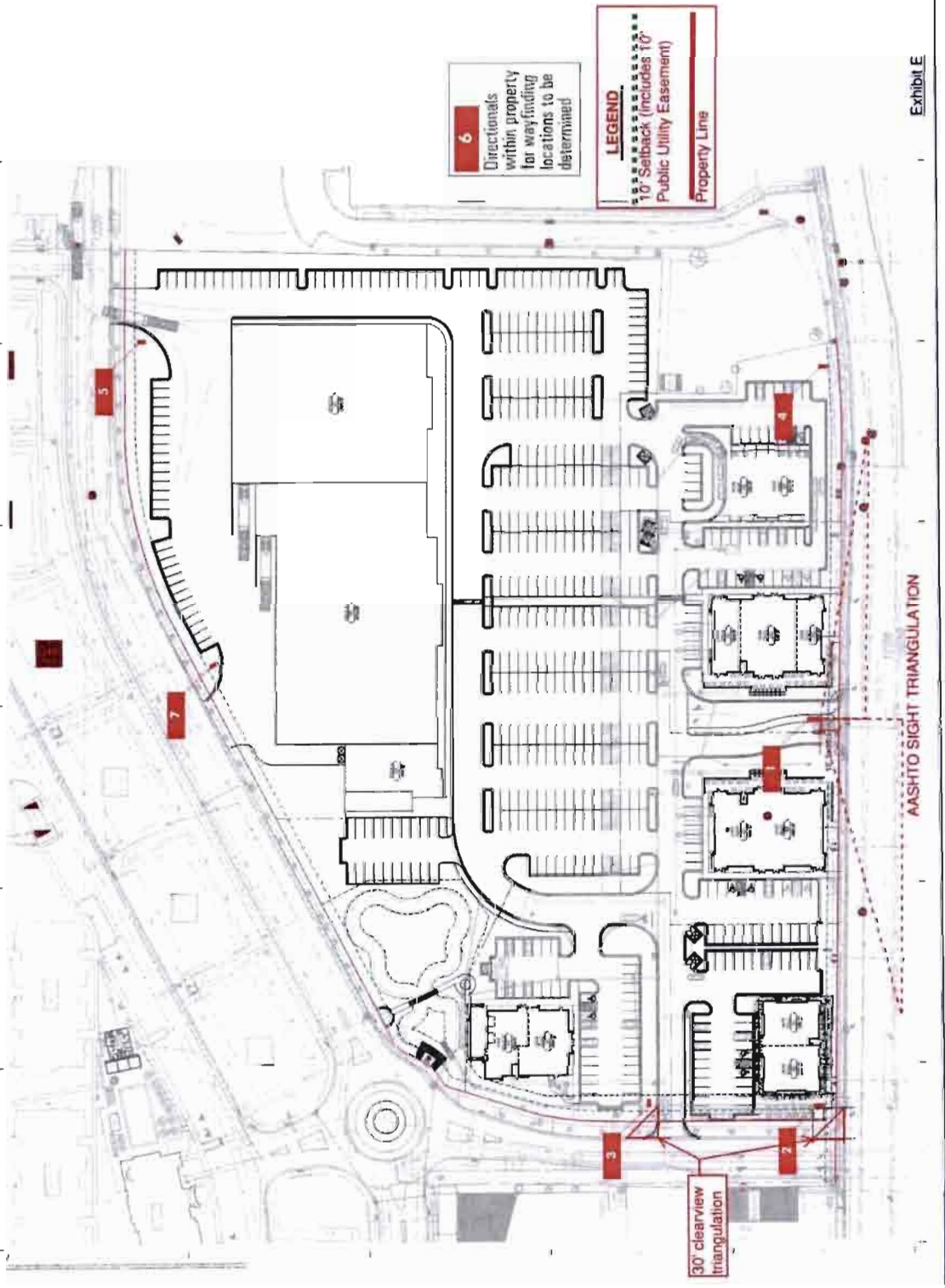
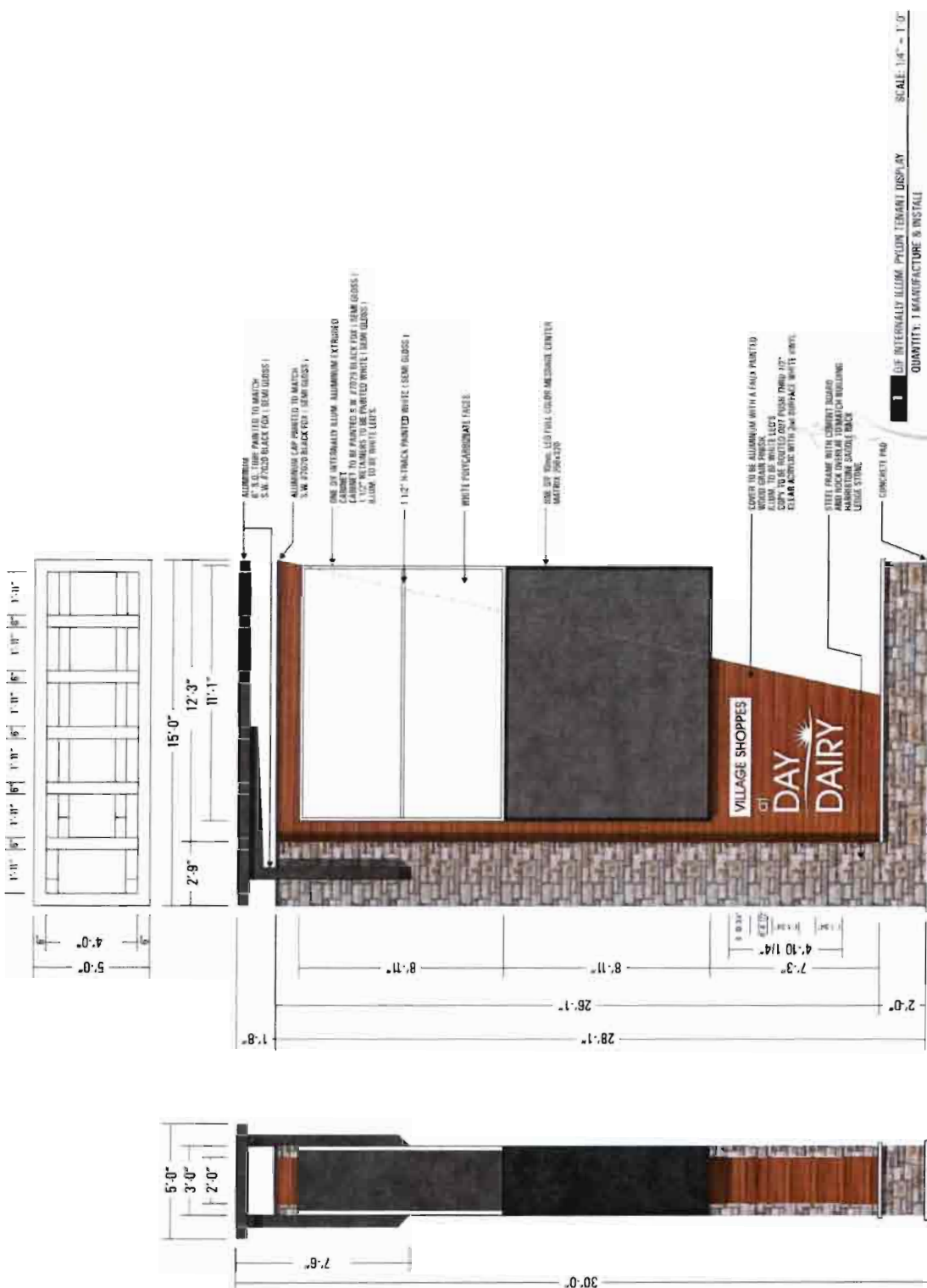


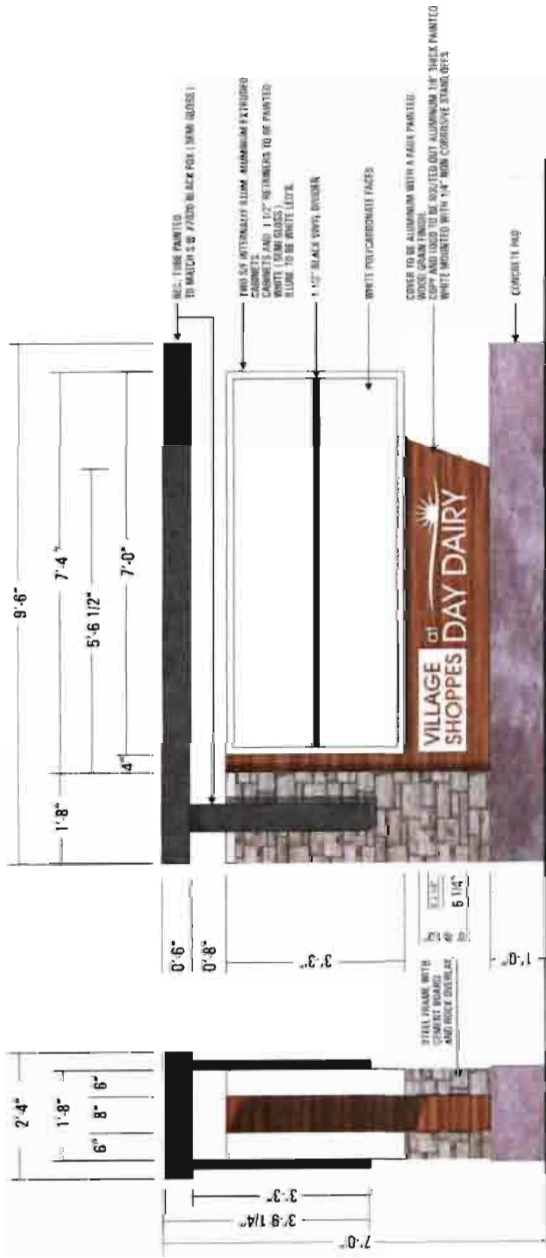
Exhibit E



1 SET INTERNALLY ALUM. PYLON TENANT DISPLAY  
 QUANTITY: 1 MANUFACTURE & INSTALL  
 SCALE: 1/4" = 1'-0"

Exhibit E



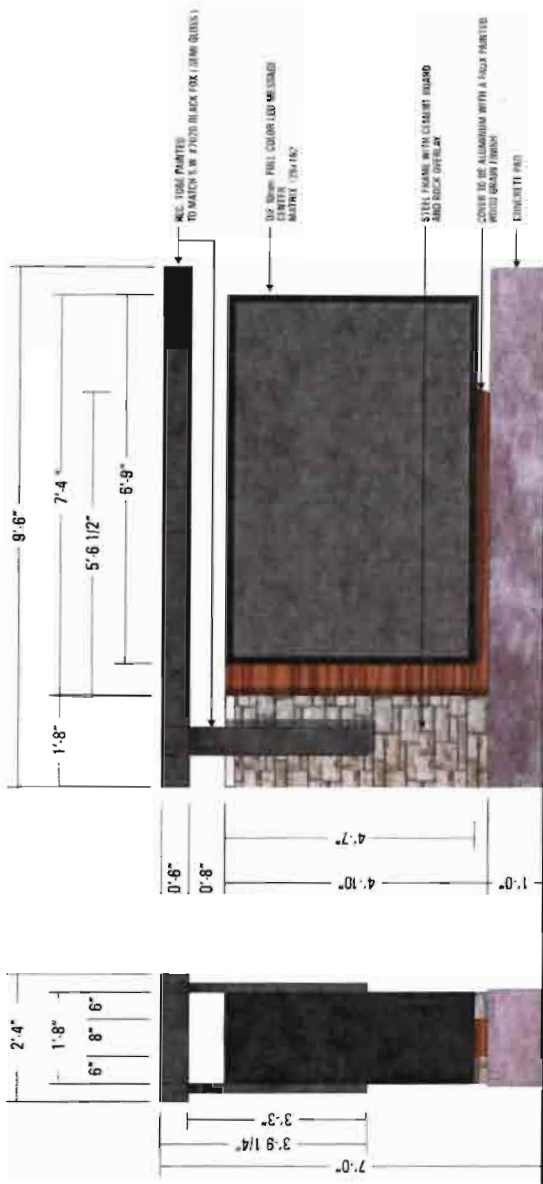


3 USE INTERNALLY BLOWN PLYON TENANT DISPLAY SCALE: 1/2" = 1'-0"  
 QUANTITY: 1 MANUFACTURE & INSTALL.



Exhibit E

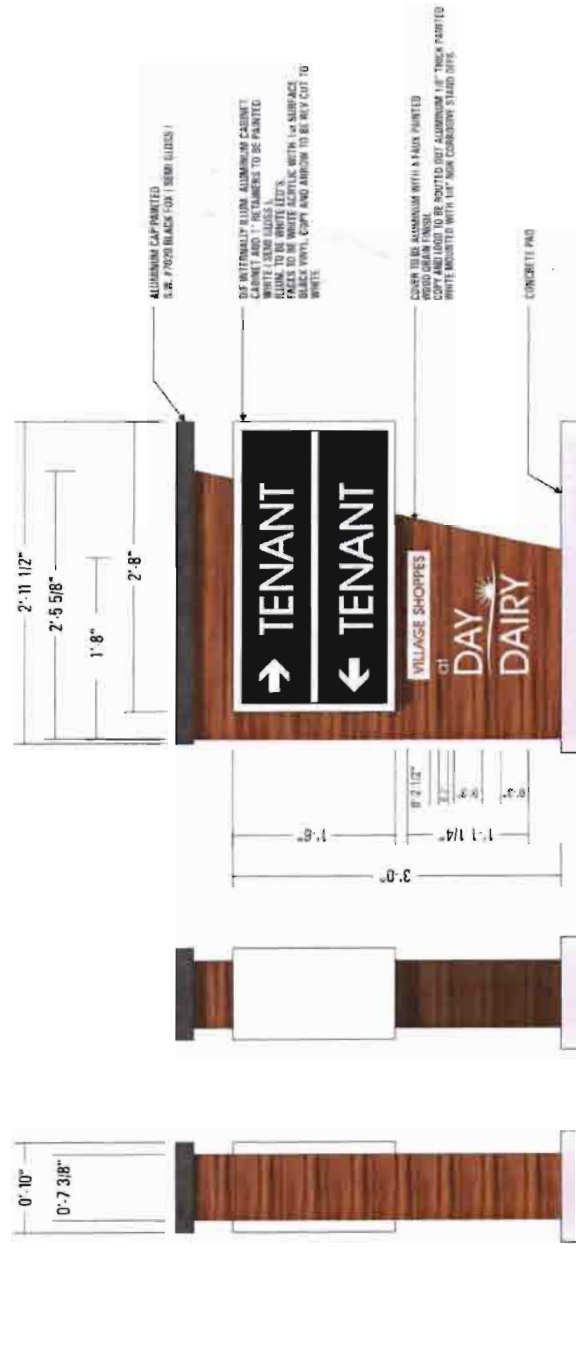




4 USE INTERNALLY GLASS PHOTO YENAME DISPLAY  
 QUANTITY: 1 MANUFACTURE & INSTALL  
 SCALE: 1/2" = 1'-0"



Exhibit E

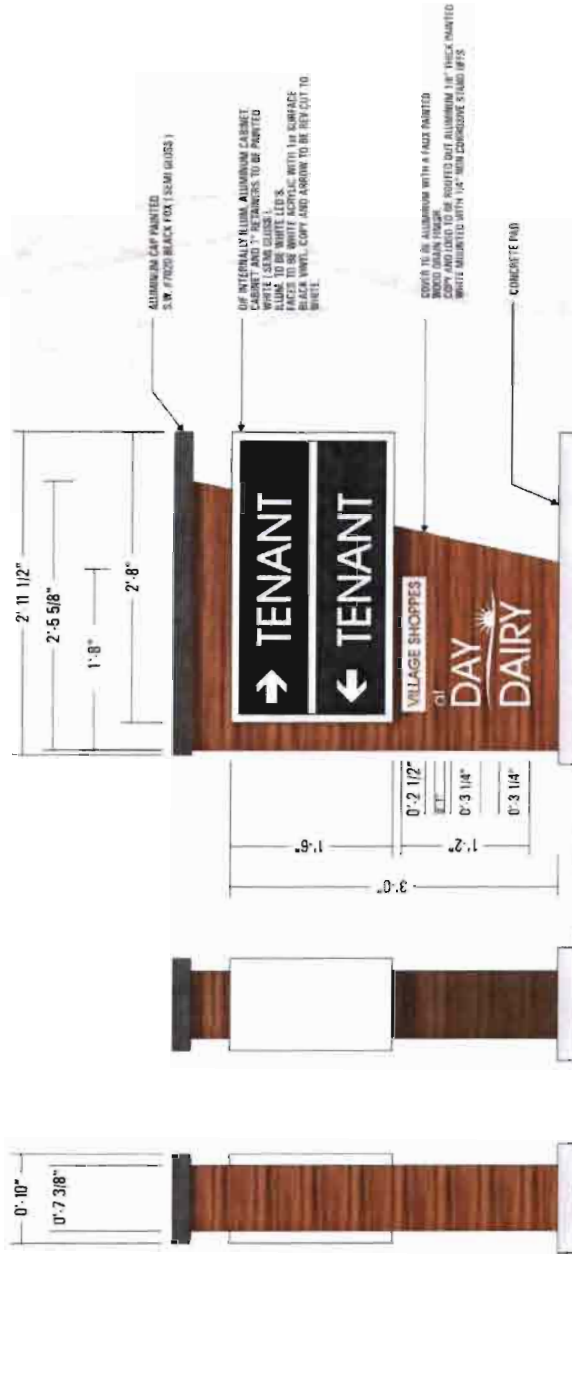


5

DI INTERNALLY ILLUM. DIRECTIONAL DISPLAY

SCALE: 1" = 1'-0"

Exhibit E



6 UP INTERNALLY ILLUM. DIRECTIONAL DISPLAY SCALE 1" = 1' 0"



**Affidavit of Posting**

**SALT LAKE/UTAH COUNTY, STATE OF UTAH**

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1180** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 15<sup>th</sup> day of December, 2015**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

**Posted:** December 18, 2015, through January 6, 2016

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", is written over a light blue rectangular background.

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