

**DRAFT ORDINANCE LANGUAGE:**

**Underlined text shows new language. ~~Strikethrough~~ text shows deletions.**

**Note:** Subsection 21A.46.096: Sign Regulations for the Form Based Districts and Subsection 21A.46.125: Vintage Signs, were recently amended to establish sign regulations and new sign types in the FB-MU11 Form Based Mixed Use 11 zone (previously titled FB-MU). The amendments were adopted by Salt Lake City Council on December 5, 2023 and are shown as plain text in the draft ordinance language below.

**21A.46.096: SIGN REGULATIONS FOR THE FORM BASED AND FORM BASED MIXED USE DISTRICTS:**

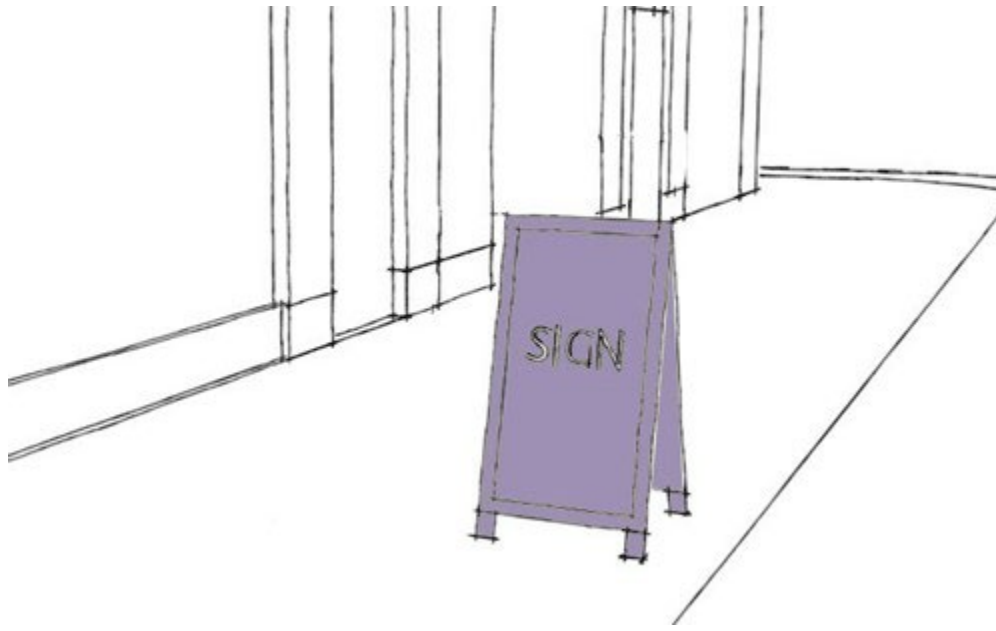
The following regulations shall apply to signs permitted in the Fform Bbased and Form Based Mixed Use zoning districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the Fform Bbased and Form Based Mixed Use districts:

1. Purpose: Sign regulations for the Fform Bbased and Form Based Mixed Use zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: This subsection applies to all signs located within the Form Based and Form Based Mixed Use zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

B. Sign Type, Size and Height Standards:

1. A-Frame Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Quantity	
A-frame sign		P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.

							Placement	On public sidewalk or private property.
							Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

2. Awning or Canopy Sign:



<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Awning or canopy sign	P	P	P	P	P	<u>P</u>	Quantity	1 per window or entrance.
							Width	Equal to the width of the window.
							Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
							Clearance	Minimum of 10 feet of vertical clearance.
							Letters and logos	Allowed on vertical portions of sign only.
							Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

3. Construction Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Construction sign (see definition in this chapter)	P	P	P	P	P	<u>P</u>	Quantity	1 per construction site.
							Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU and <u>MU-8</u> .
							Area	Maximum of 64 square feet.

							Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.
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4. Flat Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
		P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.

Flat sign							Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU and <u>MU-8</u> .
							Height	Maximum of 3 feet. No maximum height in FB-MU <u>and</u> MU-8.
							Area	1 <sup>1</sup> / <sub>2</sub> square feet per linear foot of store frontage.
							Projection	Maximum of 1 foot.

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Flat sign (building orientation)			P			<u>P</u>	Quantity	1 per building face.
							Height	May not extend above the roof line or top of parapet wall.
							Area	1 <sup>1</sup> / <sub>2</sub> square feet per linear foot of building frontage.

6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Marquee sign			P			<u>P</u>	Quantity	1 per building.
							Width	Maximum of 90% of width of leasable space.
							Height	May not extend above the roof of the building.
							Area	1 <sup>1</sup> / <sub>2</sub> square feet per linear foot of building frontage.

							Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.
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7. Monument Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Monument sign			P			<u>P</u>	Quantity	1 per building.
							Setback	5 feet Maximum.
							Height	Maximum of 20 feet.
							Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Nameplate sign	P
							Area	Maximum of 3 square feet.



9. New Development Sign:

<b><u>Sign Type</u></b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
New Development sign			P			<u>P</u>	Quantity	1 per street frontage.
							Setback	5 feet.
							Height	12 feet.
							Area	200 square feet.

10. Private Directional Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Private directional sign (see definition in this chapter)	P	P	P	P	P	<u>P</u>	Quantity	No limit.
							Height	Maximum of 5 feet.
							Area	Maximum of 8 square feet.
							Restriction	May not contain business name or logo.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Projecting sign	
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Area	6 square feet per side, 12 square feet total.

							Projection	Maximum of 4 feet from building façade.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

12. Projecting Parking Entry Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	<u>P</u>	Quantity	1 per parking entry.
							Clearance	Minimum of 10 feet above sidewalk/walkway.
							Height	Maximum of 2 feet.
							Area	4 square feet per side, 8 square feet total.
							Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

<b>Sign Type</b>	<b>FB-UN1</b>	<b>FB-UN2</b>	<b>FB-MU</b>	<b>FB-SC</b>	<b>FB-SE</b>	<b><u>MU-8</u></b>	<b>Specifications</b>	
Public safety sign (see definition in this chapter)	P	P	P	P	P	<u>P</u>	Quantity	No limit.
							Height	Maximum of 6 feet.
							Area	8 square feet.
							Projection	Maximum of 1 foot.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
Real estate sign	P	P	P		P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Height	Maximum of 12 feet.
							Area	32 square feet. 64 square feet in FB-MU <u>and MU-8</u> .
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

15. Window Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	<u>MU-8</u>	Specifications	
							Window sign	
Height	Maximum of 3 feet.							
Area	Maximum of 25% of window area.							

## **21A.46.125: VINTAGE SIGNS:**

- A. The purpose of this section is to promote the retention, restoration, reuse, and reinstatement of nonconforming signs that represent important elements of Salt Lake City's heritage and enhance the character of a corridor, neighborhood, or the community at large.
- B. Notwithstanding any contrary provision of this title:
  - 1. An application for designation of vintage sign status as well as for the reinstatement of, modifications to, or relocation of a vintage sign shall be processed in accordance with the procedures set forth in chapter 21A.08 and section 21A.46.030 as well as the following:

Application: In addition to the general application requirements for a sign, an application for vintage sign designation or modification shall require:

- a. Detailed drawings and/or photographs of the sign in its current condition, if currently existing;
  - b. Written narrative and supporting documentation demonstrating how the sign meets the applicable criteria;
  - c. Detailed drawings of any modifications or reinstatement being sought;
  - d. Detailed drawings of any relocation being sought; and
  - e. Historic drawings and/or photographs of the sign.
- 2. The zoning administrator shall designate an existing sign as a vintage sign if the sign:
    - a. Was not placed as part of a Localized Alternative Signage Overlay District and has not been granted flexibility from the base zoning through a planned development agreement or by the historic landmark commission;
    - b. Is not a billboard as defined in section 21A.46.020 of this chapter;
    - c. Retains its original design character, or that character will be reestablished or restored, based on historic evidence such as drawings or photographs; and,
    - d. Meets at least four (4) of the following criteria:
      - (1) The sign was specifically designed for a business, institution, or other establishment on the subject site;
      - (2) The sign bears a unique emblem, logo, or another graphic specific to the city, or region;
      - (3) The sign exhibits specific characteristics that enhance the streetscape or identity of a neighborhood;
      - (4) The sign is or was characteristic of a specific historic period;
      - (5) The sign is or was integral to the design or identity of the site or building where the sign is located; or
      - (6) The sign represents an example of craftsmanship in the application of lighting technique, use of materials, or design.

3. A designated vintage sign may:
  - a. Be relocated within its current site.
  - b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:
    - (1) Shape and form,
    - (2) Size,
    - (3) Typography,
    - (4) Illustrative elements,
    - (5) Use of color,
    - (6) Character of illumination, and
    - (7) Character of animation.
  - c. Be restored or recreated, and reinstated on its original site.
  - d. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, FB-UN2, FB-MU11, FB-SC, FB-SE, TSA, MU-8.
  - e. Be relocated and reinstalled on the business's new site, should the business with which it is associated move, provided that the business's new location is within the same contiguous zoning district as the original location.
4. Once designated, a vintage sign is exempt from the calculation of allowed signage on a site. (Ord. 64-21, 2021: Ord. 45-18, 2018)