



Riverdale
City

Administrative Offices
4600 So. Weber River Drive
Riverdale, Utah 84405

May 10, 2013

Notice of Public Hearing

Riverdale City Planning Commission

Tuesday, May 28, 2013
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 Weber River Drive
Riverdale, Utah

Riverdale City will hold a public hearing to receive and consider public comment on a proposed amendment to Riverdale City Code 10-16-8A, SIGN/ZONE REGULATIONS. The new proposed language is attached to this notice and can also be viewed on the city's website at www.riverdalecity.com. All residents are invited and encouraged to attend.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

May 10, 2013

TO: Standard Examiner Legal Notices

PUBLIC NOTICE

Riverdale City gives notice that on Tuesday May 28, 2013 the Riverdale City Planning Commission will hold a public hearing to receive and consider public comment on proposed amendments to Riverdale City Code 10-16-8A, SIGN/ZONE REGULATIONS. The meeting will begin at 6:30 p.m. at the Riverdale Civic Center, located at 4600 South Weber River Drive Riverdale, Utah. Public comment is invited. To view the new proposed language please visit the city's website at www.riverdalecity.com.

Publish one time on or before May 20, 2013.

PROOF OF PUBLICATION REQUIRED

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick
Riverdale City Recorder
Fax: 801-399-5784
Phone: 801-394-5541 ext 1232
eherrick@riverdalecity.com

10-16-8: SIGN/ZONE REGULATIONS:

A. Residential Districts: In residential districts RE-20, RE-15, A-1, R-1-4.5, R-1-10, R-1-8, R-1-6, R-2, R-3, R-4, R-5 and Rmh-1, the following regulations apply:

1. Nameplates: One nameplate for each dwelling unit, not exceeding two (2) square feet in area, indicating the name of the occupant and/or a permitted home occupation.
2. Identification And Information Signs: One sign, not exceeding eight (8) square feet in area, for conforming buildings or conforming uses other than schools, churches, dwellings, boarding houses or lodging houses.
3. Development Signs:
 - a. One or more signs not exceeding eight (8) square feet in combined total area for each street frontage of the lot. In addition, one or more signs of a temporary nature for each approved subdivision under development and located on said subdivision property; providing, that no more than one such sign be located at each major approach to the subdivision, but not closer than ten feet (10') to the street property lines. Signs on corner lots shall comply with subsection [10-16-20](#) of this chapter. Said signs shall not exceed in combined total area two hundred (200) square feet for any one subdivision and no one sign shall exceed one hundred (100) square feet in area. The period for display of such temporary signs shall be limited to one year; provided, that at the expiration of this time, the community development director may grant an appropriate extension of time for periods not to exceed one year, provided not more than seventy five percent (75%) of the project has been developed.
 - b. Application for said extension shall be made at least thirty (30) days before expiration of the original permit. In addition, one or more signs of a temporary nature for main buildings or uses under development other than dwellings, provided such signs shall not exceed in combined total area one hundred (100) square feet.
4. Public Necessity Signs: One or more public necessity signs; provided that no sign shall exceed twenty four (24) square feet in area.
5. Business Signs: One or more signs not exceeding in total area two (2) square feet for each one linear foot of frontage occupied by a nonconforming commercial or industrial use, but in no case shall the total area of all signs exceed one hundred (100) square feet. Uses not occupying frontage may each have one or more signs not exceeding forty (40) square feet. (Ord. 702, 5-6-2008)
6. Reader Board: One changeable letter reader board sign not exceeding fifty (50) square feet in area for a governmental facility, church or school for the purpose of displaying the name and character of services or activities conducted therein. The height of the sign shall not exceed twenty five feet (25') and, if illuminated, it shall be by internal lighting. (Ord. 812, 8-21-2012)
7. Projecting Signs: No signs that project onto or into adjacent property or public right of way are permitted.
8. Yard And Height Regulations:
 - a. Front Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.

- b. Side Yard Regulations: Business and identification signs shall be located anywhere on the property.
 - c. Rear Yard Regulations: Business and identification signs shall be located flat against the building. Nameplates may be located anywhere on the property.
 - d. Height Regulations: No sign shall be erected to a height greater than ten feet (10') or project above the height of the building to which it is attached.
9. A-1 Zones: In an A-1 zone, ground or pole signs advertising the sale of livestock, produce, or in conjunction with a home occupation, are permitted as a conditional use. The property on which such signs are placed must meet minimum width requirements for the A-1 zone.
- B. Commercial Districts: In commercial districts C-1, C-2, C-3, and CP-1, CP-2, CP-3, and manufacturing districts M-1, M-2, MP-1 and MP-2, the following regulations apply:
- 1. Development Signs: One or more signs of a temporary nature for main buildings or uses under development provided such signs shall not exceed in combined total area one hundred (100) square feet.
 - 2. Public Necessity Signs: These signs are informational and not advertising in nature. One or more public necessity signs are allowed provided, that no such sign shall exceed twenty four (24) square feet in area. (Ord. 702, 5-6-2008)
 - 3. Business Signs: One or more business signs not exceeding three (3) square feet in combined total area for each linear foot of occupied frontage (building width facing street), except that the maximum size of any single business sign shall not exceed three hundred (300) square feet in area and the total area of all commercial or industrial uses shall be six hundred (600) square feet ~~for each tenant~~, if the linear building width is sufficient to allow this size of sign. Each commercial or industrial use backing onto a freeway shall be permitted not more than one business sign on the freeway side. New car sales automobile dealerships that have multiple manufacturer makes of vehicles are permitted three hundred (300) square feet of sign area for each new car line. (Ord. 812, 8-21-2012)