



Chapter 17.40 Sign Code Summary

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<http://comdev.loganutah.org>

Sign Permit Applications are available either online or from the Community Development office.

The following items are required: 1) a completed sign permit application, 2) one copy of the current Business License, completed business license application or Business License approval, 3) two copies of the proposed sign(s) in color, and two copies of the site plan with property lines or building elevations, which indicate the location(s) of the sign(s) on the lot or building. These must be to scale and show accurate colors.

To view the full sign code, visit Chapter 17.40 of the Land Development Code, pg 169, on the Logan City website at www.loganutah.org/site/id/landdevcode.htm.

Table 17.40.030.A: Residential Signs

Use/Structure Type	Sign Type	Number	Area (s.f.)	Height (ft.)	Setback (ft.)	Approval Type
Multi Family Complex	Building	1 per façade	36	na	na	Staff
	Monument	1 per street	36	6	0, not in SDT ¹⁰⁸	Staff
	Directional	One per access point to a vehicular use area within the property or project	3	4	0, not in SDT ¹⁰⁸	Staff
Subdivisions, Planned Developments, Condominiums, Mobile Home Parks	Monument	1 per street	36	6	0, not in SDT ¹⁰⁸	Staff
	Directional	One per access point to a vehicular use area within the property or project	3	4	0, not in SDT ¹⁰⁸	Staff
Home Occupation	Building	1 permitted	2	na	na	Staff
Churches, Schools, Parks, Government Facilities, community services	Building	1 per façade	36	na	na	Staff
	Monument	1 per street	36	6	0, not in SDT ¹⁰⁸	Staff
	Directory	No limit	36	6	20 ¹⁰⁹ , not in SDT ¹⁰⁸ , within 15 ft. of primary building	Staff
	Directional	One per access point to a vehicular use area within the property or project	3	4	0	Staff

Table 17.40.030.B1: Building Signs in Nonresidential Zoning Districts

Sign Type	Zones	Area	Approval Type
Individual letters	All	10%	Staff
Sign board	All	10%	Staff
Painted advertising copy	All	10%	Staff
Wall art (non-advertising copy)	All	10% ¹¹⁰	Staff/ ¹¹⁰
Cabinet	All but CC	10%	Staff
Awning with signage	All	10%	Staff
Reader board with changeable letters	All	10%	DR
Electronic message center	All	10%	DR
Perpendicular within right-of-way (non-electrical)	CC & CN only	10 sq. ft. each	Staff
Perpendicular not within right-of-way	All	10 sq. ft. each	Staff
Window signs	All	10%	Staff

¹⁰⁸ SDT = Sight Distance Triangle (40 feet from curb intersection)

¹⁰⁹ All setbacks are measured from the property line.

¹¹⁰ Graphics that cover over 10 percent of the area of the first floor façade must receive a design review permit (see §17.50). Staff can approve wall art that covers less than or equal to 10% of the area of the first floor façade.

Table 17.40.030.B2: Freestanding Signs for Single Tenant Projects in Non-Residential Zoning Districts

Sign Type	Zones	Area (s.f.)	Maximum Height (ft.)	Number	Setback (ft.)	Approval Type
Pole	CG only	48	14 (8.5 foot clearance)	1 per project (no monument signs allowed)	10 ¹⁰⁹	DR
Monument	All	32 for CC & CN zones, 72 for all other zones	6 for CC & CN zones, 8 for all other zones	1 per street frontage plus one per every 300 feet of street frontage over 300 feet or half thereof ¹¹¹	0, not in SDT ¹⁰⁸	Staff
Menu Board	All	72	6 for CC & CN zones, 8 for all other zones	2 per drive through lane	20 ¹⁰⁹	Staff
Directional	All	3	4	One per access point to a vehicular use area within the lot	0	Staff
Directory	All	32 for CC & CN zones, 72 for all other zones	6 for CC & CN zones, 8 for all other zones	no limit	20 ¹⁰⁹ , not in SDT ¹⁰⁸ , must be within 15 ft. of primary building	Staff

Table 17.40.030.B3: Freestanding Signs for Multi-Tenant Projects in Non-Residential Zoning Districts

Sign Type	Zones	Area (s.f.)	Maximum Height (ft.)	Number	Setback (ft.)	# of tenants	Approval Type
Pole	CG only	48	14 (8.5 foot clearance)	1 per project (no monument signs allowed)	10 ¹⁰⁹ , not in SDT ¹⁰⁸	1	DR
Monument	All	32 for CC & CN zones, 72 for all other zones	6 for CC & CN zones, 8 for all other zones	1 per street frontage plus one per every 300 feet of street frontage over 300 feet or half thereof ¹¹¹	0, not in SDT ¹⁰⁸	Any w/ uniform background	Staff
Menu board	All	72	6 for CC & CN zones, 8 for all other zones	2 per drive through lane	20 ¹⁰⁹	na	Staff
Directory	All	32 for CC & CN zones, 72 for all other zones	6 for CC & CN zones, 8 for all other zones	no limit	20 ¹⁰⁹ , not in SDT ¹⁰⁸ , must be within 15 ft. of building	Any w/ uniform background	Staff
Directional	All	3	4	One per access point to a vehicular use area	0	na	Staff

§17.40.070. Permits

A. Permanent Signs

- All permanent signs shall have a permit issued by the Department of Community Development prior to installation. Failure to obtain a sign permit may result in enforcement actions pursuant to §17.60;**
- Permit applications shall require scale drawings showing the design of the sign(s) including size, materials, illumination, colors and other items as determined necessary by staff;
- Permit applications shall require scale drawings showing the placement of the sign(s) and its location on the building;
- Permit applications for freestanding signs shall require scale site plans showing the location of the sign(s) on the property, streets, property lines, buildings, driveways, landscaping, parking areas and other items as determined necessary by staff;
- The permit number plaque provided by the Department of Community Development shall be affixed to the lower right hand side of the sign cabinet or to a location identified by a Department official when the permit is issued;
- Freestanding and perpendicular signs require plans prepared and stamped by or under the supervision of a professional engineer licensed to practice in the State of Utah as required by the International Building Code;
- All signs require plans meeting the requirements of the International Building Code for installation and mounting of signs;**
- Some signs may require an additional approval from the Design Review Committee, the Historic Preservation Committee, or both.

B. Inspections

- Inspection of all mounting brackets, electrical work, and freestanding sign bases shall be required as specified in the International Building Code;
- Freestanding signs require an inspection of the forms and size of hole prior to the pouring of concrete;
- Failure to obtain the inspection may result in a prohibition against using the freestanding sign base without further code compliance;

¹¹¹ One monument sign is allowed for projects with a street frontage up to 449 feet. Two monument signs are allowed for projects with 450 to 749 feet of street frontage. Three monument signs are allowed for projects with 750 to 1049 feet of street frontage, etc

C. **Licensed Contractor Required**

All signs with a value of five hundred dollars or more shall be installed by a sign contractor licensed by the State of Utah.

§17.40.110. Prohibited Signs

The following signs shall be prohibited in all zoning districts unless otherwise authorized:

- A. Signs that do not comply with the provisions of this section, except for legally existing nonconforming signs;
- B. Signs that are located off-premise (see §15.28.300 of the Logan Municipal Code);
- C. Signs above or within public rights-of-way except for perpendicular signs as authorized in this chapter;
- D. Signs on lots without a principal use;
- E. Building signs that extend above the parapet or roof;
- F. Signs attached to the roof of a building;
- G. Portable "reader boards" and other portable signs that are not attached to a building or the ground except as otherwise defined in this chapter;
- H. Signs that rotate, flash, move or give the appearance of motion; not including electronic message centers and barber poles;
- I. Signs that are attached to or towed behind a vehicle, except for business identification signs or logos that are permanently affixed to the vehicle or a magnetic sign that serves the purpose of being affixed to the vehicle;
- J. Signs that emit sound, odor or visible matter such as smoke or vapor;
- K. Signs painted on or attached to utility poles, trees or natural features (signs painted or engraved onto boulders or natural materials as a part of the sign permit may be permitted in conformance with this chapter);
- L. Signs that are abandoned, dilapidated, or advertise businesses that are no longer licensed or situated on the location;
- M. Sign structures, poles, pylons, and other supports not maintained or kept in good aesthetic and physical condition;
- N. Signs with visible frames unless part of the approved sign design;
- O. Signs that exhibit words or pictures of an obscene nature;
- P. Signs that are inflatable except as otherwise identified in §17.40.100;
- Q. Parking of vehicles with signs or graphics mounted on the vehicle that result in the vehicle serving as a sign or billboard; parking of such vehicles at off-site locations, excluding over-the-road truck trailers which, in the process of making deliveries, are parked or retained at the business for 48 hours or less;
- R. Signage that includes a visible or direct light source with the exception of neon or other lighting that has been approved as a part of the sign design (see also §17.40.060 on illumination);
- S. Signs that would cause a violation of the Building Code;
- T. "Sandwich boards" or "A frame" signs.