

SECTION 7

SITE DESIGN REQUIREMENTS

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7.1 PURPOSE

By providing minimum site design standards applicable to all Zoning Districts, unless otherwise noted in this Ordinance, the purpose of this Section is to promote safe, attractive and logical development, to aid in the enhancement of property values, to provide buffers between various land uses, and to meet the goals contained in the *City of Page General Plan*.

7.2 OFF-STREET PARKING AND LOADING REQUIREMENTS

7.2.1 Purpose

This Section establishes minimum standards for parking. These standards are intended to promote the general welfare and public safety by ensuring that an adequate amount of permanent, safe, accessible, and attractive parking is provided in Page. The parking standards are intended to provide for adequate ingress and egress by motor vehicles, recreational vehicles, boats and busses.

7.2.2 Applicability

Sufficient parking shall be provided at the time of occupancy of any structure, or at the time any structure or use is enlarged or increased in capacity, or upon the conversion or change in use to a use requiring additional parking, or when any parking facility is reduced in area. A Site Plan shall be submitted for any changes to an existing parking area or the creation of a new parking area.

7.2.3 Responsibility for Conforming with these Regulations

Conformance with the requirements of this Section shall be the responsibility of the person establishing or modifying the use for which the building application has been submitted.

7.2.4 Reduction in Areas

No automobile off-street parking or loading areas shall be encroached upon by buildings, vehicle storage, or any other use; nor shall any space be reduced in area, except after proof that, by reason of reduction in floor area, seating area or other factors, the proposed reduced area for off-street parking or loading will conform to the requirements of this Section.

7.2.5 Interior and Roof Parking

All garage or other space allocated for the parking of vehicles, within buildings or in basements or open spaces on the roofs of buildings, shall be considered part of the required off-street parking facilities and may be included in computing the area requirements listed in this Section.

7.2.6 Vacant Lots

No unimproved or vacant lot or open land areas in any zone may be used as an area for parking purposes except as provided for in this Ordinance.

7.2.7 Location of Required Off-Street Parking

All automobile off-street parking areas shall be located on the site of the main building or use to which such parking facilities are appurtenant.

7.2.8 Mixed Uses

In the case of mixed uses, the parking facilities required shall be the total of the requirements for the various individual uses, computed separately in accordance with this Section. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use.

7.2.9 Calculation of Off-Street Parking

For determining the number of off-street parking spaces, all fractional portions of parking spaces and under-sized spaces shall be disregarded. For parking in the CBD Zoning District, the parking requirements shall be one-half of those listed in Table 7-1, *City of Page Parking and Loading Requirements*, with the exception of Auto Service Stations, Groceries and Supermarkets, Laundries, and Motels and Hotels, each of which shall meet all of the requirements listed in Table 7-1, *Parking and Loading Requirements*.

7.2.10 Parking Ratios by Land Use

The minimum number of off-street parking spaces shall be provided in accordance with the standards established in Table 7-1, *Parking and Loading Requirements*. In addition to these requirements, recreational vehicle, boat, and bus parking spaces will be provided for motels, recreational facilities, restaurants and other applicable businesses. Handicapped parking spaces and access aisles shall be provided in accordance with state and federal laws.

7.2.11 Manufactured Home, House Trailer, Commercial Trailer, Boat Trailer, Camper, and Travel Trailer Parking

Manufactured homes, house trailers, commercial trailers, boat trailers, campers or travel trailers shall not be stored, parked or located in any Zoning District except in the following instances:

- A. Outdoor displays and sales where permitted within that Zoning District, provided they are not used for any residential purpose;
- B. Manufactured homes, house trailers, boat trailers, and travel trailers in a Manufactured Home Park (MHP) Zoning District;
- C. Manufactured homes, boat trailers and house trailers in a Manufactured Home Subdivision (MHS) Zoning District;
- D. Storage in Industrial Park (IP), Industrial Planned Development (IPD), and Service Commercial (SC) Zoning Districts, provided they are not used for any residential purpose;
- E. The storage of a boat with trailer and not more than one uninhabited camper or recreational vehicle for each residential unit in R1-8, R1-7, R2, RM, MHS, RE-2A and RE-1A Zoning Districts. Such vehicles may be stored in the front yard of a residence if it is surfaced in accordance with Section 7.2.12E.

7.2.12 Parking Design Standards

- A. **Parking Stall Dimensions** – Each automobile parking space shall be 10 feet wide by 20 feet deep (see Items A and B in Figure 7-1, *Off-Street Parking Dimensions*). Because automobiles commonly overhang beyond the tires in the front and rear, the 20-foot depth requirement may be reduced to 18 feet if the site plan provides for additional sidewalk width (at least 4 feet wide after being reduced 2 feet by the overhang), use of planter area, and/or sufficient right-of-way beyond curbs or wheel chocks for the vehicle overhang without blocking accesses. Handicapped parking spaces shall be provided in accordance with state and federal regulations. Spaces for recreational vehicle, boat and bus parking shall be a minimum of 12 feet in width and 35 feet in length.

- B. **Aisle Width** – Parking spaces, diagonal or perpendicular, facing each other which share the same access area for movements into and out of the spaces must have a minimum of 24 feet between spaces (see Item C in Figure 7-1). Single row perpendicular spaces must have a minimum of 24 feet from the mouth of the space to the nearest restrictive obstruction. Dedicated one-way drives with diagonal parking may reduce the unobstructed access area to 18 feet (see Item D in Figure 7-1). Dedicated one-way drives with perpendicular parking may reduce the unobstructed access area to 20 feet.
- C. **Signing and Striping** – The owner or applicant shall provide all striping and signing to fully delineate parking facilities and drives, including stop signs and one-way signs as necessary.
- D. **Visibility** – Parking lots shall be designed so that traffic visibility in the lot and on adjacent roadways is not obstructed. New off-street parking areas for more than 4 vehicles shall be designed so that egress onto a street is by forward motion only and so that no vehicle shall have direct access onto a street from a parking space. The number of driveways and accesses to streets shall be kept to a minimum.
- E. **Surfacing** – All required off-street parking shall be paved with asphalt or concrete, and be graded and drained as approved by the City Engineer and shall be maintained in good condition free of weeds, dust, trash and debris.

Asphalt surfaces shall, at a minimum, consist of 4 inches of ABC plus 2 inches of bituminous wearing surface. In cases of certifiable short term or temporary use, parking lot surfaces may be constructed to a lesser standard if approved during the development review process. In the case of allowed temporary surfacing, the owner shall provide written guarantees for the development of the parking area within these guidelines with time lines and deadlines calling for the closure of the use, if the deadlines are not met.

Concrete surfaces may be substituted and shall, at a minimum, be concrete 4 inches thick with a strength of not less than 3,000 P.S.I.

When the weather does not permit parking areas to be constructed with asphalt or concrete surfaces, a request may be made to allow the asphalt surface to be completed at a future time.

The following requirements shall be met to allow future construction of parking surfaces:

Assurances shall be provided to insure the completion of the parking lot surface. The assurance shall follow the requirements as described in Section 413 of the Page General Development & Subdivision Regulations.

The parking area shall be temporarily surfaced with gravel or similar surface.

Provisions for handicap accessibility from the parking area to the facility shall be adequately addressed.

- F. **Entryway** – All parking facilities or other private facilities which do not immediately abut the public sidewalk or street shall have at a minimum a paved entryway extending from the edge of the existing street asphalt a minimum of 25 feet into the developed lot. Paved entryways shall be designed to the standards of the surrounding roadway and to minimum Maricopa Association of Government (MAG) standard specification for Public Works Construction details.
- G. **Driveways** – Parking facilities in commercial and industrial areas shall be designed to provide movements onto arterial or collector streets through the use and establishment of driveways, and the placement of barriers to direct such access. Parking facilities in residential areas shall be designed to restrict movements directly onto arterial or collector streets. Driveways onto roadways shall be placed as far as practical from intersections, and shall whenever possible align with other driveways or roadways.
- H. **Access to Parking Facility** – Driveways and/or parking lot entrances shall be designed and constructed to Maricopa Association of Government (MAG) standard specifications for Public Works Construction Entrance Details.
- I. **Fire Department and Utilities** – Sites shall be designed so as not to obstruct fire lanes, utilities and/or sight distances at points or at other points which may create a hazard.

Fire hydrants and other designated utility risers and facilities shall have at minimum 3 feet clear access space provided around all sides. Wheel stops or other physical barricades shall be designed to prevent any part of automobiles from extending into access spaces. The hydrant steamer port (4.5" opening) shall have a clear, unobstructed space extending to a point designated by the Fire Chief for parking of the hose truck.
- J. **Buffering/Setbacks** – Parking areas and associated drives shall be separated by landscape buffers. In order to provide flexibility in site design to accommodate a variety of use characteristics and unique site constraints, several options have been provided. In general, when the buffer is narrower, more landscape material will be required. The Commission reserves the right to require additional buffers and related features for Planned Developments and Conditional Use Permits. The specific buffer requirements are listed in Table 7-2, *Buffer Standards for Off-Street Parking Areas*.

7.2.13 Loading Space

For any building or premises used for commercial or industrial purposes, adequate off-street indoor or outdoor space for the loading and unloading of goods and materials shall be provided, taking into consideration the size and proposed use of the building and its location with respect to streets or access areas. For purposes of this Section, adequate loading space will ensure that delivery vehicles can move into the loading area without backing and maneuvering on a dedicated street and that loading operations can be completed without interfering with any public right-of-way, parking space, parking lot or parking facility aisle. Loading space, whether inside or outside a building, shall be in addition to other applicable requirements for off-street parking space. Loading areas shall not occur in a front yard. All loading activities shall be screened from public streets and adjacent properties via screen walls, landscaping, landscape berms, or a combination of these measures. No loading shall be permitted within 50' of an adjacent residential use as measured from the common property line.

7.3 FENCES, WALLS AND HEDGES

7.3.1 General

In any residential zone, except Residential Estates (RE-2A) and Residential Estate One Acre (RE-1A), no wall, fence, or hedge over 3 feet high shall be constructed or maintained nearer to the street line than the front setback line, not be over 6 feet high on any side or rear lot line.

7.3.2 MHP Fences

A solid fence or wall, together with acceptable landscaping, shall be required around the perimeter of the Manufactured Home Park and shall be part of the site plan approved.

7.3.3 RE-2A and RE-1A Fences

A maximum of 6 feet high and of a type to contain livestock kept on the owner's property. All property lines which border zones other than RE-2A or RE-1A shall be fenced to prevent any livestock encroachment.

7.3.4 CBD and C2 Fencing

No fencing of any type shall be allowed in a CBD and C2 Zoning Districts unless approved through Conditional Use Permit procedures. Such fencing may be permitted or required only where the type of occupancy suggests an architectural, safety or purposeful need. The location and specifications of all types of fences shall be approved by the Planning and Zoning Commission with the Conditional Use Permit.

7.3.5 SC Screening

- A. Any use other than residential uses in the SC Zoning District which abuts or is across a street from a residential Zoning District shall be reasonably screened from that Zoning District by a solid wall together with adequate landscaping and buffer areas or an alternative as approved by the Planning and Zoning Commission if the following conditions exist.
- The property abutting or across the street from a residential Zoning District has been developed with a non-residential use (i.e. school or church).
 - The property abutting or across the street from the SC Zoning District already has a solid wall, or landscaping to serve as a buffer between the two uses.
- B. Any outdoor storage use shall be further screened from adjacent properties and streets by a solid wall, together with adequate landscaping and buffer areas as approved by the Planning and Zoning Commission.
- C. In approving any Conditional Uses, the Planning and Zoning Commission shall ensure the compatibility of any development with any adjacent properties and shall impose any conditions necessary to protect the adjacent properties.

7.3.6 Visibility Triangles

Visibility triangles shall be maintained in all Zoning Districts at the intersection of all streets. The triangles shall be within an area measured 30 feet back from the tangent lines of the curb line as extended into the street and connected across the corner of the adjacent lot. Within this triangle, there shall be no obstruction of view which may constitute a traffic hazard other than official traffic control signs or devices. Obstructions may include, but are not limited to: hedges, trees, shrubs or other growth, or any fence, wall or other structure which constitutes an obstruction to view that creates a traffic hazard.

7.4 ON-SITE STORAGE

7.4.1 Side or Front Yard Storage

Mobile/Manufactured homes, recreation vehicles, utility trailers, boat, boat trailer or personal watercraft shall be stored, parked or located in any zone except:

- A. As a permitted or conditional use as otherwise allowed by this Ordinance;
- B. The temporary storage of a utility trailer, boat, boat trailer or personal watercraft and not more than one uninhabited recreation vehicle for each residential dwelling unit. Such vehicles shall not be stored in the front yard.

7.5 LIGHTING

7.5.1 Purpose

These regulations are intended to establish standards that ensure minimal light pollution, reduce glare, increase energy conservation, while providing for night safety, utility, security and productivity.

7.5.2 Applicability

These regulations shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for: buildings and structures, recreational areas, parking lot lighting, landscape lighting, other outdoor lighting

7.5.3 Non Residential Lighting

The following standards apply to the lighting of all outdoor facilities except Public or Private Athletic/Arena Recreation Facilities.

- A. The height of any light fixture or illumination source shall not exceed 20 feet.
- B. All lighting sources shall be hooded or shielded so that they are not visible from any adjacent or nearby lot or real property.
- C. Lights or illuminating units shall not direct light, either directly or through a reflecting device, upon any adjacent or nearby real property.
- D. Lighting fixtures shall be sodium pressure and fully shielded to prevent the formation of an urban light cloud.

Recreational lighting exempted from the above standards shall meet the following:

- E. All metal halide/quartz fixtures shall be filtered by glass, acrylic or translucent enclosures.
- F. No lighting of 150 watts or greater shall be used after 11:00 p.m. without a Temporary Use Permit.

7.5.3.A Security, Landscaping or other Lighting

All other outdoor lights shall be shielded and directed according to the following schedule:

<u>Wattage of Light Source</u>	<u>Shielding Required</u>	<u>Directed Downward</u>
Up to 100	Yes-Full	Yes
100-175	Yes-Full	Yes
Over 175	Yes-Full	Yes

Fully shielded means outdoor light fixtures constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane.

7.5.4 Residential Lighting

All exterior lighting shall be limited to 100 watts unless filtered, shielded or screened to minimize any light impact onto adjoining property.

7.5.5 Other pole-mounted lighting (parking, walkways, etc.)

All lights mounted on poles eight feet or greater in height shall be directed down. The light source shall be shielded so that it will not be visible from any adjacent or nearby real property.

7.5.6 Searchlights

The operation of searchlights shall be allowed subject to the following conditions:

- A. During the months of May through October, searchlights shall be operated only between the hours of 6:00 a.m. and 11:00 p.m.;
- B. During the months of November through April, searchlights shall be operated only between the hours of 7:00 a.m. and 10:00 p.m.; and
- C. Searchlights shall not be operated on residentially zone properties except for grand openings or new developments.

7.6 SIGNS

7.6.1 Purpose

The purposes of this Section are to encourage the effective use of signs as a means of communication, improve the appearance and aesthetic quality of the community while supporting the City's ability to attract sources of economic development and growth, encourage the innovative use of design; and support the goals and objectives of the *City of Page General Plan*.

7.6.2 Applicability

Provisions contained in this Section shall apply to the type, construction, alteration, use, location, size and maintenance of signs. Only the sign provisions contained in this Section are desirable in the City of Page and by omission exclude all other sign types. No signs shall be permitted off the premise of any establishment. No sign shall be erected except as provided in the district in which it is permitted; nor shall any sign be used for any purpose or in any other manner than as allowed by the regulations for the district in which such sign is proposed or maintained.

7.6.3 Exceptions

The provisions of this Section shall not apply to:

- A. Signs not visible beyond the boundaries of a lot or parcel upon which they are situated.
- B. Miscellaneous traffic and other official traffic signs of any public or governmental agency, such as stop signs, trespassing signs, signs indicating danger, or signs used as aids to service or safety.
- C. The flag, pennant or insignia of any nation, state, county, city or other political unit or any church or religious organization.
- D. Works of fine art when not displayed in conjunction with a commercial enterprise which may obtain commercial gain from the display.
- E. Temporary decorations or displays celebrating the occasion of traditionally patriotic, religious holidays, or other recognized holidays.
- F. Signs attached by flush mounting or painted directly on the surface of a vehicle while operated in the normal course of a business which is not primarily the display of such signs.
- G. Temporary signs or banners (less than 30 days) for events of a city-wide civic or public benefit nature as may be authorized by the City Council or City Manager. These signs shall be removed within 24 hours after the expiration of the event.

7.6.4 Permits Required

Unless otherwise provided by this Ordinance, all signs shall require a Sign Permit and the payment of fees as described in Section 1.8. No permit is required for the maintenance of a sign or for a change of copy on a sign which is in conformance with this Ordinance.

7.6.4.1 Signs No Requiring Permits

The following types of signs are exempted from Sign Permit requirements but must be in conformance with all other requirements of this Ordinance.

- A. Nameplates
- B. Public signs or notices, or any sign relating to an emergency
- C. Real estate signs
- D. Window signs

7.6.4.2 Application for Permits

An application for a permit for the erection or relocation of a sign shall be made to the Zoning Administrator on a form provided and shall include the following information:

- A. Name and address of the owner of the sign.
- B. Street address or location of the property on which the sign will be located, along with the name and address of the property owner.
- C. The type of sign or sign structure as defined in this Ordinance.
- D. A Site Plan with measurements showing the proposed location of the sign long with the locations and sizes of all existing signs on the same premises.
- E. Specifications and drawings showing the materials, design, dimensions, structural supports, and electrical components of the proposed sign.

7.6.4.3 Issuance and Denial

The Building Department shall issue a Building Permit for the erection, structural alteration, or relocation of a sign within 5 working days of receipt of a valid permit, provided that the sign complies with all applicable laws and regulations of this Ordinance and other applicable regulations.

When a Sign Permit is denied, the Zoning Administrator shall give a written notice to the applicant with a brief statement of the reasons for denial, citing

specific sections of this Ordinance or other regulations and interpretation of possible nonconformity.

7.6.4.4 Penalties

If any sign is installed or placed on any property prior to receipt of a permit, the specified permit fee shall be doubled. However, payment of the doubled fee shall not relieve any person of any other requirements or penalties prescribed in this Ordinance.

7.6.4.5 Inspection Upon Completion

Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the Building Department upon completion of the work. The Building Department may require a final inspection, including an electrical inspection and inspection of footings on freestanding signs.

Definitions

7.6.5 Non-conforming Signs

Any sign erected or constructed prior to the enactment of this Ordinance which was in conformity with all pertinent ordinances or codes but does not meet the requirements of this Section, shall be classified a “non-conforming” sign and may be continued in use and maintained as set forth below.

- A. A non-conforming sign shall not be enlarged, altered or redesigned unless such action results in the removal of at least 50% of a non-conforming feature; however, such alteration shall not include replacement of the sign or any significant portion of the sign’s support structure.
- B. Any alteration that would cost more than 75% of the replacement cost of the sign shall not be performed except to bring the sign fully into compliance with this ordinance.
- C. A non-conforming sign accessory to a use which is located in a building damaged to an extent exceeding 50% of the building’s appraised value shall be removed within 30 days following the damage.
- D. Nothing shall be deemed to prevent orderly and regular maintenance, repairing and repainting of a nonconforming sign.

7.6.6 District Sign Regulations

The type of signs permitted, and the regulation of the number, placement, size, height, illumination, and the use of signs is established under this Section. No sign shall be erected except as provided in the district in which it is permitted; nor shall any sign be used for any purpose or in any manner other than as allowed by the regulations for the district in which the sign is proposed or maintained. Table 7-3, *Residential Zoning District Sign Regulations*, provides regulations for signs in

residential zoning districts; Table 7-4, *Commercial Zoning District Sign Regulations*, details the regulations for signs in commercial zoning districts.

7.6.7 General Provisions

The provisions and requirements of this Section shall apply to all signs in all use districts in this Ordinance, unless specifically modified or excepted by the special provisions of any Zoning District.

7.6.8 Temporary Sign Regulations

The purpose of this section is to assist businesses to identify themselves to the public in such a way which avoids signage clutter, protects the scenic image of the community, and maintains a high level of concern for safety, welfare and convenience.

7.6.9.1 Banner signs

“Banners” shall mean a fabric-like or similar material on which an advertising message is printed or otherwise affixed.

Regulations:

- a. One banner is permitted for each street upon which the business has frontage. When two or more businesses are served by a single common building entrance, they are considered one business and shall be allowed one banner.
- b. A banner permit shall be required for each calendar year beginning January 1 of each year.
- c. Banners shall be securely affixed to the wall of a permanent structure or building, where feasible. No banner shall exceed the height of prevailing roofline, or not to exceed building height allowed by this Ordinance, whichever is less.
- d. Banners shall not be attached to trees or landscaping, light poles or other utility appurtenances or rock outcroppings.
- e. Banners on any one side of a building or permanent structure shall contain no more than 1.5 square feet per building or permanent structure front foot of the wall on which the banner is located.
- f. Banners shaped like traffic control signs or employ words such as “stop”, “look”, or “yield” are prohibited.
- g. Banners shall only incorporate information directly associated with the on-site business.
- h. Banners shall not be illuminated.

- i. Banners must be maintained in good condition and repair. Banners that are in disrepair shall be replaced or removed at the request of the Zoning Administrator.

Every applicant, before being granted a permit for a Banner shall submit the following:

An application and annual non-refundable processing fee of \$75.00 shall be submitted to the Planning and Zoning Department.

Information regarding the size of the banner and where the banner will be placed.

The Zoning Administrator may revoke a permit under the following conditions:

The permit was obtained by fraud or misrepresentation.

The banner is not in conformance with the regulations noted in this Section.

Once a violation has occurred, the business will be notified by mail regarding the violation of the banner permit. If the violation is not corrected or another violation occurs, the permit will be revoked. Upon revocation of the permit, a permit for a banner will not be issued for the property for the remaining calendar year.

Appeal – The decision of the Zoning Administrator shall be final unless within 10 days from the date of the decision of the Zoning Administrator, the applicant shall appeal in writing to the Planning and Zoning Commission. Such appeal shall be in writing and shall indicate where, in the opinion of the applicant; the Zoning Administrator was in error. The appeal shall be scheduled for the next regular Planning and Zoning Commission meeting. The Planning and Zoning Commission at its meeting, may uphold, modify, or over-rule the decision of the Zoning Administrator. The decision of the Planning and Zoning Commission shall be final.

7.6.9.2 Portable Signs (sandwich boards, A-frames)

“Portable signs” shall mean any small self supporting sign that is placed upon the ground and can be easily transported or moved.

Regulations:

- a. Only one portable sign is permitted for each individual business. When two or more businesses are served by a single common building entrance, they are considered one business and shall be allowed one portable sign.

- b. Portable signs shall not exceed 4 feet in height and 12 square feet in area.
- c. Portable signs may not interfere with pedestrian or vehicle circulation and may not be in the street right-of-way.
- d. Portable signs shall be permitted only during regular or special business hours and must be removed at the close of each business day.
- e. Signs shaped like traffic control signs or employ words such as “stop”, “look”, or “yield” are prohibited.
- f. Portable signs shall only incorporate information directly associated with the on-site business.
- g. Portable signs shall be constructed of durable materials such as metal, wood or plastic. Signs made of cardboard, paper or drywall shall be prohibited.
- h. Portable signs in commercial plazas or on single properties with more than one business shall maintain a 20’ separation.
- i. Portable signs shall not be directly illuminated.
- j. No objects or items shall be placed on or attached to the portable sign. (i.e. balloons, flyers)
- k. Portable signs must be maintained in good condition and repair. Portable signs that are in disrepair shall be replaced or removed at the request of the Zoning Administrator.

Every applicant, before being granted a permit for a portable sign shall submit the following:

An application and annual non-refundable processing fee of \$75.00 shall be submitted to the Planning and Zoning Department.

Information regarding the size of the portable sign and where the portable sign will be placed.

The Zoning Administrator may revoke a permit under the following conditions:

The permit was obtained by fraud or misrepresentation.

The portable sign is not in conformance with the regulations noted in this Section.

Once a violation has occurred, the business will be notified by mail regarding the violation of the portable sign permit. If the violation is not corrected or another violation occurs, the permit will be revoked. Upon revocation of the permit, a permit for a portable sign will not be issued for the property for the remaining calendar year.

Appeal – The decision of the Zoning Administrator shall be final unless within 10 days from the date of the decision of the Zoning Administrator, the applicant shall appeal in writing to the Planning and Zoning Commission. Such appeal shall be in writing and shall indicate where, in the opinion of the applicant; the Zoning Administrator was in error. The appeal shall be scheduled for the next regular Planning and Zoning Commission meeting. The Planning and Zoning Commission at its meeting, may uphold, modify, or over-rule the decision of the Zoning Administrator. The decision of the Planning and Zoning Commission shall be final.

7.6.9.3 SPECIAL EVENT SIGNS AND DECORATIONS

Special Events shall include temporary decorations or displays for grand openings or other special sales and promotions.

- a. Each non-residential business shall be entitled to no more than 6 permits during any calendar year, each permit not to exceed 9 consecutive days.
- b. Special event signs and decorations may not interfere with pedestrian or vehicle circulation and may not be in the street right-of-way.
- c. All signs and decorations must be maintained in good condition and repair. Signs and decorations that are in disrepair shall be replaced or removed at the request of the Zoning Administrator.

Every applicant, before being granted a permit for special event signs and decorations shall submit the following:

An application and non-refundable processing fee of \$10.00 shall be submitted to the Planning and Zoning Department.

Information regarding the type of temporary signs to be used and the duration of the special event.

The Zoning Administrator may revoke a permit under the following conditions:

The permit was obtained by fraud or misrepresentation.

The signs and decorations are not in conformance with the regulations noted in this Section.

Once a violation has occurred, the business will be notified by mail regarding the violation of the special event sign permit. If the violation is not corrected or another violation occurs, the permit will be revoked. If the permit is in violation of the time limit, time may be deducted from future permits during the calendar year.

Appeal – The decision of the Zoning Administrator shall be final unless within 10 days from the date of the decision of the Zoning Administrator, the applicant shall appeal in writing to the Planning and Zoning Commission. Such appeal shall be in writing and shall indicate where, in the opinion of the applicant; the Zoning Administrator was in error. The appeal shall be scheduled for the next regular Planning and Zoning Commission meeting. The Planning and Zoning Commission at its meeting, may uphold, modify, or over-rule the decision of the Zoning Administrator. The decision of the Planning and Zoning Commission shall be final.

7.6.10 Obstruction of Exits

No sign shall be erected to prevent free ingress or egress from any door or window, or any other exitway required by the Uniform Fire Code of the City of Page, or by Building Code regulations.

7.6.11 Traffic Hazards

No sign shall be erected, operated, used, or maintained which:

- A. Obstructs the view of, or may be confused with an official traffic sign, signal, or device or any other official sign.
- B. Display lights resembling the flashing lights customarily associated with danger or those used by police, fire, ambulance, and other emergency vehicles.
- C. Uses in a manner which may confuse motor vehicle operators, the words "Stop," "Warning," "Turn" or similar words implying the existence of danger of the need for stopping or maneuvering.
- D. Creates in any other way an unsafe distraction for motor vehicle operators.
- E. Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, alley or other thoroughfare.

7.6.12 Construction Over Public Property

No person shall erect or cause to be erected any sign which projects over any public sidewalk, street, alley or public place owned by the City of Page.

7.6.13 Attachment Prohibition

No sign shall be attached to a standpipe, gutter drain, or fire escape, or to any tree or utility pole, nor shall any sign be erected to impair access to a roof.

7.6.14 Obsolete Signs

Any sign copy which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product, or activity conducted, or product available on the premises where such sign is displayed shall be considered an obsolete sign.

- A. Copy shall be removed by the owner, agent, or person having the beneficial use of the building or structure upon which such copy or message may be found, within 60 days after written notification from the Zoning Administrator, and upon failure to comply with such notice within the time specified in such notice, the Zoning Administrator is authorized to cause removal of such copy or message, and any expense shall be paid by the owner of the building, sign or structure upon which such copy or message is displayed.
- B. Any obsolete sign, including political signs or any other sign which does not serve its original purpose, shall be removed, relocated, or altered to conform to the applicable provisions of this Section. Replacement, relocation or alteration, but not removal, of any obsolete sign shall require a permit.

7.6.15 Removal of Sign Base

When any sign is relocated or removed, except for maintenance and repair, its base and/or abutments shall be removed to ground grade level, or relocated with the sign.

7.6.16 Political Signs

Any person or organization that desires to erect political signs shall apply for a permit, listing the number of signs to be erected and the name of the person responsible for the erection and removal of the signs. Political signs shall not be attached to utility poles or existing sign structures. The person or organization responsible for the erection or distribution of any political signs, or the owner, or his agent, shall cause the removal of the signs within 10 days after the primary, general or special elections.

7.6.17 Sign Installation and Location

All signs shall be directly related to a permitted use of the property upon which displayed. All signs shall be permanently installed and shall not be audible.

7.6.18 Unsafe and Unsecured Signs

If the Building Official finds that any sign is unsafe or unsecured, written notice shall be given to the sign owner and/or property owner to remove or repair the sign. If the person notified fails or refuses to remove or alter the sign within 5 days of notice, the Building Official may cause the sign to be removed or altered so that the sign is rendered secure and safe at the expense of the sign owner or the owner of the property upon which it is located. The Building Official may, after notifying the persons responsible for the sign, cause any unsafe sign to be removed if, in his opinion, the sign represents a peril to life or limb.

7.6.19 Electric Signs

All electric signs shall conform to the most current National Electric Code as adopted by the City of Page.

7.6.20 Sign Area

Determination of sign areas shall be in accordance with the guideline parameters established and adopted by the Planning and Zoning Commission, as follows:

- A. Sign copy mounted or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy is measured as that area contained within the outside dimensions of the background panel or surface.
- B. Sign copy mounted as individual letters and/or graphics against wall or fascia of a building or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy is measured as the total sum of the area enclosed by the smallest rectangles that will enclose each word in the total sign copy, i.e., one rectangle per word or graphic.
- C. For sign copy mounted or painted on an internally illuminated sign or internally illuminated architectural element of a building, the entire illuminated surface or illuminated architectural element which contains sign copy, will be counted as sign area.
- D. Multi-face signs are measured as follows:
 - 1. Two-Face Signs: If the interior angle between the two sign faces is 45° or less, the area will be the area of one face only; if the angle between the two sign faces is greater than 45° , the sign area will be the sum of areas of the two faces.

2. Three- and Four Face Signs: The sign area will be the sum of the areas of the three or more faces.
- E. Spherical, Free-form, Sculptural, and other non-planar signs – Sign area will be the sum of the area of the sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with more than four faces are prohibited.
- F. Sign area will include the areas of all permitted signs, except non-residential district directional signs assisting in the flow of traffic, street addresses, or signs necessary for safety (e.g., Stop Engine, No Smoking) that do not exceed 2 square feet in the area.

7.7 Sign-Related Definitions

Animated Sign – A sign employing actual motion or the illusion of motion.

Automated Sign – Any sign that uses changing lights to form a sign message where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This includes “time and temperature” units.

Awning – Any projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Banner Sign – A sign made of fabric or any nonrigid material with no enclosing framework.

Building Façade – That portion of any exterior elevation of a building extending vertically from grade to the top of the parapet wall or eaves and horizontally across the entire width of the building elevation.

Canopy (Attached) – A multi-sided structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

Canopy (Freestanding) – A multi-sided structure supported by columns. The surface and/or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Canopy Sign – A sign that is part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

Change Panel Sign (also Changeable Sign) – A sign with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

Contractor (or Subcontractor) Sign – A temporary sign identifying an architect, contractor, subcontractor, or material supplier participating in construction on the property on which the sign is located.

Copy – The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.

Development Sign – A temporary sign used to identify future development or a development under construction.

Directional/Information Sign – A sign no more than 3 feet high and 3 square feet giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy (e.g., parking or exit and entrance signs). The sign may contain a logo provided that the logo may not comprise more than 20% of the total sign area.

Directory Sign – A sign which provides a listing of the names of businesses, activities, addresses, locations, uses or places within a building or complex of buildings for the purpose of identification only.

Face – The area of a sign on which the copy is placed.

Fascia – A parapet-type wall used as part of the face of a flat roofed building and projecting not more than 6 feet from the building face immediately adjacent. Such a wall shall enclose at least 3 sides of the projecting flat roof and return to a parapet wall or the building.

Freestanding (or Pedestal) Sign – A sign supported permanently upon the ground by poles or braces and not attached to any building.

Frontage (Property) – The length of the property line of any single premise along either a public way or other properties on which it borders.

Frontage (Building) – The length of an exterior building wall or structure of a single premise along either a public way or other properties that it faces.

Government Sign – Any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

Grand Opening – The introduction, promotion or announcement of a new business, store, shopping center or office, or the announcement, introduction or promotion of an established business that changes ownership.

Identification Sign – A sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

Illegal Sign – A sign which does not meet the requirements of this Ordinance and which has not received legal non-conforming status.

Illuminated Sign – A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

Interior Sign – Any sign placed within a building, but not including Window. Interior Signs, with the exception of Window Signs, are not regulated by this Ordinance.

Maintenance – For the purposes of this Ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

Mansard – A roof-like façade comparable to an exterior building wall.

Monument Sign – A low-profile sign not over 5 feet in height which incorporates the design and building material of the primary use of the property. No poles for the support of the sign face shall be permitted, and the base of the sign shall be at least 50 percent of the dimension of the width of the sign face.

Nameplate – A nonelectric on-premise identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

Obsolete Sign – A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity.

Off-Premise Sign – A sign whose message content may not necessarily bear any relationship to the activities conducted on the premises on which it is located, or to the expression of commercial or non-commercial speech by the owner or bona-fide user of the premises on which it is located.

Parapet – The extension of a false front or wall above a roofline.

Pennant – Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Pole Sign – A sign wholly supported by a single member in the ground which is less than 50 percent of the dimension of the width of the sign face and no more than 14 feet in height.

Political Sign – A temporary sign used in connection with a local, state, or national election or referendum.

Portable Sign – Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

Projecting Sign – A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

Real Estate Sign – A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

Roofline – The uppermost line of the roof of a building or, in the case of an extended façade or parapet, the uppermost point of the façade or parapet.

Roof Sign – Any sign extending over the roofline of a building (Compare with a *Wall Sign*).

Shingle Sign – A sign suspended a minimum of 7 feet from a roof overhang of a covered porch or walkway, or a roof overhang, which identifies the tenant of the adjoining space.

Sign – Any device, structure, fixture, graphics, symbols, and/or written copy used the primary purpose of identifying, providing directions, or advertising any establishment, product, goods, or services.

Subdivision Identification Sign – A freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.

Subdivision Sale (or Condominium Sale) Sign – A temporary sign for the purpose of informing the public that a recorded residential subdivision has homes, lots, or condominium units for sale.

Temporary Sign – A sign not constructed or intended for long-term use (see *Section 7.6.3E and 17.5.3G*), not permanently affixed to a structure or the ground, and readily removable.

Wall Sign – A sign attached essentially parallel to the wall of a building with no copy on the sides or edges. This definition includes painted, individual letter, cabinet signs, and signs on a mansard.

Window Sign – A sign installed inside a window and intended to be viewed from the outside.