

Application for Zoning Code Amendment
Manufacturing Districts, Salt Lake City, Utah
Dura-Line

Current Zoning Code Chapter 1A.46.100:

The following regulations shall apply to signs permitted in the manufacturing districts. Any sign not expressly permitted by these regulations is prohibited.

A. Sign Regulations for the M-1 And M-2 Manufacturing Districts:

1. Purpose: Sign regulations for the M-1 and M-2 districts are intended to provide for appropriate identification of industrial and manufacturing uses. Signage should enhance the aesthetics of the districts, rather than clutter the area. Supportive commercial signage should be in scale with industrial signage.

2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the M-1 and M-2 districts.

The following information is extracted from the chart labeled *Standards for the M-1 and M-2 Districts*:

Types of Signs Permitted: Monument

Maximum Area per Sign Face: 150 square feet

Maximum Height: 5 feet at the minimum setback and increases 1 foot for each additional 1 foot of setback for a maximum of 20 feet.

Minimum Setback: 5 feet

Number of Signs Permitted per Sign Type: 1 per street frontage

Proposed Amendment:

We propose that Chapter 1A.46.100 be amended; that the text in the chart stating

“Number of Signs Permitted per Sign Type: 1 per street frontage” be amended to

“Number of Signs Permitted per Sign Type: No limit “

Premise:

1. Monument signs are permitted in the manufacturing district.
2. We make this proposal in support of the purpose of this section of the zoning ordinance that states that it is “intended to provide for appropriate identification of industrial and manufacturing uses.” The manufacturing districts are filled with exceptionally large lots and large buildings. Many have multiple ingresses accessed primarily by large trucks. It is appropriate, therefore, to allow multiple monument signs to identify these businesses in this district.
3. This is a safety issue. Signage needs to be large enough to be visible for trucks to make safe turns into the intended driveways. It is appropriate to have a monument sign at each ingress and/or between ingresses along the same frontage.
4. The manufacturing districts are separated from residential neighborhoods and commercial districts. The additional signs will not disturb the neighbors.
5. We are not proposing any changes to the height or area of monument signs permitted in the manufacturing districts.

Conclusion:

For safety and appropriate identification of industrial and manufacturing businesses, we ask that you approve amending Zoning Code Chapter 1A.46.100 to allow businesses in the manufacturing districts to have more than one monument sign. Please change the text that permits “1 per street frontage” to “no limit”.