

SF-2 ZONE

17-7-2-13 SIGNS. If a sign type is not specifically designated in the table below, then it is prohibited.

Table 17-7-2.13: Signs

Sign type	Allowed	Conditional	Max. Sign Area	Max. Height	General Restrictions
Campaign	✓		16 s.f.	4'	Removed w/ 15 days following election
Construction	✓		32 s.f.	12'	Removed after the first of 3 months from completion or upon C.O.
Flat or Wall Sign (Neighborhood Commercial only)		✓	10% of length of façade facing street	n/a	Internally illuminated signs prohibited. Signs are only allowed on facades with street Frontage for neighborhood commercial uses.
Name Plate	✓		1 s.f.	n/a	≤2 per residence
Real Estate	✓		6 s.f.	5'	

A. SIZE. The following criteria apply to calculating sign size:

1. **Lot Frontage.** If more than one use or business occupies a lot, the lot frontage is to be used to calculate the sign sizes for a combined total of a ground or projecting sign, not for each use. The total may then be divided between the uses.
2. **Flat or Wall Signs.** There may be any number of flat or wall signs provided their total does not exceed the maximum percentage of wall area coverage allowed.

B. PERMIT TAG. A certification tag issued by the Midvale City Department of Community and Economic Development must be affixed to each new Flat, Wall or Construction sign in a manner that is visible from the sidewalk or nearest convenient location.

C. COMPLETION. If the work authorized under a sign permit has not been completed within three months after date of issuance, said permit shall become null and void, and there shall be no refund of any fee required by this section. An extension of time may be granted at the sole discretion of the city upon a showing of good cause.

D. MAINTENANCE. All signs and advertising structures shall be maintained in good condition. Signs relating to a product no longer available for purchase or to a business which has moved, shall be removed or the advertising copy removed within thirty days of such unavailability, closure, or relocation unless said sign has been determined to be of special historic or artistic value as determined by the Midvale City Planning Commission.

E. TRAFFIC HAZARDS. Signs or other advertising structures shall not be erected at the intersection of any streets or driveways in such manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal device, or make use of words, phrases, symbols or characters in such manner as to interfere with, mislead or confuse vehicle operators.

F. CLEARANCE AND SETBACKS. The following criteria apply to all signs:

1. **Clear View.** At intersecting streets, all signs shall be located outside of the clear view area.
2. **Setbacks.** Ground signs must be setback at least eighteen inches (18") from any public right-of-way.

3. Signs over Public Property. No sign shall be located on publicly owned land or inside street rights-of-way except signs required and erected by permission of an authorized public agency. This restriction shall include, but is not limited to, handbills, posters, advertisements or notices that are fastened, placed, posted, painted, or attached in any way upon any curbstone, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk or street.

G. TEMPORARY SIGNS. Temporary signs may not be permanently attached to the ground, buildings or other structures.

H. FLAT OR WALL SIGNS. Flat or wall signs shall only be used with Neighborhood Commercial uses when located within a residential zoning district. The maximum area for these signs shall be ten percent (10%) of the building wall façade, and may only be located on facades with street frontage. These signs may not be internally illuminated.