

CHAPTER 9

SIGNS:

SECTION:

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8-9-1: ——— GENERAL PROVISIONS

A. PURPOSE; INTENT: The purpose of this chapter is to provide comprehensive regulations for signs within Teton County and to eliminate confusing, distracting, and unsafe signs while assuring the reasonably efficient transfer of information and enhancing the visual environment of the County. It is declared that the regulation of signs within Teton County is necessary and in the public interest and also relates to the following goals:

- i. To provide a pleasing overall environmental setting and community appearance which is deemed vital to tourism and the continued economic attractiveness of the County;
- ii. To improve the legibility and effectiveness of signs;
- iii. To allow signs appropriate to the planned character of each zoning district;
- iv. To promote the public safety, welfare, convenience, and enjoyment of the unique rural character of the County;

~~——— to allow the reasonable display of signs to identify homes, public buildings, cultural, professional and business establishments and to advertise products and services for the information and convenience of the people and the flourishing of enterprise. This chapter sets forth uniform standards for the fabrication and placement of signs in the county with the intent of making it easier and less costly for businesses and individuals to have their messages seen while preserving the character of the community as described in the county comprehensive plan.~~

~~8-9-2: APPLICABILITY:~~

~~**B. No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Code except in accordance with the requirements of this Chapter.**~~

~~A. **Sign Defined:** For the purposes of this chapter, the term “sign” shall mean a display of letters, numbers, illustrations, symbols, lights or devices erected to attract attention to the subject matter for advertising purposes.~~

~~B. **Scope:** This chapter regulates all exterior signs, permanent or temporary, and interior signs intended to be visible from outside the buildings, in which they are installed, within the county, outside the city limits of Victor, Driggs, and Teton, with the exception of the types of signs listed in the following subsection.~~

~~C. **Exemptions:** Signs exempted from regulation are:~~

~~1. **Official Signs:** Traffic signs, guidance signs, welcome signs and official notices placed by a public agency;~~

~~2. **Private Traffic Signs:** Private traffic signs that are similar in design and size to the official signs and do not confuse the intent and operation of the official signs;~~

~~3. **Individual, Nonprofit Organization Flags:** Flags of individuals and nonprofit organizations are allowed, one each per location, provided they are no larger than 20 square feet in area and are not attached to a sign;~~

~~4. **Historic:** Historic site markers, commemorative tablets and signs that name buildings or give their date of construction;~~

~~5. **Murals; Sculptures:** Murals and sculptures displayed as art and not connected with advertising of a business;~~

~~6. — Time and/or Temperature: Time and/or temperature signs whereon time and temperature are the only changeable copy and the remaining copy is limited to the sponsor's name;~~

~~7. — Political: Political campaign signs pertaining to a specific election, provided they are displayed no earlier than 60 days before the election and removed within ten (10) days after the election;~~

~~8. — Owner/Occupant Identification: Owner or occupant identification signs for residential structures, provided they do not exceed one square foot in area (for example, 6" x 24");~~

~~9. — Private Warning: Private warning signs up to six (6) square feet in area;~~

~~10. — Sale, Lease, or Rent: Property owner and/or realtor signs for sale, lease or rental if they do not exceed six (6) square feet in area, one sign per street frontage of property where they are displayed on the property owner's real property; in addition, one directional sign will be allowed for each property noticed for sale. (amended 12/13/2012)~~

~~11. — Window Display: Window displays of business enterprises;~~

~~12. — Construction Sites: Construction sites signs up to 24 square feet in area, one sign per street frontage at the site;~~

~~13. — Informative Signs: "Open/closed", "vacancy/no vacancy", business hours and credit card acceptance signs up to three (3) square feet in area, one sign of each type per frontage at each business location;~~

~~14. — Special Event: Special event signs where the event lasts no longer than five (5) days;~~

~~15. — Signs on Vehicle: Signs on a vehicle, provided the vehicle is not left standing in a conspicuous place for the purpose of advertising for more than 72 hours;~~

~~16. — Temporary Signs or Banners: Temporary signs or banners advertising grand openings (on a one-time basis), sales or events sponsored by nonprofit groups, or garage or yard sales, provided the sign is located entirely on private property and is not supported by structures located on public property. “Temporary” shall mean in place no earlier than 15 days before the event and removed the day after the event.~~

~~—17. — Flags: Flags of the official United States and Idaho state flags.~~

C. 8-9-3: — SIGN PERMIT REQUIRED

~~— (Amd. 11/15/2012):~~

i. All sign types described in 8-9-7 require a sign permit before they may be installed, constructed, reconstructed, altered, or relocated. Signs described in 8-9-5 do not require a sign permit, but must follow applicable standards.

ii. The following alteration and maintenance activities do not require a sign permit:

a. Painting, cleaning, or other normal maintenance and repair of a sign, provided that no change is made to any structural or electronic component of the sign.

b. Changing the message of an existing changeable copy of sign, provided that no change is made to any structural or electronic component of the sign.

— Any sign that encroaches upon or over a public right-of-way requires an encroachment permit.

iii.

~~A. — REQUIRED; FEE: It is unlawful to erect, alter or relocate any sign not exempted in subsection 8-9-2 C from these regulations without first obtaining a sign permit from the office of planning and zoning.~~

~~B. — FEE: The fee for a sign permit is one dollar (\$1.00) per square foot of sign area with a minimum of ten dollars (\$10.00) and a maximum of \$50.00 per permit and is subject to change without notice.~~

~~C. — APPLICATION: Applications for sign permits must be accompanied by legible plans or designs and specifications stating clearly the dimensions, structure, materials, colors and lighting, if any, and plan of installation stating clearances and setbacks.~~

~~D. — AUTHORITY TO APPROVE: The planning administrator has the authority to approve any sign permit except for variances and matters of spacing. The planning administrator's decision may be appealed to the planning commission.~~

~~E. — SEASONAL SIGNS: Seasonal signs may be removed for the off-season and reinstalled without a new sign permit, provided they are not structurally altered and they otherwise conform to these regulations. Maintenance and repainting of signs shall not require a new permit.~~

~~D. 8-9-4: — PERMIT APPLICATION PROCESS~~

- ~~i. All sign applications shall be submitted to and reviewed by Teton County for compliance with this Chapter. A sign application must include the appropriate fee plus the following items:~~
- ~~ii. A completed application using the form supplied by the County;~~
- ~~iii. For building signs: A building elevation drawn to scale which specifies the location of the proposed new sign, as well as the location and size of any other sign of the same type on the building;~~
- ~~iv. For freestanding signs, portable signs, and entry feature signs: A site plan drawn to scale which specifies the location of the new sign structure with respect to adjacent structures and property lines;~~
- ~~v. A scaled drawing of the sign including dimensions of all sign faces, descriptions and colors of materials to be used for sign faces and support structures, including detailed specifications for any footers, posts, and hardware, and a detailed sign lighting plan which clearly indicates the location, type, and illumination strength (lumens) of all sign lighting fixtures;~~
- ~~vi. Tenants of buildings with multiple occupants must include a copy of the approved overall sign plan and indicate how their proposed sign(s) fit(s) into the approved plan. If the new sign does not conform with the approved sign plan, then the applicant must include an amended sign plan with the building owner's signature;~~

vii. Any other information deemed necessary by the Administrator.

E. NONCONFORMING SIGNS

- i. All nonconforming signs in existence before the effective date of this Code may continue to be used provided they are maintained in a safe manner and are kept in good repair. Minor repair and maintenance of a nonconforming sign is allowed.
- ii. Nonconforming signs may stay in place until one of the following occurs (except to bring the sign out if its nonconforming condition and into compliance with the requirements of this Chapter):
 - a. The sign has damage exceeding 50% of its value immediately prior to the event causing the damage or destruction;
 - b. The deterioration of the sign makes it a hazard;
- iii. The Administrator will not approve a permit for a nonconforming sign to be:
 - a. Relocated in any manner;
 - b. Structurally altered; or
 - c. For more than 50% of the sign face to be permanently altered.
- iv. For the purpose of this Chapter, structural alteration of sign modifies the sign dimensions, height, lighting, or support structure.
- v. If determined by the Planning Administrator that a nonconforming sign meets the criteria of 8-9-1(E-ii), the Planning Administrator will give the owner 30 working days written notice to bring the sign into conformance or the sign will be removed at the owner's expense. In the case where winter weather conditions hinder the removal of said sign, the Planning Administrator will issue a follow up date for the sign to be removed by.
- vi. Temporary signs (including sidewalk signs) cannot be considered nonconforming and are subject to the requirements of this Chapter on or after the effective date of this Code.

F. LOCATION

- i. No sign, other than signs placed by agencies of government or a sign whose placement is authorized by such agencies, may be erected or placed on public property, including streets and the public right of way.
- ii. No sign shall be located so as to conflict with the clear and obvious appearance of public devices controlling traffic or so as to impede clear vision between a height of three feet and ten feet above the centerline grades of intersecting streets through

the area created by drawing an imaginary line between points 30 feet back from where the curb lines of the intersection meet nor shall a sign obstruct the free use, of any public right-of-way, intersection, ingress or egress point, transit stop, parking space, drive aisle, driveway, sidewalk, building entrance, fire escape, or accessibility ramp.

- iii. No sign may be placed so as to obstruct any door.
- iv. Signs must be located so that they do not cover architectural features of a building or structure, including, but not limited to, transoms, insignias, or any other architectural feature.
- v. Signs cannot be painted on or attached to a telephone or utility pole, tree, or traffic sign.

G. CONSTRUCTION

- i. Signs must be constructed of permanent materials and be permanently affixed to the ground or a structure, except for allowed temporary signs (including sidewalk signs).
- ii. If a raceway is necessary, it must not extend in width or height beyond the area of the sign. A raceway must be finished to match the background surface to which it is attached, or integrated into the overall design of the sign.
- iii. Signs that have structural components exceeding 6 feet in height must obtain a Building Permit when they obtain a Sign Permit. The structure will be subject to a plan review as well as any inspections required by the Building Official and appropriate fees applied.

H. MAINTENANCE

- i. Signs must be maintained in good condition at all times and must be kept free of cracked or peeling paint, or missing or damaged components.
- ii. The Planning Administrator may cause to be removed after due notice any sign which shows gross neglect, becomes dilapidated.
- iii. The Planning Administrator will give the owner 10 working days written notice to correct the deficiencies or to remove the sign or signs. If the owner refuses to correct the deficiencies or remove the sign, the Planning Administrator will have the sign removed at the owner's expense.

I. Multi-Tenant Building and Multi-Business Complexes

- i. A sign plan is required for all multi-tenant buildings and multi-business complexes. The plan must indicate the size and location of all projecting, wall, freestanding, directory, and other signs. Individual tenants of a multi-tenant building or multi-

business complex must subsequently receive permits for their individual signs which must conform to the overall sign plan.

~~DESIGN AND CONSTRUCTION STANDARDS:~~

~~A. — DEFINITIONS: The following definitions should be used in interpreting the standards and making permit applications:~~

~~AREA: — The area of all faces within the perimeter that forms the outside shape of the sign including the frame, but not including the uprights or brackets necessary to support the sign. For the purpose of this chapter, however, a flat sign shall be considered to have the area of one of its faces whether the second face is used or not.~~

~~CANOPY SIGN: — A sign attached to or constructed in or on a canopy or marquee over a sidewalk or passageway.~~

~~DIRECTIONAL SIGN: — A sign indicating a route to a location.~~

~~FREE STANDING SIGN: — A sign erected on a supporting framework that is not attached to any building.~~

~~OFF PREMISES: — Shall be defined as, but not limited to, Idaho Code subsection 40-1910A(2)(a) 1. See also subsection E of this chapter.~~

~~ON PREMISE: — A sign that advertises the goods, services, and activities on the premises on which the sign is located. All other signs will be considered off-premises signs.~~

~~PREMISES: — That piece of land.~~

~~PROJECTING SIGN: — A sign attached to a building with the sign projecting outward away from the wall.~~

~~SETBACK: The distance from the sign to the nearest property line.~~

~~TEMPORARY: A sign in place no earlier than 15 days before the event and removed the day after the event.~~

~~WALL SIGN: A sign painted on, attached to or erected against the wall of a building with the signs face parallel to the wall.~~

B. HEIGHT LIMITS:

~~1. Freestanding Signs: Freestanding signs may be erected to a height no greater than 20 feet above the ground.~~

~~2. Wall Signs: Wall signs may extend beyond the wall on which they are displayed no more than one foot (12") in any direction.~~

~~3. Projecting Signs; Canopy Signs: Projecting signs and canopy signs may not be less than seven and one half feet (90") from the ground above which they are suspended.~~

C. SETBACK REQUIREMENTS:

~~1. Freestanding Private Signs: Freestanding private signs shall be permitted to stand in public rights of way.~~

~~2. Projecting Signs: Projecting signs must be a minimum of 18 inches from a line extending vertically from the nearest street curb, or if the curb is absent, from the property line.~~

3. — Obstruction Prohibited: No signs shall be permitted that obstructs a clear view of traffic control devices from the street.

4. — Interference Prohibited: No sign shall be permitted that interferes with a fire escape exit, or standpipe or that obstructs an opening for ventilation or light.

5. — Overhead Electrical Conductors: Signs shall be located no less than six feet (72") horizontally or 12 feet vertically from overhead electrical conductors that are energized in excess of 750 volts unless such conductors are enclosed in an iron pipe or other material of equal strength.

* See subsection E1 of this section for definition of "off-premises outdoor advertising".

6. — Setbacks:

a. Highways: Setbacks from the highway shall be a minimum of 50 feet.

b. Other Roads: Setbacks from other roads shall be a minimum of 35 feet from the edge of the road.

c. Distance from Other Signs: Signs shall not be located any closer than 660 horizontal feet from any other advertising sign.

D. — CONSTRUCTION:

1. — Conformance Required: Material and construction of all permanent signs shall conform to the standards of the uniform building code adopted by the county.

2. — Wind and Seismic Loads: Signs must withstand the wind loads and seismic loads set forth in the uniform building code. Bracing systems shall be constructed to transfer lateral forces to the foundations. Signs on buildings shall transmit dead weight and lateral loads through the structural frame of the building to the ground in a manner that will not overstress any elements thereof.

3. Colors: Colors shall be normal spectrum colors, including shades of tints thereof, plus gold and silver. Fluorescent, loud and/or gaudy colors are prohibited. Reflective finishes may be used for lettering only.

E. OFF-PREMISES SIGNS (amended 12/13/2012):

1. Definition: Idaho Code subsection 40-1910A(2)(a):” Off-premises outdoor advertising” means any outdoor sign, display, light, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing which is designed, intended or used to advertise or inform and which is situated in order to be visible from any highway, or other traveled way and which is located on property which is separate from and not adjoining the premises or property on which the advertised activity is carried out.

2. Off Premise Outdoor Advertising Signs: As of January 1, 2013, Teton County sign permits will not be issued for new off-premise outdoor advertising signs along the State of Idaho designated Scenic Byway routes, which include Highways 31, 32, and 33 and Ski Hill Road. The following exceptions apply:

a. State Approved Single Business Off Premise Outdoor Advertising Signs that meet State of Idaho Transportation Department dimensional and design standards. These signs are located in the state highway right-of-way and must be approved by the State and also require a Teton County sign permit. These signs are the Idaho Transportation Department Business Panel type signs, which are oriented to the needs of tourists.

			
E10-3 (120x48) 542910344	E10-4 (120x30) 542910443 E10-4A (VARx36) 542910047	E10-5A GAS (60x36) 610000000 Business Panel	E10-5A FOOD (60x36) 610000000 Business Panel
			
E10-5A LODGING (60x36) 610000000 Business Panel	E10-5A CAMPING (60x36) 610000000 Business Panel	E10-5A ATTRACTION (60x36) 610000000 Business Panel	

b. ~~State Approved Multi business Signs: Multiple businesses signs advertising two (2) or more off premise businesses may be permitted within the rights of way of Highway 31, 32, or 33. The dimensional and design standards of the State shall apply. A sign permit issued by Teton County and approved by the State is required. These signs may include the Idaho Transportation Department Multi-Panel type signs shown below, which are oriented to the needs of tourists.~~

<p>D6-4 (permit required) (VARxVAR) 544764608 Symbols (12)</p>	<p>D6-5 (permit required) (VARx12) 544965601 Symbols (12)</p>	<p>Example TODS Trailblazers : USE D9-15 in size (24x30)</p>

3. ~~State Approved Tourist Oriented Directional Signs, as defined by the Idaho Transportation Department, may obtain a permit and be approved by the Idaho Department of Transportation. These signs are legally placed within the state highway right of way and shall require a sign permit issued by Teton County as well as the State.~~

<p>D6-4 (permit required) (VARxVAR) 544764608 Symbols (12)</p>	<p>D6-5 (permit required) (VARx12) 544965601 Symbols (12)</p>	<p>Example TODS Trailblazers : USE D9-15 in size (24x30)</p>

F. PROHIBITED SIGNS:

1. ~~Wind Blown Streamers, Pennants, and Balloons: Wind-blown streamers, pennants, and balloons are prohibited except on temporary signs.~~

2. ~~Rotating, Swinging or Moving: Rotating, swinging or otherwise moving signs or parts are prohibited.~~

3. ~~Internally Lit Signs: Internally lit signs or signs with moving or flashing lights or other animated decorations are prohibited unless exempted in subsection 8-9-2-C of this chapter.~~

4. ~~Neon Lighting: Neon lighting, except inside buildings, is prohibited.~~

5. ~~Portable Signs: Portable signs (signs not attached to the ground or building) are prohibited except in the temporary situations exempted in subsection 8-9-2-C of this chapter.~~

6. ~~Changeable Copy Signs: Changeable copy signs are prohibited except the following:~~

a. ~~Time/Temperature Signs: Time/Temperature signs exempted in subsection 8-9-2-C of this chapter.~~

b. ~~Theater Marquee Signs: Theater marquee signs for films, plays and other shows;~~

c. ~~Tavern, Café Signs: Tavern and café signs for changing entertainment, one per establishment;~~

d. ~~Fuel Station: Fuel station price signs, two (2) per station.~~

e. ~~All permitted changeable copy signs must conform to the other regulations of this chapter.~~

G. ~~PERMITTED SIGNS:~~

1. ~~Outdoor Posters: Outdoor posters up to 12 square feet in area are permitted if displayed in cases permanently attached to a building or other structure.~~

2. ~~Subdivision Signs: One on premises, 32 square foot, permanent, unlit, identification and directional sign shall be allowed for a subdivision.~~

3. ~~Occupation Signs: Customary residential, professional, and home occupation signs, not to exceed six (6) square feet in area, may be erected in any districts.~~

4. ~~Information Signs: One on premise information sign in conjunction with commercial or industrial uses, provided that the surface area does not exceed 32 square feet.~~

5. ~~Agricultural Businesses: Agricultural businesses are allowed one on premises sign not larger than 32 square feet.~~

6. ~~Entry Gate: Entry gate sign shall be permitted for ranch and subdivision identification.~~

7. ~~Posting Notices: Posting notices may be erected anywhere on a parcel of land, as long as they are spaced no closer than the minimum spacing provided by state laws, and the sign face does not exceed two (2) square feet, i.e., "No Trespassing", etc.~~

8. ~~Business Not Located in Shopping Center: One on premise, permanent sign per street frontage for a business not located within a shopping center provided the surface area does not exceed 32 square feet, 20 in height, and may be lit upon approval.~~

9. ~~Signs Located On Building: One permanent sign located on a building for the occupant as listed in Table A. The size of a sign is calculated from the linear feet of the occupant's share of building frontage on street, sidewalk or parking lot.~~

TABLE A

Occupant's Frontage In Linear Feet	Sign Area in Square Feet
60	15-30
70	30-45
80	45-60
90	60-75
100	75-90
125	over 90

H. ~~NONCONFORMING SIGNS:~~

1. ~~Definition: A nonconforming sign is any sign that was in place prior to December 8, 1997, but does not conform to the requirements of this chapter as it may be amended from time to time.~~

2. ~~Alteration; Relocation; Destruction: Nonconforming signs that are to be structurally altered as to size and shape, relocated, or destroyed by an act of God, or the business nature and/or ownership has changed shall be made to conform at the time of the change and a permit applied for.~~

3. ~~Continuance of Existing Signs: Each sign that was physically in place prior to December 8, 1997, and which does not conform to the requirements of this chapter, may be continued for a maximum of three (3) years and no longer, this includes, but is not limited to, all lease signs, off-premises signs, and on-premises signs.~~

~~4. Spacing or Minor Physical Nonconformity: Preexisting signs with a spacing or minor physical nonconformity may be dealt with as a variance.~~

~~I. MISCELLANEOUS:~~

~~1. Business Signs: Any business sign can be either single or double faced as long as the same business is displayed on both sides.~~

~~2. Permanently Closed Business: If any business is permanently closed, any signs pertaining to that business must be removed within 30 days.~~

8-9-25: SIGNS NOT ALLOWED:

All signs not expressly allowed by this Chapter are deemed not allowed. Signs not allowed include, but are not limited to, the following.

- i. Rotating, moving, or animated signs involving motion or sound, except for clocks.
- ii. Any sign with audio speakers or any form of pyrotechnics.
- iii. Flashing, blinking, or varying light intensity signs.
- iv. Signs that have a scrolling, flashing, or moving message, except those signs constructed by a governmental entity.
- v. Signs that contain or are an imitation of an official traffic sign or signal or other government sign.
- vi. Any reflective or mirrored sign.
- vii. Streamers.
- viii. Inflatable signs, including but not limited to balloons, gas inflated signs, or similar inflated devices.
- ix. Search lights and beacons.
- x. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

xi. Any sign attached to the roof of a building.

xii. Any abandoned signs.

~~SIGN REMOVAL: Any sign deemed defective or dangerous by the building official shall be repaired or removed by the owner within a time period set by the building official, depending on the perceived danger. If the sign is not removed within the designated time the building official shall have it removed and a \$100.00 fine shall be assessed. Any cost incurred in the sign removal that exceeds the fine shall be paid by the owner. Unpaid costs shall be considered a lien against the property.~~

xiii.

8-9-3: HERITAGE SIGNS

A sign having historical significance, and which advertises an establishment or product no longer in existence or a product no longer being offered, may be designated as a heritage sign.

In order for a sign to be designated a heritage sign, the Planning and Zoning Commission must make written findings that the sign is at least 50 years old, and meets at least one of the following criteria:

- i. The sign has historic character, interest, or value as part of the development, heritage, or cultural characteristics of Teton County.
- ii. The sign is significant as evidence of the history of the product, business, or service advertised.
- iii. The sign embodies elements of design, detailing, materials, or craftsmanship that make it significant or innovative.
- iv. The sign has a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the community.

8-9-4: TEMPORARY SIGNS

The following temporary signs do not require a sign permit but must follow applicable standards.

- i. Temporary signs must be located on private property with the property owner’s consent.
- ii. Temporary signs cannot be located within the public right-of-way.
- iii. Temporary signs cannot be illuminated.
- iv. Specific requirements for temporary signs are listed below.
- v. No premises may display more than 4 temporary signs per year.
- vi. Temporary signs shall have the first date of display affixed to the sign (front or back) at the beginning of each 14 day period

<u>Zoning District</u>	<u>Duration</u>	<u>Size (max)</u>
<u>A-2.5, A-20, R-1, R-2</u>	<u>Allowed 14 days</u>	<u>8 sf per allowed sign</u>
<u>C-1, C-2, C-3, M-1</u>	<u>Allowed 14 days</u>	<u>8 sf per allowed sign</u>

8-9-5: SIGNS ALLOWED WITHOUT A PERMIT

The following signs are allowed and are exempt from 8-9-7 but must follow applicable standards.

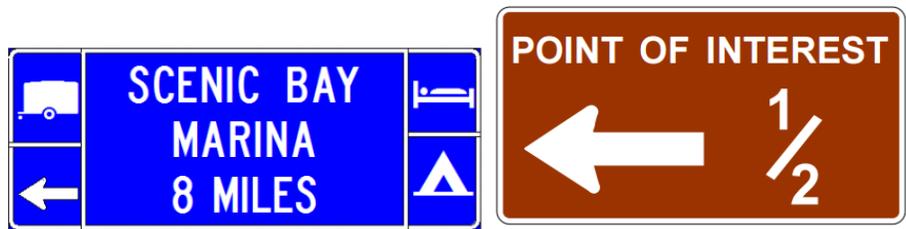
- i. All signs erected in a public right of way by a public agency.
- ii. Official notices issued by any court, public agency, or officer.
- iii. Flags.
 - a. A maximum of 2 flags are allowed per street frontage.
 - b. An individual flag cannot exceed 30 square feet in area.
 - c. The maximum height of a flagpole is 30 feet, measured from the highest point of the flagpole.
- iv. Signs designated by the Planning and Zoning Commission as being Heritage Signs;
- v. A sign installed inside a window for the purposes of viewing from outside the premises. Such signs cannot exceed 10% of the total window area;

- vi. Any government sign, meaning any sign put up by a government agency either required by law or in sponsorship of a government function (a building permit may still be required for the construction of these signs);
- vii. Any directional sign. Parking lot directional signs shall not project higher than 7 feet above the existing grade;
- viii. One Incidental sign per property that does not exceed 6 square feet and does not exceed 6 feet in height,
- ix. Any sign that replaces an equivalent sign within a multi-tenant freestanding sign, so long as it complies with the overall multi-tenant sign plan.

8-9-6: SIGNS ALONG STATE HIGHWAYS AND SKI HILL ROAD

The following regulations apply to signs along State Highways 31, 32, and 33 and Ski Hill Road. The Teton Scenic Byway passes through Teton County. There are Federal regulations that control outdoor advertising along these byways (Title 23, Section 131 of the United States Code).

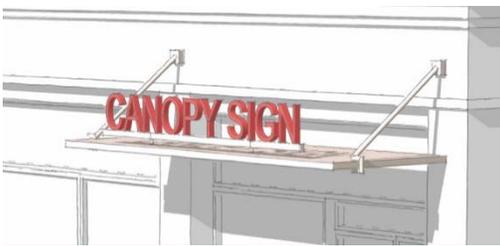
- i. Existing signs may remain in accordance with 8-9-1(E).
- ii. No new outdoor advertising signs shall be constructed within 650 feet of the right of way of these roads, which is visible from these roads.
- iii. Only State Approved Single Business Off-Premise Outdoor Advertising Signs, State Approved Multi-Business Signs, State Approved Point of Interest Signs, and State Approved Tourist Oriented Directional Signs are permitted. These are signs that meet State of Idaho Transportation Department dimensional and design standards, are located in the state highway right-of-way, approved by ITD, and must be supplied/installed by ITD. Teton County should be notified when an application is made to ITD.



8-9-7: SIGNS REQUIRING A PERMIT

A. SIGN TYPES:

The following signs are allowed following the issuance of a sign permit.

<u>Sign Descriptions</u>	
<u>Specific Sign Types</u>	<u>Illustration</u>
<u>Building Signs</u>	
<p><u>Wall Sign. A building sign applied to or attached to the outside wall or surface of a building or structure, the display surface of which does not project more than 1 foot from the outside wall of the building or structure.</u></p>	
<p><u>Awning Sign. A building sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning valance material as an integrated part of the awning itself.</u></p>	
<p><u>Canopy Sign. A building sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.</u></p>	
<p><u>Projecting Sign. A building sign attached to the outside wall or surface of a building or structure at a 90-degree angle, extending more than 1 foot from the outside wall of the building or structure.</u></p>	
<p><u>Hanging Sign. A building sign attached to the underside of a beam or ceiling of a porch, gallery or similar covered area.</u></p>	

<u>Sign Descriptions</u>	
<u>Specific Sign Types</u>	<u>Illustration</u>
<u>Freestanding Signs</u>	
<p><u>Monument Sign. A freestanding sign which is wholly independent of a building for support attached to the ground along its entire width to a continuous pedestal.</u></p>	
<p><u>Double Post Sign. A freestanding sign where the primary support is supplied by two posts positioned no more than 2 inches from the outer edge of the sign face.</u></p>	
<p><u>Single Post Sign. A freestanding sign where the primary support is supplied by a single post and where the sign hangs from a bracket or support.</u></p>	
<u>Other</u>	
<p><u>Entry Feature Sign. A sign permanently affixed to the ground which is wholly independent of a building for support, is located at the entry of a subdivision, and is approved with the subdivision.</u></p>	
<p><u>Sidewalk Sign. A movable sign not secured or attached to the ground or surface upon which it is located.</u></p>	

B. SIGN TYPES ALLOWED BY ZONING DISTRICT

Signs are allowed by district. Specific requirements for each sign are shown on the following pages.

	<u>A-2.5</u>	<u>A-20</u>	<u>R-1</u>	<u>R-2</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>M-1</u>
<u>Building Signs</u>								
<u>Wall Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Awning Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Canopy Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Projecting Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Hanging Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Freestanding Signs</u>								
<u>Monument Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Double Post Sign</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single Post Sign</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Other Signs</u>								
<u>Entry Feature Sign</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sidewalk Sign</u>	--	--	--	--	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>P = sign type allowed -- = sign type not allowed</u>								

- a. The maximum total sign area may be allocated among the permitted signs in each district, provided that each sign conforms to the applicable regulations of the district in which the sign is located and the applicable regulations for the sign type.
- b. In no case may the total area of all signs on a particular site exceed the maximum total sign area given for a site in a particular zoning district.
- c. Heritage signs do not count toward the maximum total sign area or the maximum number of permitted signs.

C. ALLOCATION OF SIGN AREA

- a. The maximum sign area for each sign type is determined by district and is established below. There must be a building on the property to increase the size
- b. Building frontage is determined by measuring the total length of each street-facing building facade that runs approximately parallel with the street the sign is intended to be viewed from. Non street-facing building facades are not allocated sign area, however, sign area allocated to a street-facing building facade may be

used on a non-street-facing building facade. Sign allocation from one street-facing building facade cannot be transferred to another street-facing building facade.

- c. Street frontage is that portion of a lot that abuts a public or private street. A lot that abuts one street has one street frontage, a lot that abuts 2 streets has 2 street frontages, a lot that abuts 3 streets has 3 street frontages, and a lot that abuts 4 streets has 4 street frontages.

D. SIGN DESIGN STANDARDS FOR NON-TEMPORARY SIGNS

- a. All Zoning Districts

- i. All signs shall be made of durable materials such as wood and metal or others deemed similar in appearance

- b. Rural and Residential Zoning Districts (A-2.5, A-20, R-1, R-2)

- i. Signs shall feature muted colors consisting of warm earth tones

- ii. No fluorescent colors or reflective surfaces shall be permitted

8-9-8: SIGN TYPES AND STANDARDS

A. Wall Sign



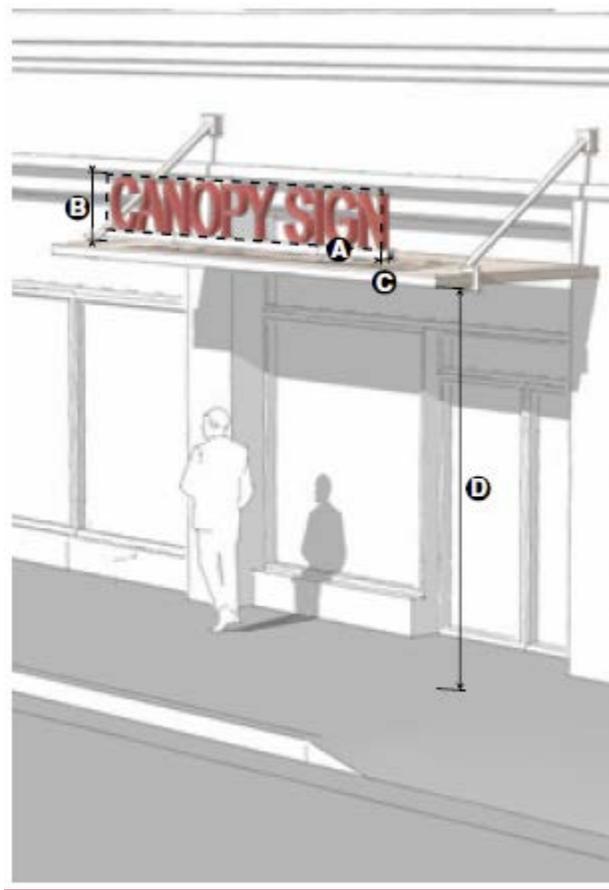
<p><u>Description</u></p>	<p><u>Dimensions</u></p>	
<p><u>A building sign applied to or attached to the outside wall or surface of a building or structure, the display surface of which does not project more than 1 foot from the outside wall of the building or structure.</u></p>	<p><u>Allocation of sign area</u></p>	<p><u>see 8-9-7(C)</u></p>
<p><u>General Provisions</u></p>	<p><u>Size</u></p>	
<p><u>• A wall sign must be placed no higher than 18 feet above the sidewalk.</u></p>	<p><u>M-1</u></p>	<p><u>40 sf max</u></p>
<p><u>• No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.</u></p>	<p><u>Projection - measured from building facade</u></p>	<p><u>1' max</u></p>
<p><u>• A wall sign cannot cover windows or architectural details.</u></p>	<p><u>Right of Way Encroachment</u></p>	
<p><u>• A wall sign may be externally or internally illuminated in accordance with 8-9-8(L).</u></p>	<p><u>May encroach over the public sidewalk but not over any public street or alley.</u></p>	

B. Awning Sign



Description	Dimensions	
<p><u>A building sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning valance material as an integrated part of the awning itself.</u></p>	<p><u>Allocation of sign area</u></p>	<p><u>see 8-9-7(C)</u></p>
<p><u>General Provisions</u></p>	<p><u>Size</u></p>	
<ul style="list-style-type: none"> • <u>An awning sign cannot extend outside the awning.</u> 	<p><u>M-1</u></p>	<p><u>20 sf max</u></p>
	<p><u>Height</u></p>	<p><u>1' max</u></p>
<ul style="list-style-type: none"> • <u>Only awnings over ground story doors or windows may contain signs.</u> • <u>One sign is allowed per awning. A sign may be on either the front or side valance (but no on both).</u> • <u>Signs are not allowed on the sloping face of an awning.</u> • <u>An awning sign cannot be illuminated.</u> 	<p><u>Right of Way Encroachment</u></p>	
	<p><u>May encroach over public sidewalk but not over a public street or alley. Sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.</u></p>	

C. Canopy Sign



Description

A building sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.

Dimensions

<u>Allocation of sign area</u>	see 8-9-7(C)
--------------------------------	--------------

General Provisions

- A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
- A maximum of one sign is allowed per canopy.
- A canopy sign may be externally or internally illuminated in accordance with 8-9-8(L).

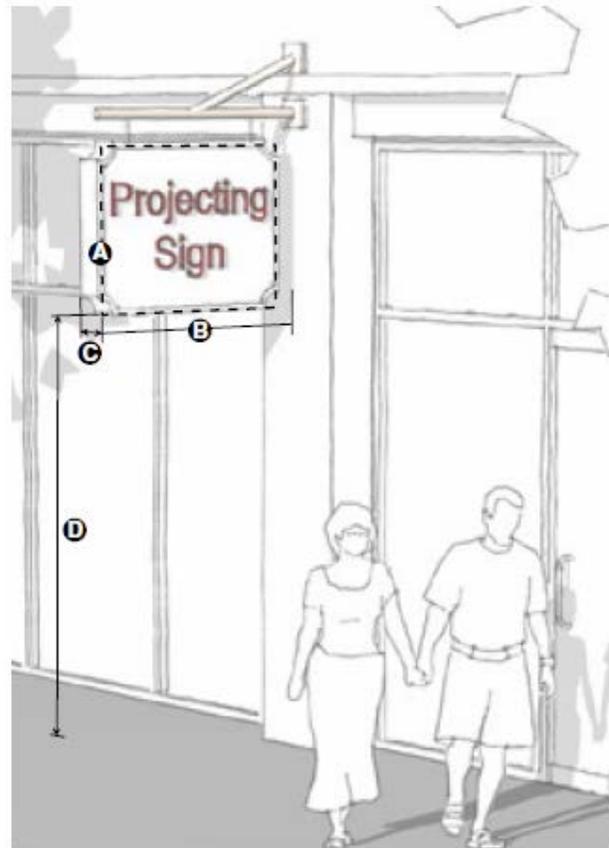
Size

<u>M-1</u>	32 sf max
<u>Height</u>	2' max
<u>Depth</u>	1' max
<u>Clear height</u>	
<u>above sidewalk</u>	9' min
<u>above parking area or driveway</u>	14' min

Right of Way Encroachment

May encroach over public sidewalk but not over a public street or alley. Sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.

D. Projecting Sign



Description

A building sign attached to the outside wall or surface of a building or structure at a 90-degree angle, extending more than 1 foot from the outside wall of the building or structure.

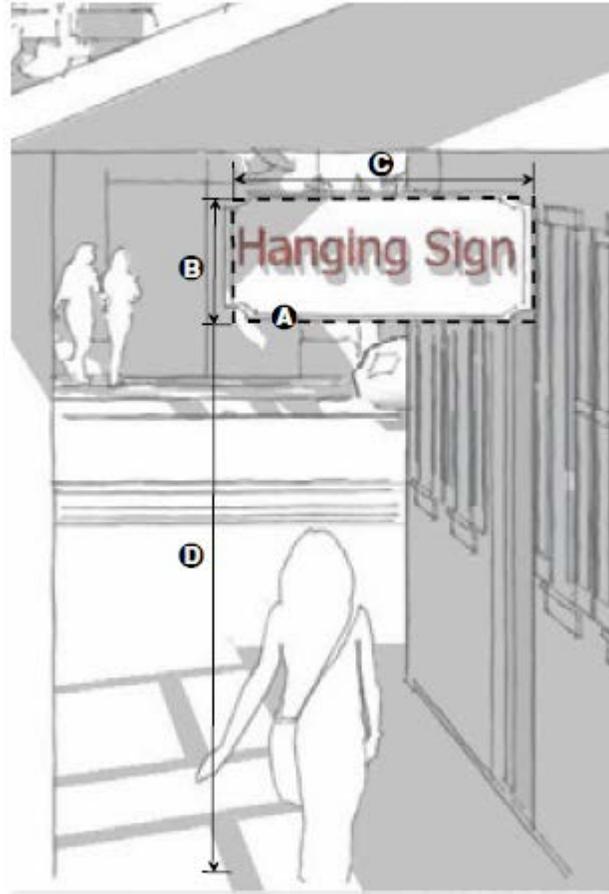
Dimensions

<u>Allocation of sign area</u>	<u>see 8-9-7(C)</u>
<u>Size</u>	
<u>M-1</u>	<u>20 sf max</u>
<u>Projection - measured from building facade</u>	<u>4' max</u>
<u>Width</u>	<u>1' max</u>
<u>Clear height</u>	
<u>above sidewalk</u>	<u>9' min</u>
<u>above parking area or driveway</u>	<u>14 min'</u>
<u>Right of Way Encroachment</u>	
<u>May encroach over public sidewalk but not over a public street or alley. Sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.</u>	

General Provisions

- A projecting sign must be located below the window sills of the second story on a multi-story building or below the roof line on a single-story building.
- Only one projecting sign is allowed per tenant per street frontage.
- A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both frontages may be used.
- A projecting sign may only be externally illuminated in accordance with 8-9-8(L).

E. Hanging Sign



Description

A building sign attached to the underside of a beam or ceiling of a porch, gallery or similar covered area.

Dimensions

<u>Allocation of sign area</u>	see 8-9-7(C)
<u>Size</u>	3 sf max
<u>Height</u>	2' max
<u>Width</u>	3' max
<u>Clear height</u>	
<u>above sidewalk</u>	9' min
<u>above parking area or driveway</u>	14 min'
<u>Right of Way Encroachment</u>	
May encroach over public sidewalk but not over a public street or alley. Sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.	

General Provisions

- A hanging sign must be located within 5 feet of an accessible building entrance.
- A hanging sign cannot be illuminated.

F. Monument Sign



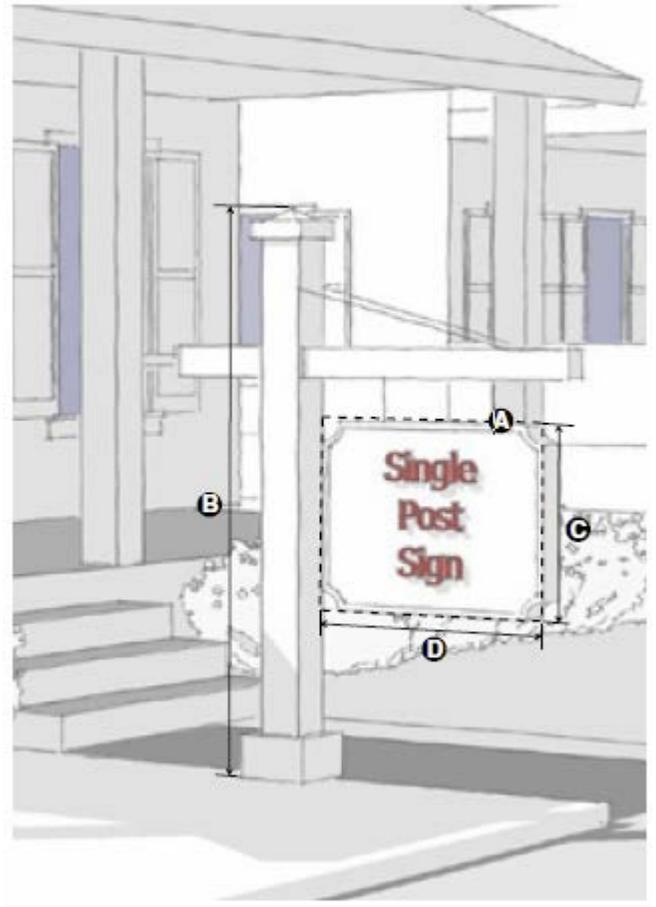
Description	Dimensions	
<p><u>A freestanding sign which is wholly independent of a building for support attached to the ground along its entire width to a continuous pedestal.</u></p>	<p><u>Allocation of sign area</u></p>	<p><u>see below</u></p>
<p><u>General Provisions</u></p>	<p><u>Size (by number of tenants)</u></p>	
<ul style="list-style-type: none"> <u>Only one freestanding sign is allowed per street frontage, except that one additional freestanding sign is allowed for properties with 500 feet or more of street frontage.</u> 	<p><u>1 tenant</u></p>	<p><u>24 sf max</u></p>
<ul style="list-style-type: none"> <u>Monument signs must display the street address of the property. If the area of the address is 5 square feet or less, the area does not count towards the allocation of sign area.</u> 	<p><u>2 to 3 tenants</u></p>	<p><u>32 sf max</u></p>
<ul style="list-style-type: none"> <u>A monument sign must be set back at least 10 feet from the primary or side street lot line and 15 feet from a side lot line.</u> 	<p><u>5 or more tenants</u></p>	<p><u>40 sf max</u></p>
<ul style="list-style-type: none"> <u>A monument sign may be externally or internally illuminated in accordance with 8-9-8(L).</u> 	<p><u>Height</u></p>	
	<p><u>M-1</u></p>	<p><u>10' max</u></p>
	<p><u>Base height</u></p>	
	<p><u>M-1</u></p>	<p><u>2' min</u></p>
	<p><u>Right of Way Encroachment</u></p>	
	<p><u>Not allowed.</u></p>	

G. Double Post Sign



<u>Description</u>	<u>Dimensions</u>	
<p>A freestanding sign where the primary support is supplied by two posts positioned no more than 2 inches from the outer edge of the sign face.</p>	<u>Allocation of sign area</u>	see below
<u>General Provisions</u>	<u>Size</u>	16 sf max
<ul style="list-style-type: none"> Only one freestanding sign is allowed per street frontage, except that one additional freestanding sign is allowed for properties with 500 feet or more of street frontage. A double post sign must be set back at least 10 feet from the front lot line and 15 feet from a side lot line. A double post sign must display the street address of the property. If the area of the address is 5 square feet or less, the area does not count towards the allocation of sign area. A double post sign may only be externally illuminated in accordance with 8-9-8(L). 	<u>Height</u>	4' max
	<u>Right of Way Encroachment</u>	
	Not allowed.	

H. Single Post Sign



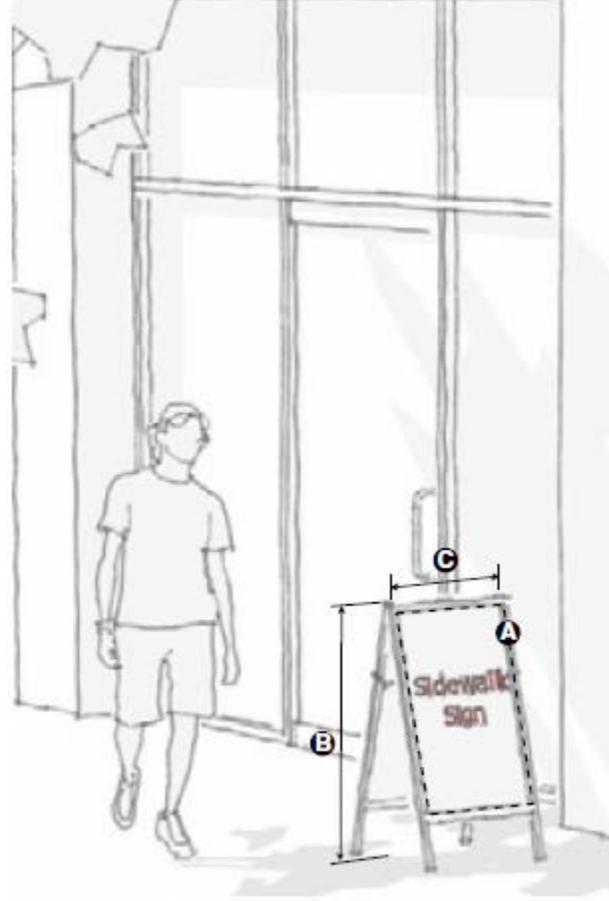
Description	Dimensions	
<p>A freestanding sign where the primary support is supplied by a single post and where the sign hangs from a bracket or support.</p>	<p>Allocation of sign area</p> <p style="text-align: right;">see below</p>	
<p><u>General Provisions</u></p>	<p><u>Size</u></p>	<p><u>16 sf max</u></p>
<ul style="list-style-type: none"> • <u>The hanging bracket must be an integral part of the sign design.</u> • <u>Only one freestanding sign is allowed per street frontage, except that one additional freestanding sign is allowed for properties with 500 feet or more of street frontage.</u> • <u>A single post sign must be set back at least 10 feet from the front lot line and 10 feet from a side lot line.</u> • <u>A single post sign may only be externally illuminated in accordance with 8-9-8(L).</u> 	<p><u>Height</u></p>	<p><u>6' max</u></p>
	<p><u>Length</u></p>	<p><u>4' max</u></p>
	<p><u>Width</u></p>	<p><u>4' max</u></p>
	<p><u>Right of Way Encroachment</u></p>	
	<p><u>Not allowed.</u></p>	

I. Entry Feature Sign



<u>Description</u>		<u>Dimensions</u>	
<p><u>A feature permanently affixed to the ground which is wholly independent of a building for support, is located at the entry of a subdivision and is approved with the subdivision.</u></p>	<u>Allocation of sign area</u>	<u>see below</u>	
	<u>General Provisions</u>	<u>Size</u>	<u>24 sf max</u>
<ul style="list-style-type: none"> <u>One entry feature sign is allowed per street frontage.</u> <u>An entry feature sign must be set back at least 15 feet from the front property line and 15 feet from a side property line.</u> <u>An entry feature sign may only be externally illuminated in accordance with 8-9-8(L).</u> 	<u>Height</u>	<u>8' max</u>	
	<u>Right of Way Encroachment</u>		
	<u>Not allowed.</u>		

J. Sidewalk Sign



Description	Dimensions	
<u>A movable sign not secured or attached to the ground or surface upon which it is located.</u>	<u>Allocation of sign area</u>	<u>see below</u>
<u>General Provisions</u>	<u>Size</u>	<u>9 sf max</u>
<ul style="list-style-type: none"> • <u>Each ground floor tenant may have one sidewalk sign located adjacent to the primary facade with the principal customer entrance, or up to 8 feet from that facade.</u> 	<u>Height</u>	<u>4' max</u>
<ul style="list-style-type: none"> • <u>A sidewalk sign must be removed and placed indoors at the close of business each day.</u> 	<u>Width</u>	<u>3' max</u>
<ul style="list-style-type: none"> • <u>A sidewalk sign cannot obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility. A minimum sidewalk clearance of 6 feet in width must be maintained.</u> 	<u>Right of Way Encroachment</u>	
<ul style="list-style-type: none"> • <u>A sidewalk sign must have a locking arm or other device to stabilize the structure.</u> 	<p><u>May encroach on a public sidewalk but not over a public street or alley. The sign cannot obstruct vehicular, bicycle or pedestrian traffic and it must comply with ADA clearance and accessibility. A minimum sidewalk clearance of 6 feet in width must be maintained.</u></p>	
<ul style="list-style-type: none"> • <u>A sidewalk sign cannot be illuminated.</u> 		

K. SIGN MEASUREMENTS

a. Sign Area

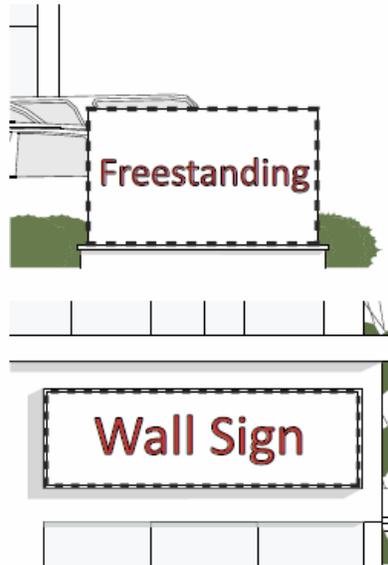
- i. Sign area includes the area of the smallest enclosing circle, half-circle, parallelogram, or triangle that encloses all of the letters, figures or symbols that comprise the sign message.**



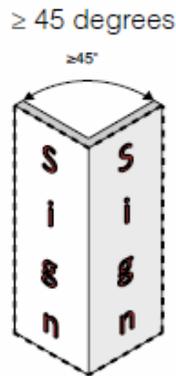
- ii. Irregular shapes are calculated by up to a maximum of 3 connected shapes.**



- iii. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign and the background used to differentiate the sign from the structure on which it is mounted.**

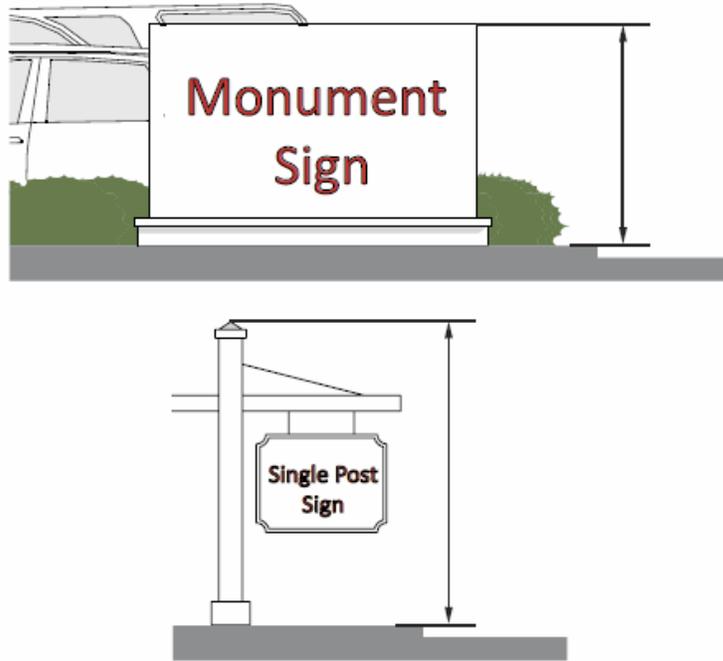


- iv. Sign area does not include any structure supporting the sign unless the support structure forms a part of the message being displayed.
- v. The area for a sign with more than one face is computed by adding together the area of all sign faces greater than 45 degrees; if the sign face angle is less than 45 degrees, only the area of the largest sign face is computed as part of the sign area.



b. Sign Height

- i. The total height of a ground sign is measured from the highest point of the sign or supporting structure to the finished grade directly below it.
- ii. The height may not be artificially increased by the use of mounding.



L. ILLUMINATION

Illumination of signs must be in accordance with the following requirements.

a. Illumination Permitted by Sign Type

	<u>Internal</u>	<u>External</u>
<u>Building Signs</u>		
<u>Wall Sign</u>	<u>Allowed</u>	<u>Allowed</u>
<u>Awning Sign</u>	<u>Not allowed</u>	<u>Not allowed</u>
<u>Canopy Sign</u>	<u>Allowed</u>	<u>Allowed</u>
<u>Projecting Sign</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Hanging Sign</u>	<u>Not allowed</u>	<u>Not allowed</u>
<u>Freestanding Signs</u>		
<u>Monument Sign</u>	<u>Allowed</u>	<u>Allowed</u>
<u>Double Post Sign</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Single Post Sign</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Other Signs</u>		
<u>Entry Feature Sign</u>	<u>Not allowed</u>	<u>Allowed</u>
<u>Sidewalk Sign</u>	<u>Not allowed</u>	<u>Not allowed</u>

b. Prohibited Light Sources

- i. Blinking, flashing, and chasing.
- ii. Bare bulb illumination.
- iii. Colored lights used in any manner so as to be confused with or construed as traffic control devices.
- iv. Direct reflected light that creates a hazard to operators of motor vehicles.
- v. Lights that outline property lines, sales areas, roof lines, doors, windows, or similar area are not allowed, except for seasonal lighting.
- vi. Lamps that exceed a color temperature of 3200K.

c. Externally Illuminated Signs

- i. An externally illuminated sign is characterized by the use of artificial light reflecting off its surface.
- ii. Illumination must be by top-mounted fixtures aimed downward, and they cannot exceed 200 lamp lumens per square foot of sign face.
- iii. Illumination shall be incorporated into the sign bracket when possible

d. Internally Illuminated Signs

- i. An internally illuminated sign is characterized by the use of artificial light projecting through its surface.
- ii. All lamps intended for internal illumination must be fully concealed from view.
- iii. Internal illumination cannot exceed 300 lamp lumens per square foot of sign area.
- iv. For internally illuminated signs on a background, no more than 50% of the sign area may be composed of lighter-colored surfaces (white, off-white, gray, cream, or pale shades of other colors), as opposed to opaque, darker-colored, or back-lit surfaces.
- v. Exposed neon is not allowed, except one window sign stating “open” that is not greater than 5 square feet in area and does not exceed 30% of the window area, limited to one per establishment.

e. Illumination Curfew

- i. The illumination of signs is prohibited between the hours of 11 p.m. or the time of closing of the related business, whichever is later, and 30 minutes prior to the time of reopening.

M. CHANGEABLE COPY

a. Types of Changeable Copy

i. Manual Changeable Copy

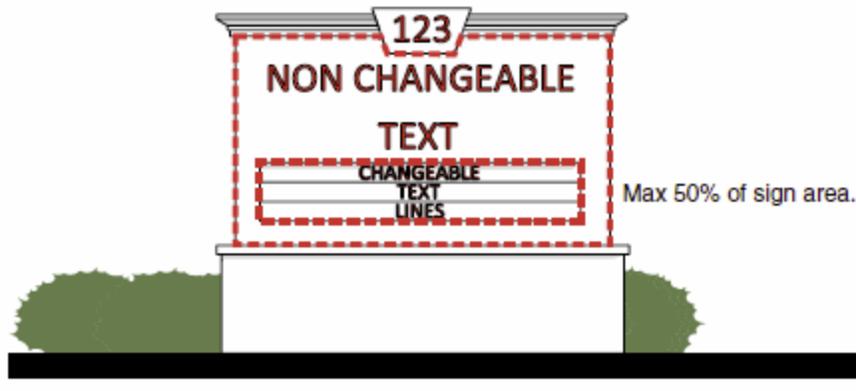
1. A sign or portion of a sign that has a reader board for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device and is changed or re-arranged manually or mechanically with characters, letters, or illustrations that may be changed or rearranged without altering the face or the surface of the sign, such as a marquee sign.

ii. Digital Changeable Copy

1. A sign or portion of a sign that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the sign.

b. Signs Allowing Manual Changeable Copy

- i. Manual changeable copy is allowed in conjunction with an allowed wall or monument sign provided the changeable copy portion is no greater than 50% of the sign area.



c. Signs Allowing Digital Changeable Copy

- i. Digital changeable copy is allowed in conjunction with an allowed wall or monument sign.
- ii. Digital changeable copy is not allowed in Scenic Corridor Design Review Overlay.
- iii. Any image or message or portion of the image or message must have a static display for minimum duration of 24 hours, except for the display of time or temperature, which must have a minimum duration of 8 seconds.
- iv. No portion of the image or message may flash, scroll, twirl, change color or in any manner imitate movement.
- v. The sign must not exceed a maximum illumination of 300 lumens during daylight hours and a maximum illumination of 50 lumens between dusk to dawn as measured from the sign's face at maximum brightness.

8-9-9: APPEAL:

Any affected person unsatisfied with an administrative decision on a Sign Permit application that is related to a requirement in this Code can file an appeal.

A. Appeal Submittal:

- a. To begin the appeal process, submit a complete application form, along with the required application fees, to the County. The appeal application must be filed within 14 days of the date of decision.
- b. An official denial letter must be provided to the applicant prior to the application of an appeal.

B. Appeal Review:

- a. Appeal of the Planning Administrator's decision
 - i. Any appeal received and all papers constituting the record relating to the action appealed will be transmitted by the Planning Administrator to the Commission for a public meeting within 30 days of receipt by the Planning Administrator of a complete application.
 - ii. The Commission will, during a regularly scheduled public meeting, make findings and render a decision within 30 days after the public meeting on the administrative appeal.
- b. Appeal of the Commission's' decision
 - i. Any appeal received and all papers constituting the record relating to the action appealed will be transmitted by the Planning Administrator to the Board for a public meeting within 30 days of receipt by the Planning Administrator of a complete application.
 - ii. The Board will, during a regularly scheduled public meeting, make findings and render a decision within 30 days after the public meeting on the administrative appeal.
- c. Appeal of the Board's decision
 - i. Applicants or affected property owners shall have no more than 14 days after the written decision is delivered to request reconsideration by the Board.
 - ii. Any reconsideration request received and all papers constituting the record relating to the action appealed will be transmitted by the Planning Administrator

to the Board for a public meeting within 30 days of receipt by the Planning Administrator of a complete application.

iii. If still not satisfied with a decision of the Board, one may pursue appeals to District Court within 28 days of the written decision being delivered.

C. Pursuit of Other Approvals While Appeal is Pending:

a. The filing of an appeal means you can no longer move forward with any other approvals related to your development project until a decision has been made related to the appeal.

D. Criteria for Appeal Review:

a. The criteria for approving or denying the request are the same used for the original decision by the Planning Administrator. The Commission may affirm or reverse the Planning Administrator’s decision based on the applicable standards in this Code.

~~A.—— RIGHT TO APPEAL: The sign applicant may appeal the decision of the Planning Administrator, provided the written appeal is filed with Planning Department within five (5) working days after the decision of the Planning Administrator is made. (amd. 2011-05-12)~~

~~B.—— COMMISSION ACTION: The Planning & Zoning Commission shall schedule to hear the appeal during their next available regular meeting, but no later than 45 days after the appeal request is received. The Planning and Zoning Commission shall approve, disapprove, or modify the action of the Planning Administrator. (amd 2013-04-11; amd. 2011-05-12)~~

~~8-9-7:—— VARIANCE PROCEDURE: The planning and zoning commission may recommend to the board of county commissioners, as a result of unique circumstances such as topographical physical limitations, a variance from the provision of this chapter on a finding that undue hardship results from the strict compliance with specific provisions or requirements of this chapter or that application of such provisions or requirements is unpractical.~~