

TITLE 9

LAND USE CODE

Chapter 12: Standards

Article 02: Design Review

Article 04: Design Standards

Article 06: Sign Standards

CHAPTER 12

ARTICLE 2

DESIGN REVIEW

- 9-12-02-1: AUTHORITY
- 9-12-02-2: PURPOSE
- 9-12-02-3: GENERAL APPLICABILITY
- 9-12-02-4: EFFECT OF OTHER PROVISIONS:
- 9-12-02-5: DESIGN REVIEW PROCEDURES:
- 9-12-02-6: DESIGN AREAS

9-12-02-1: AUTHORITY

This Chapter is adopted pursuant to authority granted by 67-6518 of Idaho Code. The provisions contained herein are declared to be minimum requirements.

9-12-02-2: PURPOSE

Standards are set forth to further safety and livability in the city, thus promoting the general welfare; implement the Tetonia Comprehensive Plan; encourage landscaping and the planting of trees throughout the city; and, provide planning and design guidelines to facilitate orderly development.

9-12-02-3: GENERAL APPLICABILITY

- A. Exclusion: An individual single-family dwelling on a single parcel, an individual twin home (two residential units sharing a common wall) and an individual townhouse consisting of a maximum of two (2) dwelling units are excluded from the requirements of design review
- B. Design review applies to proposed development in the city and city impact area including but not limited to:
 - 1. Sites: commercial and planned unit development, open space, parking areas, business park, common areas within a subdivision, signs, changes in land use such as residential-to-commercial conversions and other site development.
 - 2. Buildings: commercial, manufacturing, public, institutional, office, professional, multifamily residential, signs on a building and other building development.
 - 3. Existing Building and/or Site: Exterior building remodeling or repainting with a color different from what is existing, building use change, enlargement or expansion of sites or buildings, and remodeling or expansion of signs.

9-12-02-4: EFFECT OF OTHER PROVISIONS:

If any provision of this Chapter is found to be in conflict with any other provision of any zoning, building, fire safety or health ordinance or other provision of this code, the provision, which establishes the higher and/or more restrictive standard shall prevail.

9-12-02-5: DESIGN REVIEW PROCEDURES:

- A. Application and Fee Required: A completed application provided by the city and payment of a fee set by resolution of city council submitted to the city clerk shall become a formal request for design review.
 - 1. Site and Building Design Review Application: The application shall include site, building, landscaping and/or signage design review.
 - 2. Building and/or Sign Design Review Application: The application is for two or less buildings and/or two or less signs.
 - 3. The planning and zoning commission may request more information before making a recommendation to city council. Requested information should be submitted in a timely manner. The applicant should provide the planning and zoning commission with requested information within sixty (60) days of the initial request or the application may be denied and a new application and fee may be required.
- B. Planning and Zoning Commission Action: By no later than sixty (60) days from the date the formal application was first reviewed, the planning and zoning commission shall recommend, recommend conditionally or recommend disapproving the design plans. The reasons for such action shall be stated in writing, a copy of which shall be attached to one copy of the design plans and returned to the applicant.

9-12-02-6: DESIGN AREAS

- A. The city engineer shall review and report in writing on all important provisions of site design and assist the planning and zoning commission.
- B. Site Design:
 - 1. Traffic: The site plan design shall minimize impact of traffic on adjacent streets, provide for the pedestrian, and provide appropriate, safe parking lot design.
 - 2. Landscaping: Landscaping shall ensure harmony with adjacent development; provide screening and site and sound buffering; preserve environmental features; beautify the city; and, provide adequate maintenance features.
 - 3. Grading and Drainage: Grading and drainage shall provide for storm drainage, erosion control and flood prevention.
 - 4. Signage: Signing for any project should provide for business identification and minimize clutter and confusion on and off the site, and shall be in compliance with sign regulations.

5. Utilities: Utility service systems shall not detract from building or site design. Cable, electrical, and telephone service systems shall be installed underground.

6. Outdoor Lighting: Effective outdoor lighting should enhance the character of the city; provide safety and security for persons; reduce glare and large variations of lighting levels; and, protect the night sky. Outdoor lighting shall be in compliance with outdoor lighting standards.

C. Building Design:

1. The mass (overall size) of the building should be reviewed for its relationship with existing development in the surrounding area and with the allowed use proposed by the applicant.

2. Openings in the building shall provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment, to provide shadow relief.

3. Buildings should avoid monotonous flat vertical planes.

D. Open Space Development:

1. Open space may be used for parks, recreational areas, historic sites, and scenic preservation.

2. Open Space Classification

a. Playground	Structures such as swings and jungle-gym equipment for preschool to early grade school children. Two acres or smaller should be adequate with a five minute walking time from the nearest residences.
b. Neighborhood	A combination of active and passive recreation for varying age groups. Centrally located within a neighborhood, picnic areas, shade trees, walking paths and play areas should be provided. Two to five acres within ½ mile walking distance of users.
c. Community	Developed with good auto access and parking. Playing fields, playground equipment and picnic areas may be incorporated. Five to ten acres within ½ to three miles maximum distance.
d. Specialty	Unique and specific in the type of use or recreational opportunity such as a golf course, historic site or swimming pool.
e. Linear	Corridors of land providing public access for recreational or transportation purposes. Improvements can include walking, hiking or bicycling paths and horse trails.

E. Streetscape:

1. Streetscape improvements may include street trees, streetlights, pedestrian lighting, bollards, public art, kiosks and furnishings.
2. Streetlights shall be approved by location, category and design.
3. Streetlight spacing may be slightly modified depending upon site constraints and the location of existing streetlights. One hundred to one hundred fifty feet between streetlights shall be a general range for spacing.

F. Sidewalks:

1. Sidewalks shall not be less than 4" in depth.
2. Sidewalks abutting a minor arterial should be a minimum of ten feet (10') wide.
3. Sidewalks abutting a major collector should be a minimum of eight feet (8') wide.
4. Sidewalks abutting a local street should be a minimum of five feet (5') wide.

(Ord. 2008-8)

CHAPTER 12

ARTICLE 04

DESIGN STANDARDS

- 9-12-04-1: ARCHITECTURAL STANDARDS
- 9-12-04-2: LANDSCAPE STANDARDS
- 9-12-04-3: OUTDOOR LIGHTING STANDARDS
- 9-12-04-4: ALTERNATIVE DESIGN PLAN

9-12-04-1: ARCHITECTURAL STANDARDS

- A. Purpose: Architectural design standards create a visual representation of city values, increase aesthetic appeal and assist in the management of new development.

B. Definitions:

ARCADE:	A series of arches supported by piers or columns.
ARCHITECTURAL STANDARDS:	Statements and graphics intended to direct the planning and development of the built environment in particular manner or style so that the end result contributes positively to the overall development.
AWNING:	A piece of material over a frame before a window.
BALCONY:	A platform projecting from an upper story and enclosed by a railing.
BAY WINDOW:	A set of two or more windows that protrude out from the wall. The window is moved away from the wall to provide more light and wider views.
BREEZEWAY:	A structure for the principal purpose of connecting a main building or structure on a property with other buildings.
BRICK VENEER:	A type of wall constructed with facing brick covering a backing wall of frame or masonry.
CANOPY:	A projection or hood over a door, window, niche, etc.
CEDAR SHINGLE:	A roofing material made of durable wood.
CEMENT BLOCKS:	Mass produced building blocks made from pouring concrete into a mold.
CEMENT PLASTER:	A mixture of sand and cement that is applied to the exterior foundation wall beneath ground level to aid in watering proofing.
CLAPBOARD:	Overlapping horizontal boards that cover the timber-framed wall of a house.
COLUMN:	A slender, upright structure, usually a supporting member in a building. Freestanding or self-supporting structural element carrying forces mainly in compression; either stone, steel, brick, or concrete.

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

CONCRETE:	A mixture of sand, cement and aggregate (stone or gravel) that may be reinforced with ferrous metals.
CONCRETE BLOCKS:	Masonry blocks commonly used for foundation and backing walls.
CORNICE:	Decorative projection along top of wall.
CUPOLA:	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret.
DENTIL:	A molding motif that projects from the edge of a roofline or cornice.
DORMER WINDOW:	A window placed vertically in a sloping roof that has a tiny roof of its own. Most often seen in second-floor bedrooms.
EAVES:	The under part of a sloping roof overhanging a wall.
ELEVATION:	A drawing that views a building from any of its sides; vertical heights above a reference point such as above sea level.
ENTABLATURE:	The upper horizontal part of an order, between a capital and the roof; it consists of the architrave, frieze, and cornice.
FAÇADE:	Any important face of a building, usually the principal front with the main entrance.
FACE BRICK:	A finished, nondefective brick yielding good appearance and construction quality.
FIELDSTONE:	A stone used in its natural shape.
FRIEZE:	The middle part of an entablature, often decorated with spiral scrolls (volutes).
GABLE:	The triangular upper portion of a wall at the end of a pitched roof. It typically has straight sides, but there are many variations.
LARGE SCALE STRUCTURE:	Structures that are 25,000 square feet in size and larger. This includes commercial retail and business office buildings, manufacturing and industrial buildings.
MANSARD ROOF:	This roof is flat on top, sloping steeply down on all four sides, thus appearing to sheath the entire top story of a house or other building.
MASONRY:	Stonework or brickwork
OFFSET:	A ledge or recess formed in a wall by a reduction in its thickness above.
PARAPET:	That portion of the wall that extends above the roof (wall surrounding a flat roof).
PEDIMENT:	A decoration over a portico, door or window.
PIER:	A vertical, noncircular masonry support, more massive than a column.
PILASTER:	A column integrated within a wall.

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

PILLAR:	Similar to but more slender than a pier, also noncircular.
PORCH:	An open or enclosed entry to a building. If large enough a porch may become a covered walk.
PORTICO:	A large porch usually with a pediment roof supported by classical columns or pillars.
PROJECTING RIB:	Projected molding or group of moldings.
REVEAL:	The side of an opening for a window or door, which is between the outer edge of the opening and the frame of the window or door.
ROOF PITCH:	Degree of roof slant stated in inches rise per foot.
ROOF RUN:	The horizontal distance from the outside of a bearing wall plate to the center of the ridge rafter.
ROOF SPAN:	Equal to twice the roof run, or the horizontal distance between the outside faces of bearing wall plates.
ROOF TYPES:	Style and shape of roofs: gable, gambrel, hip, mansard, shed, flat, butterfly, and saltbox.
SHINGLES:	Wood, asphalt, or other material that is applied in small sections as an outside covering on roofs of exterior walls to convey the run off of water.
SIDING:	The finished covering on the outside of non-masonry walls of houses and buildings. Shingles, wood siding, aluminum siding, vinyl siding, steel siding, stucco, etc.
SMALL STRUCTURE:	Structures that are under 25,000 square feet in size. This includes commercial retail and business office buildings.
STUCCO:	A mixture of cement, sand, lime and water spread over metal screening or chicken wire or wooden lath on wooden walls to form the exterior covering of and exterior wall.
SURROUND:	The molding trim around a door or window.
veneer wall:	The covering of one wall construction by a second material to enhance wall beauty. (Brick or stone over frame, brick or stone over concrete bloc.
VINYL:	A synthetic type of siding used for its economic value and durability.
WAINSCOT:	A paneling applied to the lower portion of a wall.

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

C. Architectural Standards Schedule:

STANDARD	DISTRICTS													
BUILDING FACADE	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Facades and exterior walls shall provide visual interest by using architectural design variations.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A façade over 100 feet in linear length shall incorporate wall projections or recesses a minimum of four (4') feet depth and a maximum of twenty (20') contiguous feet within each 100 feet of façade length		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	
The façade of a small scale retail commercial building between the height of three feet and eight feet above the walkway grade shall be transparent material such as glass for no less than 35 percent of the horizontal length of the building front.						✓	✓	✓	✓					
Building facades should incorporate color change, texture change, material module change and/or, a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows should include visually prominent forms of framing.					✓	✓	✓	✓	✓	✓	✓			
Detail features shall not be superficially applied trim, graphics or paint.		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ROOF LINE														
Roof lines shall be varied with a change in height every 100 linear feet in the building length.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
Offsets or breaks on roof elevation shall be two (2') feet or greater in height.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓
Flat roofs and roof top equipment shall be concealed from public view.		✓			✓	✓	✓	✓	✓	✓	✓	✓		✓

9-12-04-2: LANDSCAPE STANDARDS

- A. Purpose: Landscape standards are set forth to facilitate landscape planning.
1. Moderate summers, cold winters and a short growing season restrict the variety of species conducive to Tetonia's climate. Providing appropriate guidelines will reduce plant loss and expedite the landscaping process.
 2. Landscaping is an integral part of community design adding to the overall beauty of the city.
 3. The planting of trees provides aesthetic and functional benefits to the city.
- B. Landscape Standards Schedule:

STANDARD	DISTRICT													
REQUIRED LANDSCAPING	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
Landscaping shall cover a minimum of 15% of the gross property area of multifamily housing, including townhouses and condominiums.				✓	✓	✓		✓	✓	✓				
In addition to required landscaping, a minimum of 400 sq. feet of common area/park shall be provided for every 4 multifamily dwelling units, including townhouses and condominiums.				✓	✓	✓		✓	✓	✓				
Landscaping shall cover a minimum of 10% of the gross property area.								✓	✓	✓	✓	✓	✓	
No landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear vision triangle shall be observed in regard to all vegetation.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Accepted nursery standards and practices shall be followed in the planting and maintenance of required landscaped areas.	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All required landscaping shall be permanently maintained in a healthy growing condition by the property owner, the property owner's representative, or the homeowners' association. This includes the maintenance of street trees and/or other landscape materials within or abutting the public right of way adjacent to the subject property.	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IRRIGATION														
All required landscaped areas must be provided with an automatic underground irrigation system.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Irrigation systems must include an appropriate backflow prevention device.			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
PARKING LOT LANDSCAPING														
A landscape strip of not less than 10 feet shall be provided when a parking lot is located adjacent to a public right of way.					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Parking should be located to the side and rear of buildings and should be screened so that it does not dominate the streetscape and shall provide screening of automobile and truck headlights from the public right of way and abutting properties.					✓	✓	✓	✓	✓	✓	✓	✓	✓	
BUFFER AREAS														
When a commercial or manufacturing use abuts a residential use a ten-foot (10') wide by six-foot (6') high landscaped buffer is required.	✓	✓				✓		✓	✓	✓	✓	✓	✓	
All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover in which evergreen plant materials comprise a minimum of sixty percent (60%) of the total plant material used.	✓	✓				✓		✓	✓	✓	✓	✓	✓	
SCREENING														
Screen plantings or other screening methods shall be required to conceal outdoor storage areas, common trash receptacles, service areas, utility buildings and other unsightly uses.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

9-12-04-3: OUTDOOR LIGHTING STANDARDS

A. Purpose: To establish regulations and specifications to effectively manage outdoor lighting.

B. Definitions:

AREA LIGHT:

Light that produces over 1800 lumens and is designed to light an exterior space. Area lights include, but are not limited to, street lights, parking lot lights and yard lights.

DOWNLIGHTING:

Fully shielded light that is directed in such a manner as to shine light rays only below the horizontal plane.

FLOOD LIGHT:

A lamp that produces up to one thousand eight hundred (1800) lumens and is designed to flood a well-defined area with light.

FOOT-CANDLE (FC):

The American unit used to measure the total amount of light cast on a surface (illuminance).

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

FULL CUT-OFF LUMINARIES:	An industry recognized term meaning a luminaire designed and installed such that no light is emitted at or above the horizontal, and limited light (100 candela per thousand lamp lumens) is emitted everywhere between horizontal and 10 degrees below horizontal.
FULLY SHIELDED:	The luminaire and its mounting, taken as a whole, allowing no direct light above the horizontal.
GLARE:	Stray light striking the eye.
HEIGHT (OF LIGHT):	The height shall be measured from grade to the lamp center or flat-lens surface, whichever is lower.
HOLIDAY LIGHTING:	Strings of individual lamps, where the lamps are at least three inches apart and the output per lamp is not greater than fifteen (15) lumens.
ILLUMINANCE:	The amount of light falling on any point of a surface measured in foot-candles or lux. Measurements are taken at ground level with sensor parallel to the ground for horizontal illuminance and measured at five (5) feet above ground with sensor perpendicular to the ground for vertical illuminance.
IESNA:	Illuminating Engineering Society of North America
LAMP:	The generic term for an artificial light source, to be distinguished from the whole assembly. Commonly referred to as "bulb".
LIGHT TRESPASS:	Light falling on the property of another or the public right-of-way when it is not required to do so.
LIGHTING PLAN:	Documents specific to a project or development that describe the location and characteristics of all exterior lighting and the light levels in and adjacent to the property.
LUMINAIRE:	The complete lighting unit, including the lamp, the fixture, and other parts.
MAINTAINED ILLUMINANCE:	The condition just prior to a time when luminaire cleaning and lamp replacement is necessary.

C. General Outdoor Lighting Standards:

1. Shielded Fixtures: All outdoor lighting shall be fully shielded. Full cutoff lights are required.
2. Color: High-pressure sodium lamps shall be used in commercial and public applications, however, metal halide or fluorescent lamps may be permitted for applications where the applicant can show a need for good color rendition that is necessary to the function, such as retail sales lots.
3. Light Trespass: All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the light source. No light fixture shall produce glare or light spillage at any property line exceeding one-half footcandle.
4. Lighting of Flags: The lighting of Federal or State flags shall be permitted provided that the light is a narrow beam and shall minimize light trespass

and/or glare. Downlighting of flags is encouraged. Lowering flags at sunset to avoid the need for lighting is encouraged.

5. Canopy Lighting: Canopy lighting shall be flush with the under surface of the canopy.
- D. Illumination Levels shall be measured with a photometer having a spectral response similar to the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.
- E. Roadway/Streetlights:
 1. All new lighting for streets shall be full cut off.
 2. All streetlights shall use high pressure Sodium lamps.
 3. Height: Streetlights shall not exceed 15 feet in height except where deemed necessary for public health and safety and upon approval by the planning and zoning commission as part of a development application or conditional use permit.
- F. Parking Lots: All parking areas shall be illuminated in accordance with the provisions of this article.
 1. Any lights used to illuminate a site shall be arranged to reflect the light away from the adjoining property.
 2. All site lighting should be recessed or shielded to direct all light downward. Historic style light pole fixtures designed such that the portion of the fixture housing the light is to be exposed as a design element of the light fixture shall be 150 watt high pressure sodium and provide optics to direct light downward.
 3. Light pole fixtures shall have a maximum height of fifteen feet (15').
 4. Lights: Low pressure sodium lights, or 250 watt maximum high pressure sodium lights, shall be the preferred type of site lighting permitted.
 5. Metal halide lighting shall be permitted with the following additional conditions:
 - a. Light wattage shall be a maximum of 320 watts.
 - b. The light fixture shall be no higher than fifteen feet (15').
 - c. The lighting shall be installed, operated, and maintained to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the same area.
 - d. The lighting will not be disturbing to existing or future neighboring uses.
 - e. Historic style light pole fixtures designed such that the portion of the fixture housing the light bulb is exposed as a design element of the light fixture shall not be permitted to have metal halide lighting.
- G. Recreation Areas:
 1. All recreation lighting shall be fully shielded, or be designed or provided with sharp cutoff capability, so as to minimize up-light, spill light, and glare.
 2. All recreational lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. In no case shall recreational lighting occur after 11:00 P.M. except to conclude a specific sporting event that is under way.
 3. All new recreational lighting fixtures shall meet the recommended standard illumination levels for recreational lighting as established by the IESNA.

- H. Service Stations and Retail Sales Lots:
 - 1. Metal halide lamps are permitted.
 - 2. Car Dealerships: Maximum horizontal initial illuminance shall be 5-10 foot-candles at the roadway and 2-5 elsewhere.
 - 3. Convenience Stores with Gasoline Service: Average initial horizontal illuminance shall be no greater than 5 foot-candles in the pump area and 2 foot-candles elsewhere. Full cut off shields are required for all lighting.
- I. Signs: Signs, including directional, project entrance, free standing, building, and monumental signs shall comply with the following requirements:
 - 1. All lighting fixtures shall be aimed and shielded so that light is directed only onto the sign façade. The lamp shall not be visible from streets, roads or properties.
 - 2. Signs that abut residential zones shall be designed, placed and landscaped in such a manner so that the lighting does not trespass onto residential properties. The light shall be confined to the surface of the sign.
 - 3. Externally illuminated signs shall be downlighted. Internally illuminated signs shall have a dark or opaque background.
- J. Exempt Lighting: The following lighting shall be exempt from the provisions of this section:
 - 1. Christmas holiday lighting from November 1 to January 15.
 - 2. Traffic control signals and devices.
 - 3. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
 - 4. Temporary lighting, used for a period not to exceed thirty (30) days in any one year period for festivals, celebrations, or other public activities.
 - 5. Temporary construction lighting.
 - 6. Residential luminaries.
- K. Prohibited Lighting: The following lighting shall be prohibited except as provided in "Exempt Lighting":
 - 1. Unshielded lighting for any purpose.
 - 2. Flashing, blinking and intermittent lights or lights that move or give the impression of movement. Holiday lighting between November 1 and January 15 is permitted.
 - 3. Spotlights may not be affixed to buildings for the purpose of lighting parking lots or sales display lot areas.
 - 4. Searchlights, floodlights, laser source lights, strobe, or flashing lights, illusion lights, or any similar high intensity light shall not be permitted.

9-12-04-4: ALTERNATIVE DESIGN PLAN

A developer may propose an alternative design plan including written documentation that the alternative design plan meets or exceeds the purpose statement of this chapter. Such an alternative design plan shall be submitted with the initial application. (Ord. 2008-8)

TITLE 9 LAND USE CODE - CHAPTER 12 STANDARDS

CHAPTER 12

ARTICLE 06

SIGN STANDARDS

- 9-12-06-1: PURPOSE
- 9-12-06-1: DEFINITIONS
- 9-12-06-2: SIGNAGE STANDARDS
- 9-12-06-3: NONCONFORMING SIGNS
- 9-12-06-4: PROHIBITED SIGNS
- 9-12-06-5: TEMPORARY SIGNS
- 9-12-06-6: SIGNS ON CITY OWNED PROPERTY

9-12-06-1: PURPOSE

Recognizing the interdependence of sign design and placement to site and building design provides a method by which the city may regulate this interdependence to preserve the scenic and environmental quality of the community.

9-12-06-1: DEFINITIONS

If conflict arises between any definition in this article and any other definition within this title, the definition with the more specific and/or more restrictive definition shall control. Any other words or phrases not specifically defined shall be interpreted to give this chapter its most reasonable application.

- | | |
|------------------------|--|
| ADVERTISING STRUCTURE: | A structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting or other advertisement of any kind whatsoever may be placed including statuary for advertising purposes. |
| ANIMATED SIGN: | Any sign, which is designed and constructed to give its message through a sequence or progressive changes or parts or lights or degree of lighting. |
| BANNER SIGN: | Any sign made of lightweight fabric, plastic, or similar material placed at a site in view of the public. Governmental flags or emblems shall not be considered banner signs. |
| CABINET SIGN: | A sign consisting of one or more translucent panels containing sign copy, which are interchangeable and which are affixed to a box or cabinet. Cabinet signs are prohibited. |
| CITY ENTRY SIGN: | A permanent sign identifying the city of Tetonia or the central business district. No advertising is permitted on city entry signage. |

TITLE 9 LAND USE CODE - CHAPTER 12 STANDARDS

CONSTRUCTION SIGN:	An informational sign which identifies the architect, engineer, contractor, or other individual or firms involved with the construction of a building, or announcing the character of the building or enterprise.
DIRECTIONAL SIGN:	A sign which foremost contains words such as "entrance", "enter", "exit", "in", "out", or other similar words or a sign containing arrows or characters indicating traffic directions and used either in conjunction with such words or separately. This sign shall not include business identification.
FREEHANGING SIGNBOARD:	A sign attached underneath a canopy, awning or colonnade.
FREESTANDING SIGN:	A single or multiple faced sign, supported from the ground by one or more columns, uprights or braces.
FRONTAGE:	The length of a lot along a street or other principal public thoroughfare, but not including such length along an alley, watercourse or railroad.
GRADE:	The relative ground level in the immediate vicinity of the sign.
HEIGHT OF SIGN:	The vertical distance from the grade (measured from the centerline of the adjacent roadway) to the highest point of a sign or any vertical projection thereof, including its supporting columns.
ILLUMINATION, EXTERNAL:	A sign that is affected by an artificial light source that is not contained within the sign itself.
ILLUMINATION, INTERNAL:	Illumination of a sign from a light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. This includes characters, letters, figures, designs or outline, which is illuminated by gas, filled luminous tubes, such as neon, argon or fluorescent.
MASTER SIGN PLAN:	A plan designed to show the relationship of signs for any cluster of buildings or any single building housing a number of users or in any arrangement of buildings or shops which constitute a visual entity as a whole.
MONUMENT SIGN:	A freestanding sign with a solid base, including rock signs, or with supports that are designed to be structurally similar to the sign construction, and which incorporate architectural features which complement the sign construction. Pole type supports are not permitted.
MURAL:	A painting, other than a sign, on the outside wall of a building.
NONCONFORMING SIGN:	Any sign, which does not comply with the provisions of this code.
OFF PREMISES SIGN:	Signs located on a separate parcel of land or a separate site from the place where the product, service or business is located.

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

ON PREMISES SIGN:	Signs located on the same parcel of land or a site as the place where the product, service or business is located.
PENNANT SIGN:	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. The display of a single pennant, unattached to another, may be regarded as a type of decorative flag.
POLE SIGN:	A freestanding sign that is supported by one or more poles.
PORTABLE SIGN:	Any sign not designed to be attached to a building or anchored to the ground.
READER BOARD:	A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time.
REAL ESTATE SIGN:	A sign advertising the sale, rental or lease of the premises upon which the sign is maintained; not including a subdivision sign.
ROOF SIGN:	A sign that is erected on or above the roof of a building and which derives its principal support from the roof or from columns or supports extending through the roof.
ROOFLINE:	The upper edge of any building wall or parapet for any flat roof structure; or, the ridgeline at the top of the roof for any gabled or hip roof structure.
SIGN:	Any letters, figures, design, symbol, trademark or device intended to attract attention to any activity or service, place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, including the display of merchandise. Excluded from the definition are official traffic signs or signals, sheriff's notices, court notices or official public notices and the flag of the government or noncommercial institution, and signs not visible from the street or sidewalks.
SURFACE AREA, OF BUILDING:	Actual surface area of the single building face to which a sign is attached, including doors and windows, but excluding the "roof area", as defined in this subsection, and excluding structures for elevators or air conditioning equipment on the roof.
SURFACE AREA, OF SIGN:	The entire area within a single, contiguous perimeter enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any form or other material or color forming an integral part of the display, or used to differentiate such sign from the background against which it is placed.
TEMPORARY SIGN:	A nonpermanent sign intended for use for a short period of time. Includes any banner, pennant or advertising display constructed of canvas, fabric, wood, plastic, cardboard or wallboard, with or without frame. Examples

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

of temporary signs included in this category are construction signs, grand opening displays, real estate signs, "open house" signs, subdivision signs and subdivision directional signs.

VEHICLE SIGN:	Any sign, logo or advertisement placed, painted, attached, or displayed on a vehicle.
WALL SIGN (FLAT):	A sign attached to or erected against the wall of a building or structure with the face of the sign parallel to the plane of said wall, and not extending from over twelve inches (12") from the wall of the building or structure.
WALL SIGN (PERPENDICULAR):	A sign attached to or erected against the wall of a building or structure with the face(s) of the sign perpendicular to the plane of said wall, and not extending over thirty-six inches (36") from the wall of the building or structure.
WINDOW SIGN:	All signs located inside and affixed to, painted on or within three feet (3') of windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three feet (3') of the window.

9-12-06-2: SIGNAGE STANDARDS

A. General Signage Requirements: It is the intent of these requirements to encourage interesting, quality signs. Sign materials and overall appearance shall complement building architecture and colors.

1. Monument signs, wall signs, and free hanging signboards shall be the approved sign styles.
2. Sign illumination shall be in accordance with the provisions of this Title. Internal illumination is prohibited for all signs.
3. A wall sign may be flat or perpendicular to the wall.
4. A freestanding single tenant business shall be allowed two (2) wall signs, provided that, each sign is placed on a different side of the building. The entire building shall be permitted one monument sign for every street it fronts.
5. Any business within a multi-tenant building that is located on a street corner or which fronts two (2) streets shall be allowed two (2) wall signs.
6. A home occupation or home business in a residential zone shall be allowed one (1) wall sign attached to the front or side wall of the dwelling. The sign shall not exceed four (4) square feet.

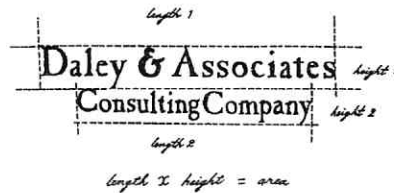
B. Wall Signs:

1. The total area of any wall sign attached parallel to, or painted on the face of a building shall not exceed ten percent (10%) of the total area of the building face to which it is attached or painted.
2. The total area of each side of any wall sign attached perpendicular to the face of a building shall not exceed ten percent (10%) of the total area of the

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

building face to which it is attached.

3. In determining the total area of a sign created with individual letters only, an imaginary vertical line shall be drawn before the first and after the last letter of each word in the sign. Imaginary horizontal lines shall be drawn above and below each word in the sign. The sum of the areas within these intersecting lines shall equal the total area of the individual letter sign. An example of this formula is shown in the following drawing:



4. When graphics are used in combination with letters to create the sign message the graphics shall be included as part of the formula in determining total area. An example of this formula is shown in the following drawing:



C. Monument Signs:

1. Monument signs located within the CD district shall not exceed four feet (4') in height (including the solid base).
2. Other monument signs located within the city shall not exceed eight feet (8') in height (including the solid base).
3. A freestanding single tenant building, not in a commercial/business center, shall be permitted to construct, erect and maintain one monument sign per street that it abuts to identify the business to which it pertains. The exposed surface of any such sign shall not exceed fifty (50) square feet per exposed surface except that the exposed surface of any such sign within forty feet (40') of a building shall not exceed six feet (6') in height and thirty (30) square feet per exposed surface.
 - a. A double-faced monument sign is permitted.
 - b. The minimum distance between any monument sign for an individual business, not in a shopping center, shall be one hundred feet (100'). No monument sign shall be any closer than twenty feet (20') from a monument or other freestanding sign on an adjacent property.
4. A commercial/business center shall be allowed one monument sign per street that it abuts. If the commercial/business center has a single address, the

address shall be located on the monument sign and shall be a size that is readable from the street. The height of any such sign, including the base to which it is attached, shall not exceed twenty feet (20'). The surface area of any such sign shall not exceed one hundred (100) square feet per exposed surface, including any reader board sign or surface.

5. Subdivision monument signs shall be a maximum of eight feet (8') high and shall have a maximum surface area of fifty (50) square feet. A sign may be permitted on each side of any entry road into a subdivision and at the intersection of any collector and/or arterial streets abutting the subdivision.
- D. Directional Signs: Directional signs for an individual business or within the boundaries of a shopping center are permitted only with the approval of the planning and zoning commission. Directional signs shall be three feet (3') high maximum. Business identification is prohibited on directional signs.
- E. Free Hanging Signboards: Free hanging signboards attached under covered porches or canopies, are permitted, but no such sign may exceed eight (8) square feet nor shall any such sign extend beyond the porch or canopy to which it is attached. A minimum distance of seven feet six inches (7'6") shall be required between a walkway and the bottom of a free hanging signboard.
- F. Fuel Island Signs: Fuel island canopies shall be permitted to have a maximum of three (3) signs for the fuel logo only. The signs shall be attached to, or painted on, the canopy face. The height and width of the sign shall be reviewed with regard to its proportional relationship to the height and width of the canopy face to which it is attached or painted. The sign shall be a maximum of twenty (20) square feet but in no case shall the sign cover more than one-third (1/3) of the area of the face of the canopy to which it is attached or painted.
- G. Special Portable Signs: Special portable signs, which are used on an ongoing daily basis throughout the year may be permitted by the city if the following criteria is complied with:
 1. Special portable signs shall require a design review application and planning and zoning commission approval.
 2. Special portable signs shall be unique in character. Materials shall be weatherproofed and shall be properly maintained.
 3. Illumination for special portable signs is prohibited.
 4. No more than one special portable sign shall be permitted for any business.
 5. Special portable signs shall be a maximum of sixteen (16) square feet.
 6. Special portable signs shall be a maximum of five feet (5') in height.
 7. Signs shall only be permitted on, or on the sidewalk adjacent to, the parcel on which the business is located and shall not be permitted on any other parcel except that any multitenant site shall have the sign on the site and not on any other site.
 8. Special portable signs on a public sidewalk abutting the business's parcel may be permitted if a minimum of five feet (5') of unobstructed walkway for pedestrians is provided.
 9. Any sign in a driveway or street sight vision triangle shall be a maximum of thirty two inches (32") high measured from the driveway or street.

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

10. Special portable signs shall be moved inside of the building at the end of each business day.

H. Sign Illumination: The planning and zoning commission shall find that any illuminated sign permitted under the specific regulations within this article is designed such that brightness levels are controlled to assure a soft, subtle effective light.

9-12-06-3: NONCONFORMING SIGNS

All signs in the entire city on the effective date hereof shall conform to this article upon any structural change to the sign, sign base, or building to which it is attached, or upon any change in the face of the sign for the business to which such sign pertains.

9-12-06-4: PROHIBITED SIGNS

A. The following types and styles of signs shall be prohibited within the entire city and city impact area. Prohibited signs are subject to removal by the city at the owner or user's expense.

1. Moving, revolving, intermittent, oscillating, animated, or flashing signs.
2. Portable, interior illuminated, exterior signs.
3. Roof signs.
4. Wall signs that extend above the parapet wall.
5. Permanent reader board signs in excess of twenty (20) square feet are prohibited.
6. Signs purported to be, or which are, an imitation of, or resemble an official traffic sign or signal, or which bear the words "stop", "danger", "warning", or similar words in a manner potentially causing confusion with such official signs or signals.
7. Signs which by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or radio equipment vehicle, or signs which obstruct the visibility of any traffic or street sign or signal device.
8. Signs or displays, chasing or scintillating lights, flares, bubble machines and similar devices containing elements creating sound or smell.
9. A-frame, sandwich board, sidewalk, banner, pennant and similar signs except as may be permitted on a temporary basis as approved by the planning and zoning commission.
10. Signs (including window signs) identifying, or advertising activities, products, businesses or services, which have been discontinued, shall be prohibited.
11. Signs or posters, which are visible from a public way and are tacked, pasted, or otherwise affixed to or upon the walls of buildings, trees, poles, posts, fences, hydrants, bridges, or other structures.
12. Signs identifying a home occupation or home business in a multifamily dwelling consisting of three (3) or more units.
13. Portable signs, including A-frame signs, banners, sandwich signs, curb signs,

TITLE 9 LAND USE CODE – CHAPTER 12 STANDARDS

pole attachments, mobile signs, but not including real estate open house signs .

14. No sign shall be permitted which is not related to the property upon which it is located, or to the activity being conducted thereon.
15. Searchlights.
16. Billboards.
17. Beacons and strobe lights.

9-12-06-5: TEMPORARY SIGNS

- A. Signs for temporary vendors shall comply with all the requirements herein except that any temporary vendor sign shall be permitted for the entire length of time that the temporary vendor is in operation.
- B. A business identification banner, or similar sign, may be permitted on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any wall sign for a new business.
- C. A business identification A-frame, sandwich board or similar sign, may be permitted on a temporary basis, not to exceed one hundred twenty (120) days, during approval and construction of any monument sign for a new business.
- D. Political signs shall be permitted on private property and may be placed or erected no sooner than sixty (60) days before the election and must be removed within ten (10) days after the date of the election.

9-12-06-6: SIGNS ON CITY OWNED PROPERTY

- A. No person shall erect a sign upon any property owned or controlled by the city without first having procured a lease of the property from the city. Before any lease shall be granted for the erection and maintenance of a sign upon property of the city, a site review application shall be required with any additional information, which the zoning administrator shall deem necessary to carry out the purposes and intent of this article.
- B. In the event that any sign is erected or maintained in violation of the provisions of this section, the city may direct the removal of such sign. In the event the lessee deems such removal to be without cause, they may, within thirty (30) days after such direction, make written appeal to the city council. The findings of the city council, after notice to the lessee and due hearing, shall be final. (Ord. 2008-8)