Chapter 11
Site Development
Chapter 11 - Site Development

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11.1.1. Applicability

A. New Construction

Any new building or site improvement must comply with this Article.

B. Additions

1. When an existing building, use or site is increased in gross floor area or outside use area by up to 50% cumulatively, this Article applies to the additional floor or use area only.

2. When an existing building, use or site is increased in gross floor area or outside use area by more than 50% cumulatively, both the existing building, use or site and the additional floor or use area must conform to this Article.

C. Change in Use

1. Where the number of existing parking spaces exceeds the maximum number of allowed parking spaces for the proposed use, the additional parking spaces may remain in place, at the applicants discretion.

2. When the use of the building or structure is changed and such change creates an increase of 15% or more in off-street parking space requirements, then this Article applies.

D. Maintenance and Repair

An existing building or site may be repaired, maintained or modernized without conforming to this Article, provided there is no increase in gross floor area or improved outside use area.

11.1.2. Pedestrian Access

A. General

All development must provide safe, direct and convenient pedestrian access connecting abutting public streets and parking lots to the primary entrance and to all other uses in the development that allow for public access. The following uses are exempt from this requirement:

1. Single-family detached, duplex, single-family attached;

2. Cemetery, conservation area;

3. Minor utilities; and

4. All agriculture uses.

B. Required Pedestrian Facilities

1. Pedestrian access must consist of an accessible, easily discernible, and ADA-compliant walkway a minimum of 5 feet in width.

2. The pedestrian access surface located on private property must be paved with fixed, non-slip semi-pervious or impervious materials.

3. Pedestrian access routes between buildings and parking must be physically separated from drive aisles, except where required to cross a drive aisle.

4. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle.

5. Pedestrian walkways must be designed and installed to allow for cross-access between abutting properties.
11.1.3. Vehicle Parking and Access

A. Minimum Parking

The provision of off-street vehicle parking is required as set out in the table below.

B. Maximum Parking

Where a maximum parking standard applies according to the table below, the number of parking spaces must not be exceeded. The maximum parking requirements do not apply to off-street parking areas made of porous pavement material. Permitted materials include, brick, grass pavers, turf blocks, natural stone pavers, pervious concrete, and porous asphalt.

C. Calculation

1. Where a use is not listed or only a broad use category is shown, the Planning & Zoning Administrator is responsible for categorizing the use in accordance with Art. 10.1.

2. Unless otherwise noted, the parking requirement is based on the gross floor area of the building devoted to the particular use specified.

D. Parking Exemption Overlay

Except for new residential uses, additional off-street parking will not be required for new uses within the parking exemption overlay.

E. On Street Parking Credit

The required minimum number of off-street parking spaces for a particular building, development or land use may be reduced by 0.75 spaces for each existing on-street parking space located in a right of way along the frontage of such building, development or land use subject to the requirement, and may be reduced by one space for each new on-street parking space created by the developer.

### Number of Off-Street Parking Spaces

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Spaces (min)</th>
<th>Allowed Spaces (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All household living:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family detached</td>
<td>2 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Backyard Cottage</td>
<td>1 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Two-family</td>
<td>2 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>2 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Multi-family</td>
<td>2 per unit</td>
<td>3 per unit</td>
</tr>
<tr>
<td>Manufactured housing</td>
<td>2 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Community</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cottage Court</td>
<td>1 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>Studio/Efficiency</td>
<td>1 per unit</td>
<td>2 max</td>
</tr>
<tr>
<td>Apartment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Spaces (min)</th>
<th>Allowed Spaces (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group home (up to 8 residents)</td>
<td>1 per unit</td>
<td>No max</td>
</tr>
<tr>
<td>All group living (9 or more residents)</td>
<td>0.5 per bed</td>
<td>1 per 2 beds</td>
</tr>
<tr>
<td>All social service</td>
<td>0.5 per bed</td>
<td>1 per bed</td>
</tr>
<tr>
<td>Public Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All civic uses</td>
<td>1 per 1,000 SF</td>
<td>4 per 1,000 SF</td>
</tr>
<tr>
<td>All parks and open space, except as listed below:</td>
<td>No min</td>
<td>No max</td>
</tr>
<tr>
<td>Golf course</td>
<td>No min</td>
<td>3 per hole</td>
</tr>
<tr>
<td>All utilities</td>
<td>No min</td>
<td>No max</td>
</tr>
</tbody>
</table>
### Commercial Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Spaces (min)</th>
<th>Allowed Spaces (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All day care</td>
<td>2 per 1,000 SF</td>
<td>5 per 1,000 SF</td>
</tr>
<tr>
<td>All indoor recreation</td>
<td>1 per 1,000 SF</td>
<td>4 per 1,000 SF</td>
</tr>
<tr>
<td>All medical</td>
<td>2 per 1,000 SF</td>
<td>4 per 1,000 SF</td>
</tr>
<tr>
<td>All office</td>
<td>2 per 1,000 SF</td>
<td>4 per 1,000 SF</td>
</tr>
<tr>
<td>All outdoor recreation</td>
<td>No min</td>
<td>4 per 1,000 SF plus 3 per 1,000 SF of outdoor area</td>
</tr>
<tr>
<td>All overnight lodging</td>
<td>0.5 per room</td>
<td>1.25 per room</td>
</tr>
</tbody>
</table>

### Schools

- 1 per classroom
- 2 per classroom

### Religious Facilities

- 1 per 4 seats or 8' of bench
- 2 per 4 seats or 8' of bench

### Industrial Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Spaces (min)</th>
<th>Allowed Spaces (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All light manufacturing</td>
<td>1 per 1,000 SF</td>
<td>3 per 1,000 SF</td>
</tr>
<tr>
<td>All research and development</td>
<td>1 per 1,000 SF</td>
<td>3 per 1,000 SF</td>
</tr>
<tr>
<td>All vehicle service and repair</td>
<td>1 per 1,000 SF</td>
<td>3 per 1,000 SF</td>
</tr>
<tr>
<td>All warehouse, storage and distribution</td>
<td>1.5 per 1000 SF</td>
<td>3 per 1,000 SF</td>
</tr>
<tr>
<td>All waste-related service</td>
<td>No min</td>
<td>No max</td>
</tr>
</tbody>
</table>

### Open Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Required Spaces (min)</th>
<th>Allowed Spaces (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All agriculture</td>
<td>No min</td>
<td>No max</td>
</tr>
</tbody>
</table>

### F. Accessible Parking

If off-street vehicle parking is provided, accessible parking spaces must also be provided in accordance with the requirements of the Americans with Disabilities Act (ADA).

### G. Common Parking Facilities for Joint and Mixed Uses

Joint or mixed use of parking facilities are permitted as follows:

1. **Mixed Uses**: Developments that contain a mix of uses may reduce the amount of required parking to the amount needed to satisfy the peak demand as calculated using the "Shared Parking Peak Demand Table" on the following page, where percentages are applied to the minimum parking requirements established in the "Number of Off-Street Parking Spaces" table found earlier in this Article. Columns are then summed to determine peak demand, as shown in the "Example Mixed Use Peak Parking" table on the following page.

2. **Joint Uses**: The joint use of off-street parking facilities is allowed provided:
   a. The applicant, utilizing the tables found in this Article, shows that the minimum parking requirements for all users of the joint parking facility will be met;
   b. The parking facility for joint use is not further than three hundred feet (300'), as measured by accessible pedestrian paths or walking distance, from the primary entrances of each use; and
   c. The parties concerned shall submit a written agreement for such joint use, approved by
the city attorney as to form and content, and such agreement, when approved, shall be recorded in the county recorder’s office.

<table>
<thead>
<tr>
<th>Shared Parking Peak Demand Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Office/Industrial</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Entertainment</td>
</tr>
<tr>
<td>Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Example Shared Parking Calculation (Mixed Use Project)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use: General Office</td>
</tr>
<tr>
<td>Net Floor Area</td>
</tr>
<tr>
<td>Required Spaces</td>
</tr>
</tbody>
</table>

The required spaces are multiplied by the percentage from the Shared Parking Peak Demand Table. The columns are each totaled, with the largest total becoming the minimum spaces requirement.

<table>
<thead>
<tr>
<th>Example Shared Parking Calculation (Mixed Use Project) Cont.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Weekday</td>
</tr>
<tr>
<td>9:00AM - 4:00PM</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Totals:</td>
</tr>
</tbody>
</table>

The required parking in this example is reduced from 50 spaces to 33 spaces.
H. Parking Lot Layout and Design

1. Parking Access
   a. All off-street vehicle parking must have direct access to a public right-of-way through an alley, driveway, or permanent access easement. If an improved alley with a right-of-way of at least 18 feet in width is provided, all vehicle access must take place from the alley.
   b. All off-street vehicle parking areas must be designed to allow vehicles to enter and exit in a forward motion, except for parking associated with a detached house, duplex or attached house. An improved alley may be used as maneuvering space for access to off-street parking areas.
   c. All off-street vehicle parking must be designed so that vehicles enter or leave a parking space without having to move any other vehicle.
   d. All off-street vehicle parking must be arranged so that no vehicle is forced onto any public street, not including an alley, to gain access from one parking aisle to another parking aisle.

2. Pedestrian Facilities
   a. All off-street parking areas with at least 6 or more rows of parking must provide a separated pedestrian walkway.
   b. The pedestrian walkway must consist of an accessible, easily discernible, and ADA-compliant walkway a minimum of 5 feet in width.
   c. A landscape median island with a pedestrian walkway must be a minimum of 9 feet wide (see Sec. 11.2.3).
   d. Pedestrian walkways must provide direct connections to building entrances from the spaces furthest from the entrance.
   e. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle.

3. Parking Lot Landscaping
   All off-street vehicle parking areas designed to accommodate more than 20 spaces must be landscaped as specified in Sec. 11.2.3, or per Appendix A if located in the Design Review Overlay.

I. Surfacing and Drainage

1. All off-street vehicle parking and loading areas must be graded and drained to collect, retain and infiltrate surface water on-site so as to prevent damage to abutting properties or public streets.

2. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

3. All off-street vehicle parking and loading areas with three or more parking stalls must be surfaced with concrete, asphaltic concrete, asphalt, or another dust-free surface. Off-street vehicle parking for 2 or fewer stalls and parking associated with a detached house, backyard cottage, duplex, four-plex or attached house may have a compact gravel surface (see Sec. 8.18.1). Porous pavement material may be substituted for standard dust-free pavements subject to the approval of the Planning & Zoning Administrator. Permitted materials may include, but are not limited to “grasscrete,” ring and grid systems used in porous or grid pavers.
J. Parking Space and Aisle Specifications

Off-street vehicle parking areas must meet the following dimensions. Parking spaces and drive aisles using dimensions other than those specified may be approved if prepared and sealed by a Registered Engineer in the State of Idaho, with expertise in parking lot design, subject to approval of the Planning & Zoning Administrator.

<table>
<thead>
<tr>
<th>Angle</th>
<th>Parking Row Depth</th>
<th>Drive Aisle Width</th>
<th>Space Width</th>
<th>Space Length</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>One-Way</td>
<td>Two-Way</td>
<td></td>
</tr>
<tr>
<td>Parallel</td>
<td>8'</td>
<td>12'</td>
<td>20'</td>
<td>8.5'</td>
</tr>
<tr>
<td>45°</td>
<td>20'</td>
<td>13'</td>
<td>24'</td>
<td>9'</td>
</tr>
<tr>
<td>60°</td>
<td>21'</td>
<td>18'</td>
<td>24'</td>
<td>9'</td>
</tr>
<tr>
<td>90°</td>
<td>18'</td>
<td>24'</td>
<td>24'</td>
<td>9'</td>
</tr>
</tbody>
</table>
1. Compact Parking
   a. Compact car parking spaces may be used in place of a standard size parking space. The total number of compact car parking spaces may not exceed 15% of the total number of required parking spaces.
   b. No more than 2 compact parking spaces may be placed side by side.
   c. Compact spaces may be reduced to 8 feet in width and 18 feet in depth.
   d. All compact parking spaces must be clearly and visibly striped and labeled for compact car use only.

2. Bumper Overhangs
   In areas where vehicles will overhang a landscape area, any adjacent parking space may be reduced by up to 2 feet in length.

11.1.4. Curb Cuts and Driveways

A. Curb Cuts
   1. Unless otherwise approved or required by the City, a platted lot is only allowed one driveway access to a public street, not including an alley.
   2. Unless approved or required by the City, the driveway for a corner lot must connect to the street with the lower roadway classification.
   3. Additional driveways may be considered by the City. The following table is intended to provide criteria that will be used in making a determination. In addition, evaluation must consider the minimum driveway spacing and location requirements are met as follows, or where analysis has determined the size and configuration of a single driveway cannot accommodate expected traffic.

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Driveways (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>200’ of frontage or less</td>
<td>1</td>
</tr>
<tr>
<td>201’ to 400’ of frontage</td>
<td>2</td>
</tr>
<tr>
<td>401’ frontage or more</td>
<td>3</td>
</tr>
</tbody>
</table>

   a. When allowed, driveways on the same property and same street frontage must be spaced 200 feet apart centerline to centerline.
   b. Driveways may be no closer than 50 feet from the intersection of two street rights-of-way, not including an alley or lane, measured from the centerline of the driveway to the edge of the road surface.

B. Cross-Access
   1. All developments that abut a street other than a local street must provide for future cross-access.
   2. Where the abutting owner has not constructed a cross-access driveway, a stub for future cross-access must be provided to the subject property line.
   3. A stub for future cross-access must also be provided to all abutting vacant land.
   4. Any stub must extend to the boundary of the abutting property and be located at the most logical point where a future connection could be made.
   5. Where a stub exists on an abutting property, the cross-access driveway must connect to the stub.
   6. When cross-access is deemed impractical by the Planning & Zoning Administrator on the basis of topography, the presence of natural
7. Property owners who establish a cross-access driveway must:
   a. Record an easement allowing cross-access to and from properties served by the cross-access easement; and
   b. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.

8. The following uses are exempt from the cross-access requirement:
   a. Single-family detached, duplex, single-family attached;
   b. Cemetery, conservation area;
   c. Minor utilities; and
   d. All agriculture uses.

C. Driveway Dimensions

Driveway dimensions measured at the right-of-way must meet the following:

<table>
<thead>
<tr>
<th>Driveway Type</th>
<th>Width (min)</th>
<th>Width (max)</th>
<th>Curb Radius (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single and Two-Family Residential: one way</td>
<td>10'</td>
<td>18'</td>
<td>15'</td>
</tr>
<tr>
<td>Residential (3 or more units): two way</td>
<td>20'</td>
<td>24'</td>
<td>15'</td>
</tr>
<tr>
<td>Public/Commercial: one-way</td>
<td>12'</td>
<td>18'</td>
<td>15'</td>
</tr>
<tr>
<td>Public/Commercial: two-way</td>
<td>20'</td>
<td>32'</td>
<td>15'</td>
</tr>
<tr>
<td>Industrial</td>
<td>30'</td>
<td>40'</td>
<td>30'</td>
</tr>
</tbody>
</table>

D. Double-Track Driveways

1. Double-track/wheel strip driveways are allowed with the following building types: detached house, backyard cottage, cottage court, duplex, attached house, four-plex and townhouse.

2. Each wheel strip must be at least 18 inches in width and the area between the wheel strips must be landscaped with living groundcover.

3. The area within the public right-of-way must be fully paved along its total width, from the property line to the curbline.

E. Shared Driveways

Shared driveways are allowed, so long as the width of the driveway meets the dimensional standards of Sec. 11.1.4.C. Shared driveways must be recorded in the deed records of Teton County, Idaho.

F. Visibility at Intersections

Off-street vehicle parking and loading areas must adhere to the clear sight triangle.

11.1.5. Bicycle Access and Parking

A. Minimum Number of Bicycle Spaces

Non-residential and multi-family buildings must provide a minimum of two bicycle parking spots per building entrance with public access, unless exempted by the Planning & Zoning Administrator if found that there is sufficient bicycle parking within the vicinity or not feasible due to site constraints.
B. Access and Location

1. Required bicycle parking must be located in a convenient and visible area and be located at least as close as the closest non-accessible vehicle parking or within 100 feet, whichever is closest.

2. Each required bicycle parking space must be accessible without moving another bicycle and its placement must not result in a bicycle obstructing a required walkway.

3. Required bicycle parking may be placed within the public right-of-way, provided the encroachment is approved by the City.

11.1.6. Vehicle Queuing

Adequate off-street vehicle queuing space must be made available on-site for any use having a drive-thru, control gate or pick-up/drop-off area.

A. Restaurant

A restaurant (including a coffee shop) greater than 800SF with a drive-thru must provide a minimum of 4 spaces before the order board, with another 2 spaces provided between the order board and the transaction window. Restaurants with less than 800SF must provide a minimum of 2 spaces.

B. Bank

A bank with a drive-thru must provide a minimum of 3 spaces measured from the teller box.

C. Pharmacy

A pharmacy with a drive-thru must provide a minimum of 3 spaces measured from the order box.

D. Dry Cleaner

A dry cleaner with a drive-thru must provide a minimum of 3 spaces measured from the pick up door.

E. Control Gate

If a control gate is used to restrict entry for vehicles a minimum of one space must be provided.

F. All Other Uses

All other uses will be determined by the Planning & Zoning Administrator.

G. Dimensions

1. The number of required spaces includes the space at the window or communication/mechanical device (e.g., order board, pick up window).

2. If a drive-thru has multiple order boxes, teller boxes or pick up windows, the number of required spaces may be split between each order box, teller box or pick up window.

3. Each space must be a minimum of 20 feet in length and 10 feet in width along straight portions. Spaces must be a minimum of 12 feet in width along curved segments.

4. Vehicles may not encroach on or interfere with the use of public streets and sidewalks by vehicles, bicycles or pedestrians.

5. Drive-thru lanes must be separated by striping or curbing from other off-street parking areas. Drive-thru lanes must be striped, marked or otherwise distinctly delineated.
H. Screening

1. Where drive-thru windows and lanes are allowed to be placed between a public street and the associated building, the entire length of the drive-thru lane, including but not limited to menu boards, queuing lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru, must be screened.

2. Screening must consist of a 3-foot high continuous row of shrubs planted in a minimum 6-foot wide planting strip.

3. A 3-foot high wall in a minimum 4-foot planting strip may be installed in lieu of a hedge.
11.1.7. Vehicle Loading

A. Loading Not Required
   1. Off-street vehicle loading space is not required unless determined necessary by the Planning & Zoning Administrator. Off-street vehicle loading and unloading for passengers must be considered by the Planning & Zoning Administrator for the following uses:
      a. Day care center;
      b. Group day care;
      c. Hotel or motel;
      d. Medical office;
      e. Place of worship;
      f. Schools; and
      g. Special event facility.
   2. With the exception of areas specifically designated by the City, vehicle loading and unloading of goods, materials, items or stock for delivery and shipping is not permitted on a public street, not including an alley.
   3. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas.
   4. If determined necessary by the Planning & Zoning Administrator, adequate off-street space must be made available for the unloading and loading of vehicles.

B. Location
   If a off-street loading space is provided or required, it must meet the following.
   1. In RX, NX, CX, DX, IX, and CC, off-street loading areas must be located to the rear of buildings.

Loading areas may not be placed between a public street (not including an alley) and the associated building.

C. Screening
   If a loading area is provided or required, it must meet the following:
   1. Where a loading dock designed for tractor-trailers is placed between a public street (not including an alley) or a shared lot line and the associated building, the entire length of the loading area must be screened.
   2. Screening must consist of either:
      a. An 8-foot high wall; or
      b. Plant material that under typical conditions may be expected to reach a height of 8 feet and a spread of 4 feet within 3 years of planting. Plant material must be a minimum of 2 feet tall when planted.
11.2.1. Applicability

A. New Construction

Any new building or site improvement must comply with this Article.

B. Additions

1. When an existing building, use or outside use area is increased in gross floor area or improved site area by up to 50% cumulatively, this Article applies to the additional floor or site area only.

2. When an existing building, use or site is increased in gross floor area or improved site area by more than 50% cumulatively, both the existing building, use or site and the additional floor or site area must conform to this Article.

C. Change in Use

A change in use does not trigger the application of these requirements except when there is a specific use standard requiring landscaping or screening for the new use.

D. Maintenance and Repair

An existing building or site may be repaired, maintained or modernized without conforming to this Article, provided there is no increase in gross floor area or improved site area.
11.2.2. Property Line Buffers

Property line buffers are intended to minimize conflicts between potentially incompatible, but otherwise permitted land uses on abutting property. A property line buffer may be located within a required setback.

A. District Boundary Buffer

A district boundary buffer is required as specified in the table below. Houses and any use in an RS district are exempt.

<table>
<thead>
<tr>
<th>PROPOSED DISTRICT</th>
<th>RC-</th>
<th>RS-</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RX</th>
<th>NX</th>
<th>CX / IX</th>
<th>DX</th>
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</tbody>
</table>

**KEY:**

A/B/C/D = Buffer A, B, C or D required; choice of A, B C or D at applicant’s discretion
C/D = Buffer C or D required; choice of C or D at applicant’s discretion

B. Use Boundary Buffers

A use boundary buffer may also be required along perimeter lot lines for specific uses (see Chapter 10).
C. Buffer Installation Requirements

The tables below prescribe the minimum width, screening and landscaping requirements for each buffer type.

<table>
<thead>
<tr>
<th></th>
<th>Type A</th>
<th>Type B</th>
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<tbody>
<tr>
<td>Depth (min)</td>
<td>6'</td>
<td>10'</td>
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<tr>
<td>Fence height (min)</td>
<td>Not allowed</td>
<td>6'</td>
</tr>
<tr>
<td>Wall height (min)</td>
<td>6'</td>
<td>Not required</td>
</tr>
<tr>
<td>Shade Trees (min per 100')</td>
<td>--</td>
<td>4</td>
</tr>
<tr>
<td>Understory Trees (min per 100')</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Shrubs (min per 100')</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Type C</th>
<th>Type D</th>
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</thead>
<tbody>
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<td>Depth (min)</td>
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<td>Not allowed</td>
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<tr>
<td>Wall height (min)</td>
<td>6'</td>
<td>Not required</td>
</tr>
<tr>
<td>Shade Trees (min per 100')</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Understory Trees (min per 100')</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Shrubs (min per 100')</td>
<td>40</td>
<td>60</td>
</tr>
</tbody>
</table>

D. Location

1. A required buffer must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line. A required buffer must be provided along the entire frontage immediately abutting the property line. Landscaping must be planted on the inside of the required buffer.

2. A required buffer may not be located on any portion of an existing, dedicated or reserved public right-of-way or utility easement.

3. Breaks for pedestrian, bicycle and vehicle access are allowed. Driveways or walkways must cross a buffer at as near a perpendicular angle as practical.

4. The width of a required buffer is calculated on the average width per 100 feet or portion of buffer. The minimum width of the buffer at any one point cannot be less than one-half the required width of the buffer.

E. Encroachments

1. The parking of vehicles and the placement of buildings or structures, except for walls, fences and landscaping is not allowed in a required buffer.

2. No building or structure on the subject site may be located closer than 10 feet to a required buffer.
F. Grade Change

In lieu of a required wall or fence, a natural or man-made grade separation of at least 6 feet in elevation may be provided.

1. The developing property must be located at an elevation lower than the property to be screened.

2. The stabilized side slopes of the grade change may be no greater than 3:1.

G. Alternative Compliance

The buffer requirements may be modified by the Planning & Zoning Commission. The Planning & Zoning Commission must consider the following criteria in determining the appropriateness of alternative compliance:

1. The existing topography or vegetation achieve the purpose and intent of this Article.

2. For topographic reasons, a fence or wall or other required screening device could not screen activities from an abutting property as required by this Article.
11.2.3. Parking Lot Landscaping

A. Applicability

Parking lot landscaping is required for all off-street vehicle parking areas with more than 20 spaces created after the effective date of this Land Development Code, unless otherwise required per Appendix A (if the area is located in the Design Overlay Zone). Multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.

B. Internal Perimeter Screening

1. An internal perimeter island must be provided along primary internal access drives.

2. A internal perimeter island must be a minimum of 10 feet wide and be planted with a 3-foot high continuous row of shrubs or trees.

C. Interior Islands

1. A landscaped interior island must be provided every 12 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.

2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 200 square feet in area. Each island must include one shade tree.

3. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 400 square feet in area. Each island must include 2 shade trees.

4. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

D. Median Islands

1. A landscape median island must be provided between every 6 rows of parking. Intervals may be expanded in order to preserve existing trees.

2. A landscape median island may serve as the location for a required pedestrian walkway (see Sec. 11.1.3.H.2).

3. A landscape median island without pedestrian walkway must be a minimum of 6 feet wide. A landscape median island with a pedestrian walkway must be a minimum of 9 feet wide.

4. The portion of the median island not containing the pedestrian walkway must be installed below
the level of the parking lot surface to allow for runoff capture, except for access to the landscape median from the parking area.

E. Landscape Strips

1. Applicability

All off-street vehicle parking areas (of any size) abutting a public street (not including an alley) must be screened as specified below.

2. Location

A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.

3. Landscape Strip with Shrubs

A minimum 10-foot wide landscape strip planted with 3-foot high continuous row of shrubs.

4. Landscape Strip with Wall

A minimum 4-foot wide landscape strip with a 3-foot high wall.

5. Landscape Strip with Berm

A berm a minimum of 3 feet higher than the finished elevation of the parking area.

6. Landscape Strip with Grade Change

A 6-foot landscaped strip with a minimum 3-foot grade drop from the public street to the parking area planted with a continuous row of shrubs.
F. **Snow Storage**

A designated area for snow storage must be included that is outside of the required landscaping area. The dimensional standards of this section may be increased by the Administrator where additional snow storage is needed on the site.

11.2.4. **Screening**

**A. Service Areas**

1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings. Trash and recycling collection areas must be located as far away from residential structures on neighboring properties as practical.

2. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the fourth side by a solid gate at a minimum of 6 feet in height.

3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.

**B. Roof-Mounted Equipment**

1. Roof-mounted equipment must be set back at least 10 feet from the edge of the roof and screened from ground level view from abutting property or abutting public street (not including an alley).

2. New buildings must provide a parapet wall or other architectural element that is compatible with the principal building in terms of texture, quality, material and color and fully screens roof-mounted equipment from ground level view.

3. If a building has no or low parapet walls, roof-mounted equipment must be screened on all sides by an opaque screen compatible with the principal building in terms of texture, quality, material and color.

**C. Wall-Mounted Equipment**

1. Wall-mounted equipment located on any surface that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.

2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.
D. Ground-Mounted Equipment

1. Ground-mounted mechanical equipment that is visible from a public street (not including an alley) must be fully screened by landscaping or an opaque wall or fence that is compatible with the principal building in terms of texture, quality, material and color.

2. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

11.2.5. Walls and Fences

A. Materials

1. Walls must be constructed of high quality materials including decorative blocks, brick, stone, cast-stone, split-faced block, or other material approved by the Planning & Zoning Administrator.

2. Fences must be constructed of high-quality materials including wood, wrought iron, composite fencing, PVC, aluminum, metal, or other materials approved by the Planning & Zoning Administrator.

3. No wall or fence may be constructed of tires, junk, or other discarded materials.

4. Chain-link fence is allowed only in a rear or side setback.

5. Chain link is allowed as a fence material in a primary or side street setback only around schools, tennis courts sports fields, airports, and minor utilities.

6. In industrial districts (IL), chain link is allowed around the entire perimeter of a property to a height of 6ft.

7. Barbed wire is allowed only in rear or side setbacks except in the RS (Residential) Districts where it is not permitted. The Planning & Zoning Commission may approve the use of barbed wire in a RS District for agricultural uses or for use by a public agency.

8. Concertina wire is not permitted in any district for any use.

9. Walls and fences in a required buffer must be opaque.

10. Walls in a required landscape strip must be opaque.

B. Location

1. No wall or fence may be located within any required drainage or utility easement.

2. The finished face of all wall and fences must be located toward the abutting property.

3. For walls and fences located outside of a required buffer, the maximum length of a continuous, unbroken and uninterrupted fence or wall plane is 100 feet. Breaks must be provided through the use of columns, landscaped areas, transparent sections or a change in material.

C. Height

1. Wall or fence height is measured from the subject property grade to the highest point of the fence.

2. A wall or fence located in a side or rear setback may be no more than eight (8) feet in height.
3. Fences and walls may encroach into a required setback to a height of six (6) feet, provided that no fence, wall, or hedge along the sides or front edge of any front yard shall be over three (3) feet in height.

D. Subdivision Entrances

A subdivision entrance wall or fence may not exceed 8 feet in height.

11.2.6. Installation and Maintenance

A. Replacement Bond

1. Prior to issuance of a Certificate of Occupancy, a performance bond or cash escrow must be paid guaranteeing all landscaping, screening materials and work for a period of 2 years after issuance of the Certificate of Occupancy.

2. The bond or escrow must be within the amount of 10% of the estimated cost of replacing all of the landscaping required by this Land Development Code.

3. At the end of 2 years, the Planning & Zoning Administrator will make an inspection and notify the owner and the bond company of any corrections to be made prior to releasing the bond.

B. Plant Material


   a. Plant materials must be hardy to Zone 4b in accordance with the U.S. Department of Agriculture’s Plant Hardiness Zone Map or included in the Driggs Tree Guide.

   b. Plant materials must be able to survive on natural rainfall once established with no loss of health.

   c. Tree height is measured from the top of the root ball to the tip of the main stem.

   d. No artificial plants, trees, or other vegetation may be installed as required landscaping and screening.

2. Shade Trees

   a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.

   b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 2 inches and be at least 10 feet tall at time of planting.

3. Understory Trees

   a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.

   b. Single-stem understory trees planted to meet the landscaping requirements must have a
minimum caliper of 1½ inches and be at least 6 feet tall at time of planting.

c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

4. Additional Requirements for Trees in a Buffer
   a. In a required buffer, 50% of required trees must be locally-adapted evergreen species or included in the Driggs Tree Guide.
   
b. Trees must be distributed so that there are no horizontal gaps between trees greater than 30 feet, measured along the property line.

5. Shrubs
   a. Buffer
      i. All shrubs planted to meet the buffer requirements must be evergreen and be of a species that under typical conditions are expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 5-gal size when planted.
      ii. Shrubs cannot be planted within the critical root zone of any tree.
   
b. Parking Areas
      i. All shrubs planted to meet the landscaping requirements must be of a species that under typical conditions are expected to reach a height and spread of 3 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.
      ii. All shrubs planted to meet the landscape requirements, must form at least 1 continuous row of shrubs spaced five feet on center.

6. Berms
   a. A berm cannot be built in a required buffer.
   
b. A berm must have a minimum average height of 3 feet, measured perpendicular to the center of the crown.
   
c. A berm must have a stabilized side slope of no greater than three-to-one. A steeper side slope may be used in exceptional cases when all of the following are met:
      i. This steeper slope is sufficiently stabilized; and
      ii. Physical constraints of the site prevent the use of a flatter slope.
   
d. Berms may be permitted to meander and may be discontinuous when approved by the Planning & Zoning Administrator.

C. Maintenance of Landscaping

1. Responsibility
   The property owner is responsible for maintaining all required landscaping and screening in good health and condition and the removal of any litter that has accumulated in landscaped areas. Any dead, unhealthy, damaged or missing landscaping and screening must be replaced with landscaping and screening that conforms to this Land Development Code within 90 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

2. Soil Erosion
   a. All planting areas must be stabilized from soil erosion immediately upon planting and must be maintained for the duration of the use.
b. Grass areas must be sodded prior to the issuance of a Certificate of Occupancy. If grass seed must be used, it must be a variety suitable to the area that produces complete coverage.

3. Pruning and Trimming

a. All required landscaping must be allowed to reach its required size and must be maintained at no less than required size.

b. To prevent long-term harm to the health of required landscaping, all pruning of shrubs and trees must be done in accordance with the International Society of Arboriculture Standards entitled “ANSI A300 Standards.”

c. “Topping,” defined as removal of more than one-third of the leaves and branches of a tree, as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except where necessary to maintain public overhead utilities. Included in topping is also heading, shearing, and “rounding over.”

d. Any private tree adjacent to a public Right of Way is also subject to the maintenance standards outlined in Sec. 7-2-8(B) of the Driggs Tree Ordinance.
11.3.1. General Provisions

A. Purpose

This chapter is intended to provide comprehensive regulations for signs within the City of Driggs to eliminate confusing, distracting and unsafe signs while assuring the reasonably efficient transfer of information and enhancing the visual environment of the City of Driggs. It is declared that the regulation of signs within the City of Driggs is necessary and in the public interest and also relates to the following goals:

1. To provide a pleasing overall environmental setting and community appearance which is deemed vital to tourism and the continued economic attractiveness of the city
2. To improve the legibility and effectiveness of signs
3. To allow signs appropriate to the planned character of each zoning district
4. To promote the public safety, welfare, convenience and enjoyment of the unique historic character of the city

B. Applicability

1. No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Land Development Code except in accordance with the requirements of this Article.
2. All digital changeable copy signs made nonconforming with the adoption of this Article shall come into full compliance within 10 years of the effective date of this Article.

C. Sign Permit Required

1. All sign types described in Sec. 11.3.6 require a sign permit before they may be installed, constructed, reconstructed, altered, or relocated. Signs described in Sec. 11.3.5 do not require a sign permit, but must follow applicable standards.
2. The following 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 sign, provided that no change is made to any structural or electronic component of the sign.

D. Permit Application Process

All sign applications must be submitted to and reviewed by the Planning and Zoning Administrator for compliance with this Article. A sign application must include the appropriate fee plus the following items:

1. A completed application using the form supplied by the City
2. 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
3. For freestanding signs, sidewalk signs, and entry feature signs: A site plan drawn to scale which specifies the location of the new sign with respect to adjacent structures, sidewalks, and property lines.
4. 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.

5. A sign plan is required for all multi-tenant buildings, multi-business complexes, and PUD-zoned property. 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.

6. 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.

7. Any other information deemed necessary by the Planning and Zoning Administrator.

E. Nonconforming Signs

1. All nonconforming signs in existence before the effective date of this Land Development Code may continue to be used provided they are maintained in a safe manner and are kept in good repair. Maintenance of a nonconforming sign is allowed.

2. 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 Article):
   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;
   c. The nonconforming sign is abandoned, as per this Code.

3. The Planning and Zoning Administrator will not approve a permit for a nonconforming sign to be modified as follows:
   a. The sign is relocated in any manner;
   b. The sign is structurally altered; or
   c. Have more than 50% of the sign face permanently altered

4. For the purpose of this Article, structural alteration of sign modifies the sign dimensions, height, or support structure.

5. If determined by the Planning & Zoning Administrator that a nonconforming sign meets the criteria of Sec. 11.3.1.E, the Planning & Zoning Administrator will give the owner 45 calendar days written notice to bring the sign into conformance or the sign will be removed at the owners expense. In the case where winter weather conditions hinder the removal of said sign, the Planning & Zoning Administrator may issue a follow up date for the sign to be removed by.

6. Temporary signs (including sidewalk signs) will not be considered nonconforming and are subject to the requirements of this Article on or after the effective date of this Land Development Code.

F. Location

1. Lots without a building are allowed a maximum of 4 sq ft of total sign area.

2. Lots with vacant buildings are allowed a maximum of 6 sq ft of total sign area.

3. 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.
4. Signs must not 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 center line 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 may 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.

5. No sign may be placed so as to obstruct any door.

6. 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.

7. Signs may not be painted on or attached to a telephone or utility pole, tree or traffic sign.

G. Construction

1. 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).

2. 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.

3. Signs that have structural components exceeding 6ft in height must also obtain a Building 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

1. 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.

2. The Planning & Zoning Administrator may cause to be removed after due notice any sign which shows gross neglect, or becomes dilapidated.

3. The Planning & Zoning Administrator will give the owner 45 calendar 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 & Zoning Administrator may have the sign removed at the owner’s expense.

11.3.2. Signs Not Allowed

A. All signs not expressly allowed by this Article are deemed not allowed. All non-conforming must be removed at such time as they become abandoned., as per this Code.

B. Signs not allowed include, but are not limited to, the following:

1. Rotating, moving, or animated signs involving motion or sound, except for clocks.

2. Any sign with audio speakers or any form of pyrotechnics.

3. Flashing, blinking, or varying light intensity signs.

4. Signs that contain or are an imitation of an official traffic sign or signal or other government sign.

5. Any reflective or mirrored sign.

6. Streamers and feather flag signs.

7. Inflatable signs, including but not limited to balloons, gas inflated signs or similar inflated devices.

8. Search lights and beacons.
9. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

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

11. Any sign that displays a message or graphic representation deemed lewd, indecent, or otherwise offensive to public morals by the city.

12. Any abandoned signs.

C. The Planning & Zoning Administrator may cause to be removed after due notice any sign which is expressly not allowed in this Code.

11.3.3. Heritage Signs

A. A sign having historical significance, and which advertises an establishment or product no longer in existence. A heritage sign may be maintained, repaired, or relocated, so long as no modifications are made to the sign.

B. In order for a sign to be designated a heritage sign, the Planning & Zoning Commission must make written findings that the sign is at least 50 years old, and meets at least one of the following criteria
   1. The sign has historic character, interest, or value as part of the development, heritage, or cultural characteristics of the Driggs.
   2. The sign is significant as evidence of the history of the product, business, or service advertised.
   3. The sign embodies elements of design, detailing, materials, or craftsmanship that make it significant or innovative.
   4. The sign has a unique location or contains singular physical characteristics that make it an established or familiar visual feature within the community.

11.3.4. Temporary Signs

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

A. Temporary signs must be located on private property with the property owner’s consent. Temporary signs may not be located within the public right-of-way.

B. Temporary signs cannot be illuminated.

C. Specific requirements for temporary signs are listed below.

D. No premises may display more than 4 temporary signs per year.

E. Temporary signs must have the first date of display affixed to the sign (front or back) at the beginning of each 14 day period.

<table>
<thead>
<tr>
<th>District</th>
<th>Duration</th>
<th>Size (max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC-, RS, RM,-</td>
<td>Allowed 14 days</td>
<td>16 sf per allowed sign</td>
</tr>
<tr>
<td>NX, CX, DX, CC, CH, IX, IL, PUD-T-</td>
<td>Allowed 14 days</td>
<td>24 sf per allowed sign</td>
</tr>
<tr>
<td>CIV, REC</td>
<td>Allowed 14 days</td>
<td>24 sf per allowed sign</td>
</tr>
<tr>
<td>CON</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

11.3.5. Signs Allowed Without a Permit

The following signs are allowed and are exempt from Sec. 11.3.6 but must follow applicable standards.

A. All signs erected in a public right of way by a public agency.

B. Official notices issued by any court, public agency, or officer.

C. Flags.
1. A maximum of 3 of the following flags are allowed per street frontage:
   a. The official flag of The United States of America;
   b. Any official flag of a state or territory of the United States of America;
   c. Any official flag adopted by a member state of the United Nations; and
   d. Any official flag adopted by a sovereign nation, including Switzerland.

2. An individual flag may not exceed 60 square feet in area.

3. The maximum height of a flagpole is 30 feet, measured from the highest point of the flagpole to the top of the abutting sidewalk or parking area.

D. Signs designated by the Planning & Zoning Commission as having historical significance.

E. A sign installed inside a window for the purposes of viewing from outside the premises.

F. Any government sign, meaning any sign put up by a government agency either required by law or in sponsorship of a government function.
   1. Allowed government signs are limited to signs which are necessary for public safety, and include signs erected by public health agencies.
   2. Allowed government signs that are proposed to be larger than what would typically be allow in that zone, may be permitted, subject to review by the Planning & Zoning Administrator.
   3. Building identification signs with the purpose of identifying a building that provides a public benefit or provides for public safety. Building identification signs should solely identify a building and should not be used with the intention of advertising a business.

G. Any directional sign. Parking lot directional signs may not project higher than 7 feet above the existing grade.

H. One Incidental sign per property frontage so long as the sign does not exceed 6 square feet.

I. 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.

J. Real estate-related signs on a premises that that is actively being marketed for sale.
11.3.6. Signs Requiring a Permit

A. Sign Types

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

<table>
<thead>
<tr>
<th>Specific Sign Types</th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Building Signs</em></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td><img src="image1" alt="Wall Sign Illustration" /></td>
</tr>
<tr>
<td>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.</td>
<td><img src="image2" alt="Awning Sign Illustration" /></td>
</tr>
<tr>
<td>Canopy Sign. A building sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.</td>
<td><img src="image3" alt="Canopy Sign Illustration" /></td>
</tr>
<tr>
<td>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.</td>
<td><img src="image4" alt="Projecting Sign Illustration" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><em>Freestanding Signs</em></th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td><img src="image5" alt="Monument Sign Illustration" /></td>
</tr>
<tr>
<td>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.</td>
<td><img src="image6" alt="Double Post Sign Illustration" /></td>
</tr>
<tr>
<td>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.</td>
<td><img src="image7" alt="Single Post Sign Illustration" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><em>Other</em></th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry Sign. A sign permanently affixed to the ground which is wholly independent of a building for support and is attached along its entire width to a continuous pedestal that is located at the entry to a development.</td>
<td><img src="image8" alt="Entry Sign Illustration" /></td>
</tr>
<tr>
<td>Sidewalk Sign. A movable sign not secured or attached to the ground or surface upon which it is located.</td>
<td><img src="image9" alt="Sidewalk Sign Illustration" /></td>
</tr>
</tbody>
</table>
B. Sign Types Allowed by District

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

<table>
<thead>
<tr>
<th>Building Signs</th>
<th>RC-</th>
<th>RS-</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RX</th>
<th>NX</th>
<th>CK</th>
<th>DX</th>
<th>CC</th>
<th>CH</th>
<th>IX</th>
<th>IL</th>
<th>CIV</th>
<th>REC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awning Sign</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Canopy Sign</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Projecting Sign</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hanging Sign</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Freestanding Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monument Sign</td>
</tr>
<tr>
<td>Double Post Sign</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entry Sign</td>
</tr>
<tr>
<td>Sidewalk Sign</td>
</tr>
</tbody>
</table>

P = sign type allowed  -- = sign type not allowed

1. No signs will be permitted for the Conservation District except for public agency and directional signs.

2. Signs in a PUD zone are subject to review through a multi-tenant sign plan.

C. Allocation of Sign Area

1. 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.

2. In no case will the total area of all building signs on a particular site exceed the maximum total sign area given for a site in a particular zoning district.

3. The maximum sign area for each sign type is determined by district and is established on the following page.
### Building Signs

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Freestanding Signs</th>
<th>Sidewalk Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-, RC-, RS-, RM-</td>
<td>0.25 sf per linear ft of building frontage or 12 sf, whichever is greater</td>
<td>See sign type</td>
</tr>
<tr>
<td>RX</td>
<td>0.50 sf per linear ft of building frontage or 24 sf, whichever is greater</td>
<td>See sign type</td>
</tr>
<tr>
<td>NX</td>
<td>0.75 sf per linear ft of building frontage, or 24 sf, whichever is greater</td>
<td>See sign type</td>
</tr>
<tr>
<td>CX</td>
<td>1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater</td>
<td>See sign type</td>
</tr>
<tr>
<td>DX</td>
<td>1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater</td>
<td>See sign type</td>
</tr>
<tr>
<td>CC</td>
<td>1.00 sf per linear ft of building frontage, or 32 sf, whichever is greater</td>
<td>Monument: Based on # of tenants (see 11.3.12) Double/Sign Post: See sign type</td>
</tr>
<tr>
<td>CH, IX, IL</td>
<td>1.50 sf per linear ft of building frontage</td>
<td>Monument: Based on # of tenants (see 11.3.12) Double/Sign Post: See sign type</td>
</tr>
<tr>
<td>CIV, REC</td>
<td>0.75 sf per linear ft of building frontage</td>
<td>See sign type</td>
</tr>
<tr>
<td>CON</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

4. Heritage signs do not count toward the maximum total sign area or the maximum number of permitted signs.

5. 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 may not be transferred to another street-facing building facade.

6. Street frontage is that portion of a lot that abuts a public or private street. A lots 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 and Materials Standards for Non-Temporary Signs

1. All Districts
   a. All signs must be made of durable materials such as wood and metal or others deemed similar in appearance which are corrosion resistant and treated to prevent reflective glare.
   b. Materials must be in harmony and relate to the building and architecture
   c. Support structures must be faced or covered with wood, stone, or metal which is corrosion resistant, painted, or anodized. Other materials may be approved by the Planning and Zoning Commission if deemed a reasonable substitute.
   d. No fluorescent colors or reflective surfaces will be permitted.

2. Residential Districts
   a. Signs must feature muted colors consisting of warm earth tones
11.3.7. Wall Sign

Description
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.

General Provisions
1. A wall sign must be placed no higher than the second story of a building.
2. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
3. A wall sign may not cover windows or architectural details and shall fit within the frame of the facade design.
4. A wall sign may be externally or internally illuminated in accordance with Sec. 11.3.18.
5. If a mural incorporates a sign into its design, only the area of the sign will be considered a wall sign.

Dimensions

<table>
<thead>
<tr>
<th>Allocation of sign area</th>
<th>see Sec. 11.3.6.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size per individual sign</td>
<td></td>
</tr>
<tr>
<td>RC-, RS-, RM-</td>
<td>12 sf max</td>
</tr>
<tr>
<td>RX, NX, CIV, REC</td>
<td>16 sf max</td>
</tr>
<tr>
<td>DX</td>
<td>24 sf max</td>
</tr>
<tr>
<td>CX, CC</td>
<td>32 sf max</td>
</tr>
<tr>
<td>CH, IX, IL</td>
<td>40 sf max</td>
</tr>
<tr>
<td>Projection - measured from building facade</td>
<td>1' max</td>
</tr>
</tbody>
</table>

Right-of-Way Encroachment
May encroach over the public sidewalk but not over any public street or alley.
11.3.8. Awning Sign

Description
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.

General Provisions

1. An awning sign may not extend outside the awning.
2. Only awnings over ground story doors or windows may contain signs.
3. Signs are not allowed on the sloping face of an awning.
4. An awning sign may not be illuminated.

Dimensions

<table>
<thead>
<tr>
<th>Allocation of sign area</th>
<th>see Sec. 11.3.6.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size per individual sign</td>
<td></td>
</tr>
<tr>
<td>RX, NX, CIV, REC</td>
<td>9 sf max</td>
</tr>
<tr>
<td>DX</td>
<td>12 sf max</td>
</tr>
<tr>
<td>CX, CC</td>
<td>16 sf max</td>
</tr>
<tr>
<td>CH, IX, IL</td>
<td>20 sf max</td>
</tr>
</tbody>
</table>

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 and subject to the applicable provisions of the International Building Code.
11.3.9. 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.

General Provisions
1. A canopy sign may not extend outside the overall length or width of the canopy or below the canopy. However, a canopy sign may extend above the canopy.
2. A maximum of one sign is allowed per canopy.
3. A canopy sign may be externally or internally illuminated in accordance with Sec. 11.3.18.
4. No canopy sign may exceed a height of 20’ over the established street grade.

Dimensions
<table>
<thead>
<tr>
<th>Allocation of sign area</th>
<th>see Sec. 11.3.6.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size per individual sign</td>
<td></td>
</tr>
<tr>
<td>DX, RX, NX, CIV, REC</td>
<td>12 sf max</td>
</tr>
<tr>
<td>CX, CC</td>
<td>20 sf max</td>
</tr>
<tr>
<td>CH, IX, IL</td>
<td>24 sf max</td>
</tr>
<tr>
<td>Height</td>
<td>2’ max</td>
</tr>
<tr>
<td>Width</td>
<td>1’ max</td>
</tr>
</tbody>
</table>

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 and subject to the applicable provisions of the International Building Code.
11.3.10. 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.

General Provisions
1. 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.
2. Only one projecting sign is allowed per building suite.
3. 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.
4. A projecting sign may only be externally illuminated in accordance with Sec. 11.3.18.
5. No projecting sign may exceed a height of 20' over the established street grade.

Dimensions
- Allocation of sign area: see Sec. 11.3.6.C
- Size per individual sign:
  - DX, RX, NX, CIV, REC: 12 sf max
  - CX, CC: 16 sf max
  - CH, IX, IL: 20 sf max
- Projection - measured from building façade: 6’ max
- Width: 1’ max
- Clear height:
  - above sidewalk: 8’ min
  - above parking area or driveway: 15’ 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 and subject to the applicable provisions of the International Building Code.
11.3.11. Hanging Sign

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

General Provisions
1. A hanging sign must be located within 5 feet of an accessible building entrance.
2. A hanging sign may not be internally illuminated.

Dimensions

<table>
<thead>
<tr>
<th>Allocation of sign area</th>
<th>see Sec. 11.3.6.C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size per individual sign</td>
<td>3 sf max</td>
</tr>
<tr>
<td>Height</td>
<td>2’ max</td>
</tr>
<tr>
<td>Projection</td>
<td>3’ max</td>
</tr>
<tr>
<td>Max. Height</td>
<td>20’</td>
</tr>
<tr>
<td>Clear height</td>
<td></td>
</tr>
<tr>
<td>above sidewalk</td>
<td>8’ min</td>
</tr>
<tr>
<td>above parking area or driveway</td>
<td>15’ min’</td>
</tr>
</tbody>
</table>

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 and subject to the applicable provisions of the International Building Code.

11.3.12. Monument Sign

Description
A freestanding sign which is wholly independent of a building for support attached to the ground along its entire width to a continuous pedestal.

General Provisions

1. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage.
2. Monument signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.
3. A monument sign may be externally or internally illuminated in accordance with Sec. 11.3.18.
4. For multi-tenant monument signs, a sign plan must be submitted.

Dimensions

<table>
<thead>
<tr>
<th>Size (DX)</th>
<th>24sf max</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size (CC, CH, IX, IL, CX, and CIV)</td>
<td>by number of tenants</td>
</tr>
<tr>
<td>1 tenant</td>
<td>24 sf max</td>
</tr>
<tr>
<td>2 to 4 tenants</td>
<td>32 sf max</td>
</tr>
<tr>
<td>5 or more tenants</td>
<td>40 sf max</td>
</tr>
<tr>
<td>Height</td>
<td>6’ max</td>
</tr>
<tr>
<td>CC, DX, CX, CIV</td>
<td></td>
</tr>
</tbody>
</table>
11.3.13. Double Post Sign

**Description**

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.

**General Provisions**

1. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage.
2. Double post signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.
3. A double post sign may only be externally illuminated in accordance with Sec. 11.3.18.
4. A sign plan must be submitted for multi-tenant double-post signs.

**Dimensions**

- **Base height**
  - CC, DX, CX, CIV: 1’ min
  - CH, IX, IL: 2’ min

**Right-of-Way Encroachment**

Not allowed.
**Size**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC, RS, RM, RX, NX, CIV, REC</td>
<td>12 sf max</td>
</tr>
<tr>
<td>CX, DX, CC, CH, IX, IL</td>
<td>24 sf max</td>
</tr>
</tbody>
</table>

**Height**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS, DX</td>
<td>6' max</td>
</tr>
<tr>
<td>All other zones</td>
<td>8' max</td>
</tr>
</tbody>
</table>

**Right-of-Way Encroachment**

Not allowed.

**11.3.14. Single Post Sign**

**Description**

A freestanding sign where the primary support is supplied by a single post and where the sign hangs from a bracket or support.
1. The hanging bracket must be an integral part of the sign design.

2. Only one freestanding sign is allowed per primary street frontage, except that one additional freestanding sign is allowed for properties with 400 feet or more of primary street frontage.

3. Single post signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.

4. A single post sign may only be externally illuminated in accordance with Sec. 11.3.18.

### Dimensions

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>16 sf max</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>6’ max</td>
</tr>
<tr>
<td><strong>RS, DX</strong></td>
<td>6’ max</td>
</tr>
<tr>
<td><strong>All other zones</strong></td>
<td>8’ max</td>
</tr>
</tbody>
</table>

**Right-of-Way Encroachment**
11.3.15. Entry Sign

Description
A freestanding sign wholly independent of a building for support that is placed at the primary entrance of a residential subdivision.

General Provisions
1. One entry feature sign is allowed per primary street frontage.
2. Entry feature signs must be located entirely on the subject property and no portion of the sign may encroach into the public right of way.
3. An entry feature sign may only be externally illuminated in accordance with Sec. 11.3.18.

Dimensions
Size  24 sf max

11.3.16. Sidewalk Sign

Description
A movable sign that is temporarily weighted to the ground or surface upon which it is located.

General Provisions
Not allowed.
1. One sidewalk sign is allowed per property. A business may place their allocated sidewalk sign on another property with permission from that property owner.

2. A sidewalk sign must be removed and placed indoors at the close of business each day.

3. A sidewalk sign must have a locking arm or other device to stabilize the structure.

4. A sidewalk sign may not be illuminated.

5. A sidewalk sign may not obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility standards.

### Dimensions

<table>
<thead>
<tr>
<th>Allocation of sign area</th>
<th>see below</th>
</tr>
</thead>
</table>

| Size       | 9 sf max | A |
| Height     | 4' max   | B |
| Length     | 3' max   | C |

### Right-of-Way Encroachment

May encroach on a public sidewalk so long as it does not interfere with snow removal or street cleaning. A minimum sidewalk clearance of 6 feet in width must be maintained, if the sidewalk is less than 10 feet in width then a minimum clearance of 4 feet is required. No sidewalk sign may be placed over or on a public street or alley.

### 11.3.17. Sign Measurements

**A. Sign Area**

1. 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.

2. Irregular shapes are calculated by up to a maximum of 3 connected shapes.

3. 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.

4. Sign area does not include any structure supporting the sign unless the support structure forms a part of the message being displayed.

5. 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 from one another; 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. For three sided signs, all sign faces are counted toward the total sign area. For a two sided sign, only one sign face will count towards the total sign area.
B. Sign Height

1. 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.

2. The height may not be artificially increased by the use of mounding.

11.3.18. Sign Illumination

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

A. Illumination Permitted by Sign Type

<table>
<thead>
<tr>
<th>Internal</th>
<th>External</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Signs</td>
<td></td>
</tr>
<tr>
<td>Wall Sign</td>
<td>Allowed</td>
</tr>
<tr>
<td>Awning Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Canopy Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Projecting Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Hanging Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Freestanding Signs</td>
<td></td>
</tr>
<tr>
<td>Monument Sign</td>
<td>Allowed</td>
</tr>
<tr>
<td>Double Post Sign</td>
<td>Allowed</td>
</tr>
<tr>
<td>Single Post Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Other Signs</td>
<td></td>
</tr>
<tr>
<td>Entry Feature Sign</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Sidewalk Sign</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

B. Prohibited Types of Sign Illumination

1. Blinking, flashing and chasing lamps or fixtures.

2. Bare bulb illumination.

3. Colored lights used in any manner so as to be confused with or construed as traffic control devices.
4. Light that creates a hazard to operators of motor vehicles.

5. Illumination lamps or LEDs that exceed a color temperature of 3000K

6. Liquid-crystal display (LCD) panels or other electronically modulated displays.

C. Externally Illuminated Signs

An externally illuminated sign is characterized by surface illumination supplied by an external lighting fixture and must comply with the following requirements:

1. Illumination must be by top-mounted fixtures aimed downward toward the sign face, where the uppermost portion of the fixture's opening is located no higher than the top of the sign face. Fixtures installed and aimed accordingly are thereby considered to conform to the horizontal-cutoff standard for Outdoor Lighting in Sec. 11.4.4.;

2. Illumination may not exceed 200 lamp lumens per square foot of sign face;

3. Illumination must be incorporated into the sign bracket when possible.

D. Internally Illuminated Signs

1. An internally illuminated sign is characterized by the use of translucent materials illuminated by a lamp source that is housed entirely within the sign structure. This does not include Digital Changeable Copy signs.

2. All lamps intended for internal illumination must be fully concealed from view.

3. Internal illumination may not exceed 300 lamp lumens per square foot of sign area.

4. The sign area of an internally illuminated sign may not exceed 60% of the maximum sign area allowed by this Article.
5. The coloration of the translucent faces of internally illuminated signs are subject to the following standard: no more than 50% of the sign area may be composed of lighter-colored surfaces (white, off-white, grey, cream, or pale shades of other colors), as opposed to opaque, darker-colored, or back-lit surfaces. Translucent sign faces whose lighter-colored surfaces exceed this standard are permitted but their maximum size must be reduced to 30% of the maximum face-area allowed by this Article.

6. Tube lighting and fiber-optic signs are internally illuminated signs.

E. Illumination Curfew

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.

11.3.19. Changeable Copy

A. Types of Changeable Copy

1. Manual Changeable Copy

A sign or portion of a sign that has a readerboard 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 marquee signs.

2. Digital Changeable Copy

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

Manual changeable copy is allowed in conjunction with an allowed wall or monument sign provided the changeable copy portion is no greater than 35% of the sign area.

C. Signs Allowing Digital Changeable Copy

1. Digital changeable copy is allowed in conjunction with an allowed wall, monument or double post sign.

2. Digital changeable copy is not allowed in any residential district, including the NX district.

3. Any image or message or portion of the image or message must have a static display for a minimum duration of 12 hours.

4. No portion of the image or message may flash, scroll, twirl, change color or in any manner imitate or indicate movement.

5. The sign must not exceed a maximum illumination of 300 lumens per square foot of the illuminated display area during daylight hours and a maximum illumination of 50 lumens per square foot between dusk to dawn as measured from the sign’s face at maximum brightness.

6. The area of any changeable copy must not exceed 35% of the total area of the sign containing the changeable copy.

11.3.20. Penalty

Violations of provisions pursuant to this Section shall be punishable as a Civil Infraction as provided in Title 1.4A of the Driggs City Code.
Art. 11.4. Outdoor Lighting

11.4.1. Purpose

The purpose of this Article is to establish performance standards for the design and application of efficient and effective outdoor-lighting sources and fixtures. Thereby, the intent is to provide for the nighttime use and enjoyment of property while serving the greater public interest; to benefit public health, safety, and security; to foster natural-resource protection; and to promote community aesthetics and destination tourism by enabling the designation of Driggs, Idaho as an International Dark Sky Community.

Furthermore, whereas this Article acknowledges and facilitates the considerable benefits of nighttime lighting, it recognizes also that particular lighting practices and applications can impair public safety, harm the natural environment, and adversely affect both nearby property owners and the general public. Therefore, the vigorous deterrence of wasteful, detrimental, and intrusive lighting practices is intended by means of practical and effective measures that:

- mitigate the discomfort and visual impairment related to glare and excessive illumination;
- encourage the conservation of natural resources by minimizing nonessential lighting;
- mediate the nuisance of light trespass and spillage onto private and public property;
- restore healthy, natural cycles of light and dark to the indigenous environment; and
- moderate the night skyglow (luminous haze) that obscures astronomical observation, and diminishes access to our natural and cultural heritage of celestial awareness.

11.4.2. Applicability and Exemptions

A. Applicability

1. New Fixtures

All lighting fixtures installed after March 19, 2013, the effective date of the original Ordinance 333-12, including those approved by Design Review prior to the effective date, must conform to all applicable standards and requirements of this Article.

2. Existing Fixtures

a. Immediate compliance with particular standards is required. All lighting fixtures installed prior to the effective date of this Article must be immediately brought into conformance with the standards and requirements of the following sections:

i. 11.4.3 Prohibitions

ii. 11.4.4.E Lighting Curfew in Industrial and Commercial Zones

iii. 11.4.4.D Nonconforming Flood and Spotlight Fixtures

b. Events requiring full compliance. All lighting fixtures installed prior to the effective date of this Article must be brought into conformance with all standards and requirements contained herein upon the occurrence of any of the following events:

i. When the fixture is altered structurally or electrically, replaced or relocated;

ii. When a permit for new construction, conditional use or property subdivision is approved for the subject property.

iii. As of March 19, 2023, when a period of ten (10) years from the effective date
of the original Ordinance 333-12] has elapsed. This conformance date does not apply to:

a. fixtures in use as occasional lighting in agricultural zones or

b. fixtures that are not fully amortized, as listed in an amortization schedule approved by the Planning and Zoning Administrator.

B. Exemptions

Applicable to fixtures and applications not prohibited by Sec. 11.4.3

1. City street lights are subject to Resolution #275-12 and are not subject to the outdoor lighting standards listed in this ordinance.

2. Fixture exemptions in commercial and industrial zones.

   The following lighting fixtures are exempt from the provisions of this Article.

   a. Lamp strings and bare lamps (not prohibited by Sec.11.4.3) that are energized only during the operating hours of an associated use or business, and in totality do not exceed 3000 lumens per property site.

3. Fixture and application exemptions in all zones

   The following lighting fixtures and applications are exempt from the provisions of this Article.

   a. Lighting to the extent reasonably necessary to conduct constitutionally protected forms of expression, including in particular the following applications:

      i. Holiday lighting—for seasonal observances between Thanksgiving and January 15th or for other traditional celebrations not to exceed three consecutive days—that is extinguished between 11 p.m. and 8 a.m.

      ii. Flags of the United States governed by the American Flag Code and the State of Idaho, provided they are illuminated by one nonconforming spotlight fixture not exceeding 1350 lumens and placed as close to the flag as reasonably possible. Otherwise, the illumination of all flags is allowed consistent with the general provisions of this Article.

   b. Occasional lighting by means of fixtures whose lamp output does not exceed 600 lumens.

   c. Temporary lighting of locations for infrequent or irregular private events or gatherings, allowed only during times of active use and for a period not to exceed 3 consecutive days.

   d. Lighting of public athletic fields and sports facilities during times of active use or occupancy.

   e. Safety and contingency lighting necessary for emergencies, temporary construction, or other activities authorized by a public agency.

11.4.3. Prohibitions

Except for uses essential for public safety and regardless of the date of fixture installation, the following actions, applications, and fixtures are prohibited and in violation of this Article.

A. Installation or replacement of lamps exceeding the color-temperature standard of Sec. 11.4.4.A.2.

B. Fixtures with lamp outputs exceeding 50 lumens and whose light is flashing, pulsing, flickering, rotating, chasing, or rapidly changing in color or intensity.
C. Searchlights, beacons, laser-source, or other high-intensity lighting fixtures.

D. Installation, repair, or lamp replacement of any mercury-vapor lighting fixture.

E. Bare lamps (not housed within a fixture) or lamp strings—except for holiday lighting—with outputs exceeding 25 lumens per lamp. All outdoor lighting fixtures must be fully cut-off, and emit no direct uplight.

F. Fixtures that may be confused with or construed in context as a traffic-control or public-safety device.

G. Lighting found by reason of attraction, intensity, glare, or trespass to be a significant public-safety hazard in violation of Sections 49-805 or 49-221, Idaho Code, or that otherwise rises to the level of a public nuisance.

11.4.4. Area Illumination Standards

A. Glare and Directional-Control Standards

1. Fixture Cutoff

   All fixtures must be horizontally cut-off or by other means comply with all glare, trespass, containment and illumination provisions of this Article, except as otherwise specified herein. Any structural part providing directional shielding or alternatively enabling regulatory compliance must be permanently attached to the lighting fixture.

2. Lamp Color-Temperature Standard

   The color-temperature rating of fixture lamps must not exceed 3000 kelvins (displayed as Light Appearance or CCT on packaging labels).

3. Pole-Mounted Fixture Height

   The light-emitting surface of a pole-mounted fixture cannot exceed the following heights above grade: 20 feet in a Residential district, and 25 feet in all other districts.

B. Area Illumination Standards

Area illumination must conform to the following conditions, and not exceed the standards specified in the following table for specific districts and classes of primary application.

Table 1. For classes of outdoor-surface use or application, in footcandles, by zoning districts, referenced to initial-lumen-output rating of fixture lamps.

<table>
<thead>
<tr>
<th>Maximum Allowable Illumination Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Class of Primary Use or Application</strong></td>
</tr>
<tr>
<td><strong>Building entries, retail sales and merchandise display areas, under-canopy or drive-through areas</strong></td>
</tr>
<tr>
<td><strong>Pole-mounted fixture height</strong></td>
</tr>
<tr>
<td><strong>Parking areas, parking structures, and pedestrian walkways</strong></td>
</tr>
<tr>
<td><strong>Streets and roadways</strong></td>
</tr>
<tr>
<td><strong>Structural facades and monuments</strong></td>
</tr>
<tr>
<td><strong>Landscaping features</strong></td>
</tr>
</tbody>
</table>

Abbreviations: Fc: footcandles; hl: light striking horizontal surface; vl: light striking vertical surface

1. Reflected light. Light reflected from any illuminated surface must not exceed 30% of the applicable illumination standard of Table 1, when measured by a light meter along a parallel plane one foot above the reflecting surface. An exception is snow-covered surfaces, that are not ordinarily cleared of seasonal snow, where the reflected proportion must not exceed 70% of the applicable area-illumination standard.

2. Compliance confirmation of illumination levels produced by installed fixtures will be measured by a light meter calibrated in footcandles with resolution no greater than 0.01 footcandle maximum, accuracy no greater than ±5%, and incorporating a standard CIE photopic spectral response weighted to the...
color sensitivity of the human eye. In use, the measurement position of the light meter will be proximate and parallel to the illuminated surface.

3. Maximum-illumination adjustments of no more than a 25% increase in the illumination standards of Table 1 may be authorized by the Planning Administrator consistent with the variance purposes and standards of Article 14.7, but not in addition to any variance relief approved pursuant to the procedure of said Code Art. 14.7.

C. Light-Trespass Standard

The intent of these trespass provisions is to contain on-site the direct light cast by outdoor fixtures, and to protect uses of neighboring properties from the adverse impacts of undesired, intrusive light.

1. Illumination containment may be achieved by means of fixture and lamp design, attached metal shielding, fixture location and mounting height, or natural and constructed barriers on the subject property; but not the use of trees, shrubs, or other transitory means.

2. Owners of adjacent properties, who prefer to benefit mutually from a common source of illumination, may be deemed exempt from this trespass provision by the Planning Administrator if a letter of consent is provided by the impacted property owner, and if all other provisions of this Article are met.

3. The light-trespass standard may be accomplished by satisfying either of the following options.
   a. Shielding option. The lighting fixture must be shielded or located such that the source of direct light is not visible from a vantage point 4 feet above the ground at the property boundary of the site on which the fixture is located.
   b. Height-Distance option. The fixture must be horizontally cutoff and its mounted height may not exceed $H = 3 + \frac{1}{4}D$ in residential and agricultural zones, or $H = 3 + \frac{1}{3}D$ in all other property zones, where $H$ is the height above and $D$ is the distance along the horizontal plane intersecting the nearest property boundary, measured in feet. Equivalent expressions are $D = 4H – 12$ for residential and agricultural zones, and $D = 3H – 9$ for other zones. For example, a fixture mounted 20 feet high would comply (assuming a level surface plane) if set back from the nearest property boundary at least either 68 feet or 51 feet, depending upon the property zone.

D. Nonconforming Flood and Spotlight Fixtures: Directional Adjustment Standards

One of the following glare and trespass-abatement actions will be required of existing flood and spotlight fixtures as of the effective date of this Article.

1. Flood and spotlight fixtures that are hinged, adjustable or otherwise adaptable must be realigned, modified, or shielded so as to comply fully with all glare and trespass standards of this Article.

2. Alternatively, said adjustable fixtures must be redirected, repositioned, modified, or equivalently shielded in accordance with the following angles of illumination.
   a. Vertical adjustment. A fixture’s directional axis of light must be downward below the horizontal plane at an inclination angle not less than 60 degrees for floodlights, or 45 degrees for spotlights.
   b. Horizontal adjustment adjacent to public roadways. Adaptable fixtures within 100 feet of a public right-of-way must also conform to either of the following glare-abatement standards:
i. The light-trespass provisions of Sec.11.4.4.C; or

ii. The fixture's directional axis of light must be away from the nearest public roadway and aimed at a horizontal angle from the roadway not less than 45 degrees, or 90 degrees minus the distance (in feet) between the fixture's location and the right-of-way, whichever is greater. Where multiple roadways are impacted by a fixture's glare, the Planning Administrator will determine the appropriate horizontal angle, shielding, or other remedies warranted by public safety. (For example, the horizontal directional axis of a fixture located at the edge of a right-of-way must be aimed at a 90-degree angle away from (i.e. perpendicular to) the public roadway; and a 25-foot set-back location would require at least a 65-degree directional angle with respect to the roadway.)

iii. Alternatively, flood and spotlight fixtures without adjustment capability, or otherwise unable to meet either of the above adaption provisions, must be operated only as occasional lighting.

11.4.5. Compliance

A. Compliance as a Condition of Approval

1. An assessment of the conformance status of all existing and planned exterior-lighting fixtures on a property location will be a part of any application for a building-construction permit, any submitted plan subject to design review, or any request for a change of zoning, subdivision, or conditional use, and is to include an explicit provision for bringing all present and planned lighting fixtures into full compliance with this Article.

2. The submission of specific descriptions, specifications, photometric data, site-installation locations, lighting plans, studies, or other information may be required, as determined by the Planning and Zoning Administrator.

3. Confirmation of full compliance is required prior to issuance or approval of any corresponding change of zoning, final-plat recordation, final inspection, or certificate of occupancy.

B. Compliance Burden

The burden of compliance will rest with the fixture's owner or the contractual designee of the fixture's owner, even if installed on the property of the fixture owner's lessee.

E. Lighting Curfew for Commercial and Industrial Uses

Nighttime illumination of buildings, parking lots, promotional displays, community landmarks, architectural or landscaping features associated with commercial and industrial uses of property, regardless of property zone or installation date, is prohibited between the hours of 10 p.m., or no later than one hour after the close of business or active use, whichever is later, and 30 minutes prior to the reopening of business or active use. This does not apply to the following applications:
C. Penalty

Violations of provisions pursuant to this Section shall be punishable as a Civil Infraction as provided in Title 1.4A of the Driggs City Code.

D. Other Remedies

Nothing in this Article precludes pursuit of any protection provided by the Constitution of the United States or the State of Idaho, or of other remedies pursuant to other law or of any other relief from intrusive lighting deemed to be a nuisance.