

CITY OF MOAB ORDINANCE #2025-01

AN ORDINANCE OF THE CITY COUNCIL OF MOAB AMENDING MOAB MUNICIPAL CODE, TITLE 17, CHAPTER 17.93 SIGN CODE, SECTION 17.93.060 ROOF SIGNS, TO BE REGULATED IN ALIGNMENT WITH GENERAL “FREESTANDING SIGN” REQUIREMENTS AND COUNTED AS A FREESTANDING SIGN IF UTILIZING THESE REGULATIONS, MAKING SIGN DESIGN MORE CONSISTENT REGARDLESS OF MOUNTING OR INSTALLATION STYLE.

WHEREAS, the following findings describe the intent and purpose of this ordinance:

- a. The City has enacted Title 17 Zoning, of the Moab Municipal Code (MMC), that governs land use and development regulations within the City Limits, and from time to time the City undertakes revisions of Title 17 to improve the quality and consistency of land development regulations; and
- b. Any person having a proprietary interest in any real property may submit an application for a zoning map amendment or a zoning text amendment to the Land Use Code; and
- c. The City received an application to amend the requirements for 17.93.060, Roof Signs, within the Sign Code Chapter, to be regulated in alignment with general “Freestanding Sign” requirements and counted as a freestanding sign if utilizing these regulations, making sign design more consistent regardless of mounting or installation style; and
- d. The City finds that this Ordinance, for the purpose of updating design and regulatory provisions within the sign code, meets the Text Amendment criteria for consideration; and
- e. The Moab Planning Commission reviewed the application in a public meeting held on December 12, 2024, to review the proposed amendments to the Moab Municipal Code, Section 17.93.060; and
- f. The City of Moab has the authority to adopt this ordinance pursuant to Utah Code Annotated (2010) § 10-3-702, and hereby exercises its legislative powers in doing so; and
- g. The Moab Municipal Code Chapter 17.04, Zoning Map Amendments and Text Amendments, permits the process to allow amendments to the regulatory standards within zoning districts; and
- h. The Council endorses the intent of the Act and finds that the Application meets the criteria for Text Amendments found in chapter 17.04.070 Text Amendment Criteria:
 1. The proposed use is substantially similar to other authorized uses permitted within the subject zoning district.
 2. The changes to self-storage warehouse use may not have been a new development concept that was not anticipated at the time of the adoption of the City’s General Plan. However, the text amendment will allow this use type to have similar setbacks and buffer requirements as other similar uses in the zoning district.
 3. The text amendment is consistent with the policies and goals of the General Plan.
 4. The amendment will not create significant adverse impacts upon neighboring

properties within or adjacent to the zoning district which would be affected by the change.

5. It is in the public interest to approve the proposed amendment.
6. The amendment will likely lead to positive redevelopment of a specific zone.
7. The amendment will provide a variety of options for residents in terms of economic development and other benefits.
8. The amendment is appropriate considering the existing conditions in the zoning district, the established relationships between zoning districts, existing land uses and densities, and the scale of both existing and proposed development.

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Application for the text amendment of MMC 17.93.060, Roof Signs, is hereby APPROVED and adopted into the City of Moab Municipal Code, upon recommendation from the Planning Commission for said text amendment.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102.

PASSED AND APPROVED this 28th day of January 2025, by a majority of the City of Moab City Council.

SIGNED:


Joette Langianese, Mayor

1/28/25
Date

ATTEST:


Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on:

JANUARY 30, 2025

Effective date of ordinance: JANUARY 30, 2025

EXHIBIT A.

AMENDMENT TO 17.93.060. ROOF SIGNS.

17.93.060

Roof signs.

A. A roof sign may not exceed four feet above the wall line or top of the exterior wall. If the peak of the roof is over four feet above the wall line, the roof sign may not exceed the height of the peak.

B. Any roof sign shall comply with the height limitations as provided in MCC 17.93.040 and be computed in compliance with MCC 17.93.120.

C. Any sign mounted on the roof of a building may be classified as a "freestanding" sign, if requested by the applicant, but shall be counted toward the maximum number of freestanding signs permitted per lot as provided in MCC 17.93.150 and mounted in compliance with the height limitations as computed in MCC 17.93.120.

SUMMARY OF
MOAB CITY
ORDINANCE NO. 2025-01

On January 28, 2025, the Moab City Council enacted Ordinance No. 2025-01, An Ordinance of the City Council of Moab Amending Moab Municipal Code, Title 17, Chapter 17.93 Sign Code, Section 17.93.060 Roof Signs, to be Regulated in Alignment with General "Freestanding Sign" Requirements and Counted as a Freestanding Sign if Utilizing These Regulations, Making Sign Design more Consistent Regardless of Mounting or Installation Style.


By: Joette Langianese, Mayor

ATTEST

Sommar Johnson, Recorder

Voting:

Council Member Wojciechowski voting AYE
Council Member Topper voting AYE
Council Member Knuteson-Boyd voting AYE
Council Member Myers voting AYE
Council Member Taylor voting AYE

A complete copy of Ordinance No. 2025-01 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.