

Title 15

MISCELLANEOUS CITY REQUIREMENTS FOR HOMES, BUILDINGS AND CONSTRUCTION*

Chapters:

- 15.10 Display of Address Numbers**
- 15.20 Fence Permits**
- 15.30 Abatement of Dangerous Buildings**
- 15.40 Sign Code**
- 15.50 Fire Code**
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* Prior history: Prior code §§ 15.04.010, 15.04.020, 15.06.010, 15.06.020, 15.14.010, 15.16.010, 15.16.020, 15.29.020, 15.33.010, 15.37.020, 15.44.010, 15.44.020, 15.48.010—15.48.030, 15.52.010, 15.52.020, 15.56.010, 15.56.020, 15.72.010—15.72.040 and 15.76.010 as amended by Ords. 853, 854, 856, 857, 859, 860, 863, 865, 866, 868, 869, 871, 872, 874, 877, 910, 932, 943, 944, 961—965, 1063, 94-1—94-3, 96-8—96-12, 97-2, 99-5—99-21, 00-1, 00-5, 02-32, 03-3 and 04-4.

Chapter 15.10

DISPLAY OF ADDRESS NUMBERS

Sections:

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15.10.010 **Display of address numbers required.**

All houses, buildings or structures used or intended for use as a living quarters or as a place for the conduct of business in the city or the city's building permit jurisdictional area shall have a designated address number conspicuously displayed above or near a door or entrance that faces a public or private street. (Ord. 05-15 (part), 2005)

15.10.020 **Authority of director of the public works department to designate.**

The director of the public works department, or his designee, shall designate the proper address numbers for all houses, buildings or structures required to be numbered by Section 15.10.010 of this chapter. The director of the public works department, or his designee, shall have the power to change such numbers when, in his judgment, such change

is necessary to avoid or eliminate confusion with other numbers. (Ord. 05-15 (part), 2005)

15.10.030 **Record to be kept.**

The director of the public works department, or his designee, shall keep a record of all proper address numbers and shall furnish such numbers to any person requesting the same. (Ord. 05-15 (part), 2005)

15.10.040 **Applicable to new construction.**

Any person erecting or remodeling any house, building or structure required to be numbered by Section 15.10.010 of this chapter shall ascertain from the director of the public works department, or his designee, the proper address number for such house, building or structure and shall display the number as provided by this chapter. (Ord. 05-15 (part), 2005)

15.10.050 **Specifications.**

All address numbers shall be displayed with Arabic numerals, which shall be a minimum of three and one-half inches and a maximum of eighteen inches in height having a minimum stem width of one-half inch and shall be of a contrasting color with the building. No address number shall be obscured from view by vegetation, screening or other means. (Ord. 05-15 (part), 2005)

15.10.060 **Alternative display required when.**

A different method of address display may be required by the director of the public works department for a house, building or structure which is located further from a street than the normal front yard setback. (Ord. 05-15 (part), 2005)

15.10.070 Compliance required.

Any person owning, leasing, occupying or maintaining any house, building or structure which has no number displayed thereon, which displays an incorrect number, or violates this chapter in any way, when so informed and notified by the director of the public works department shall put up a number so that the proper number will be displayed, or shall take any necessary action to comply with this chapter, within the time specified in the notice. (Ord. 05-15 (part), 2005)

15.10.080 Violation—Penalty.

Any person who violates any of the provisions of this chapter is guilty of a misdemeanor and upon conviction thereof is punishable by a fine not exceeding twenty-five dollars. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person, and may be punished accordingly. (Ord. 05-15 (part), 2005)

Chapter 15.20**FENCE PERMITS****Sections:**

**15.20.010 Permit required—
Application and
investigation—Fees.**

**15.20.020 Enforcement—
Violation—Penalty.**

**15.20.010 Permit required—
Application and
investigation—Fees.**

A. No person shall erect, construct, enlarge or replace any fence until a fence permit for such work has been issued by the building department. No such permit shall be valid unless the proposed work is in compliance with all other applicable provisions of this code.

B. Whenever any work for which a fence permit is required hereunder has been commenced without first obtaining the permit, then the building inspector may conduct a special investigation before a permit may be issued for such work.

C. Whenever special investigation is required hereunder, both an investigation fee and the application permit fee shall be paid as established by annual city council resolution after a public hearing. (Ord. 07-06 (part), 2007; Ord. 05-15 (part), 2005)

**15.20.020 Enforcement—Violation—
Penalty.**

A. This chapter shall be enforced by the building inspector or his assistants.

B. If on inspection, the condition or placement of a fence is found not to comply with the requirements of this code, the building inspector shall issue written notice to the

owner, specifying the nonconformity and require the owner to correct the same, as directed by the building inspector.

C. Any person violating a provision of this chapter may, upon conviction thereof, be punished as set forth in Section 1.36.010 of this code. (Ord. 05-15 (part), 2005)

Chapter 15.30**ABATEMENT OF DANGEROUS
BUILDINGS****Sections:****15.30.010 Adoption.****15.30.020 Updated references.****15.30.010 Adoption.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, together with any appendix or subsequent amendments or additions thereto, adopted or as may be adopted in the future by the city of Laurel, is adopted by and declared to be the abatement of dangerous building code of the city.

One full printed copy of the code shall be available in the offices of the city. The aforesaid uniform abatement of dangerous building code is adopted by reference and made a part of this chapter as fully, and for all intents and purposes, as though set forth herein at length. It shall be known and designated as the "Abatement of Dangerous Buildings Code" of the city. (Ord. 05-15 (part), 2005)

15.30.020 Updated references.

The Abatement of Dangerous Buildings Code described in Section 15.30.010 of this chapter may be amended by resolution or administrative order of the mayor. (Ord. 05-15 (part), 2005)

Chapter 15.40**SIGN CODE****Sections:**

- 15.40.010 Adoption.**
- 15.40.020 Updated references.**
- 15.40.030 Intent.**
- 15.40.040 Definitions.**
- 15.40.050 Signs prohibited.**
- 15.40.060 Portable and banner signs.**
- 15.40.070 Signs not requiring permits.**
- 15.40.080 Entryway zoning district.**
- 15.40.090 Calculation of sign area.**
- 15.40.100 Maintenance.**
- 15.40.110 Lighting.**
- 15.40.120 Changeable copy.**
- 15.40.130 Signs permitted (exceptions to this section are noted in the entryway zoning district).**
- 15.40.140 Shopping center signs (exceptions to this section are noted in the entryway zoning district).**
- 15.40.150 Common signage plan.**
- 15.40.160 Nonconforming signs.**
- 15.40.170 Construction specifications.**
- 15.40.180 City fees and/or charges for signs.**

15.40.010 Adoption.

The Uniform Sign Code, 1997 Edition, published by the International Conference of Building Officials, together with any appendix or subsequent amendments or additions thereto, adopted or as may be adopted in the future by the city of Laurel, is adopted by and declared to be the sign code of the city.

One full printed copy of the code shall be available in the offices of the city. The afore-said Uniform Sign Code, is adopted by reference and made a part of this chapter as fully, and for all intents and purposes, as though set forth herein at length. It shall be known and designated as the "Uniform Sign Code" of the city. (Ord. 05-15 (part), 2005)

15.40.020 Updated references.

The sign code described in Section 15.40.010 of this chapter may be amended by resolution or administrative order of the mayor. (Ord. 05-15 (part), 2005)

15.40.030 Intent.

This code shall not regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right-of-way; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation, government or fraternal organization; gravestones; barber poles; religious symbols; or any display or construction not defined in this chapter as a sign. (Ord. 05-15 (part), 2005)

15.40.040 Definitions.

As used in this chapter:

"Animated sign" means any sign that uses movement or change or lighting to depict action or create a special effect or scene.

"Area of sign" means the entire area of a sign including the area within a perimeter, which forms the outside shape including the frame, forming an integral part of the display, but excluding the necessary supports or up-rights on which the sign may be placed. The frame of a sign may be excluded from the area where such frame conveys no message and is constructed or affixed for aesthetic reasons beyond the necessary supports.

For computing the areas of any wall or canopy sign, which consists of letters mounted or painted on a wall or canopy, the area shall be deemed to be the area of the smallest rectangular figure which can encompass all of the letters. (See below section calculation of sign area.)

“Banner sign” means any sign (other than an official flag) made of cloth, paper or fabric of any kind, which is used to attract attention, whether or not imprinted with words or characters.

“Beacon” means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

“Building marker” means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

“Canopy sign” means any sign that is a part of or attached to any awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area, and which does not extend horizontally beyond the limits of the canopy.

“Changeable copy sign” means a sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means. Changeable signs include the following types:

1. Manually Activated. Signs whose alphabetic, pictographic or symbolic information content can be changed or altered by manual means.

2. Electrically Activated. Signs whose alphabetic, pictographic or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven change-

able segments. Electrically activated signs include the following two types:

- a. Fixed Message Electronic Signs. Signs whose basic informational content has been preprogrammed to include only certain types of information projections, such as time, temperature, predictable traffic conditions or other events subject to prior programming.

- b. Computer Controlled Variable Message Electronic Signs. Signs whose informational content can be changed or altered by means of computer-driven electronic impulses.

“Copy” means the graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic or alphabetic form.

“Directional/informational sign” means an on-premise sign giving directions, instructions or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs. The sign may contain a logo provided that the logo may not comprise more than twenty percent of the total sign.

“Director” means the director of public works of the city of Laurel or his or her designee.

“Flag” means any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision or other entity.

“Freestanding sign” means any sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure, including monument signs.

“Government sign” means any temporary or permanent sign erected and maintained by the city, county, state or federal government for traffic direction or for designation of or direction to any school, hospital, historical site or public service, property or facility.

“Height of sign” means the vertical distance measured from the highest point of the sign to the crown of the adjacent street, not including the interstate highway.

“Lot” means any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of transfer or ownership.

“Maintenance” means, for the purposes of this code, the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the structure of the sign.

“Monument sign” means a sign mounted directly to the ground with maximum height not to exceed ten feet.

“Nonconforming sign” means a sign, which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations.

“On-premise sign” means a sign that advertises solely for the property on which it is located.

“Portable sign” means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A or T frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

“Principal building” means a structure accommodating the principal use to which the property is devoted. Lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages and other

clearly accessory uses shall not be considered principal buildings.

“Projecting sign” means a sign, other than a wall sign, which is attached to and projects from a building, wall or other structure not specifically designed to support the sign. Supports shall be covered in a neat and orderly fashion. Guy wire support is prohibited.

“Roof sign, above-peak” means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

“Roof sign, integral” means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

“Setback” means the distance from the property line to the nearest part of the applicable building, structure or sign, measured perpendicularly to the property line.

“Sign” means any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

“Street” means a public way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however otherwise designated which has been dedicated to or acquired for public use, and which extends the full width between right-of-way lines.

“Street frontage” means the length of the property line of any one premise along each public right-of-way it borders excluding al-

leys, government easement accesses, and the interstate highway.

“Suspended sign” means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

“Temporary sign” means a nonpermanent sign erected and maintained for a specific limited period of time.

“Wall sign” means any sign attached parallel to, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface. Wall signs shall not exceed twenty-two inches in depth measured from the face on the wall on which the sign is mounted.

“Wind-driven sign” means any sign consisting of one or a series of two or more banners, flags, pennants, ribbons, spinners, streamers or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

“Window sign” means any sign, pictures, symbol or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window. (Ord. 05-15 (part), 2005)

15.40.050 Signs prohibited.

All signs not expressly permitted under this section or exempt from regulation hereunder in accordance with the following section are prohibited. Such signs include, but are not limited to:

- A. Beacons;
- B. Wind-driven signs, except flags as defined in this chapter;

C. Strings of lights not permanently mounted to a rigid background, except those exempt under the following section;

- D. Inflatable signs and tethered balloons;
- E. Animated signs;
- F. Above-peak roof signs;
- G. Abandoned signs;

H. Snipe signs or signs attached to trees, telephone poles, public benches, streetlights, or placed on any public property or public right-of-way;

I. Signs placed on vehicles or trailers, which are parked or located for the primary purpose of displaying, said signs (this does not apply to signs or lettering on buses, taxis, or vehicles operating during the normal course of business). (Ord. 05-15 (part), 2005)

15.40.060 Portable and banner signs.

Permits Required. It shall be unlawful for any owner or person entitled to possession of any property or business, or their authorized representatives, to erect, construct, move, or display a temporary sign or cause the same to be done, without first obtaining a temporary sign permit from the sign administrator. A temporary sign permit may be issued:

A. To new businesses or to existing businesses which are relocating and shall be limited in use to one time for no longer than sixty days; or

B. To existing businesses for the purpose of advertising and shall be limited to a maximum of thirty consecutive days per calendar year. Such thirty-day period may be split into no more than two separate periods of fifteen consecutive days each. (Ord. 05-15 (part), 2005)

15.40.070 Signs not requiring permits.

The following types of signs are exempted from permit requirements but must be in con-

formance with all other requirements of this section:

- A. Construction signs of sixteen square feet or less;
- B. Special event or holiday lights or decorations;
- C. Nameplates of two square feet or less;
- D. Public signs or notices, or any sign relating to an emergency;
- E. Real estate signs (see signs permitted, Section 15.40.130(B));
- F. Political signs (see signs permitted, Section 15.40.130(D));
- G. Interior signs not visible from the exterior of the building;
- H. Directional signs not to exceed twelve square feet in area or six feet in height. (Ord. 05-15 (part), 2005)

15.40.080 Entryway zoning district.

The provisions of the entryway zoning district pertaining to signs shall apply to all signs in that district and are in addition to the provisions of this section. (Ord. 05-15 (part), 2005)

15.40.090 Calculation of sign area.

The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the sign area shall be computed by the measurement of one of the faces. (Ord. 05-15 (part), 2005)

15.40.100 Maintenance.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. (Ord. 05-15 (part), 2005)

15.40.110 Lighting.

Unless otherwise prohibited by this code, all signs may be illuminated provided they do not cause or contribute to a public nuisance. Lighting restricted to the sign face. (Ord. 05-15 (part), 2005)

15.40.120 Changeable copy.

Unless otherwise specified by this section, any sign in this chapter allowed may use manual or fixed message electronic sign.

Computer controlled variable message electronic signs shall be permitted provided that the bottom of the reader board is ten feet above the crown of the adjacent road. (Ord. 05-15 (part), 2005)

15.40.130 Signs permitted (exceptions to this section are noted in the entryway zoning district).

A. One nonilluminated sign for each street frontage of a construction project, not to exceed forty-eight square feet in sign area. Such signs may be erected thirty days prior to beginning of construction and shall be removed thirty days following completion of construction.

B. One nonilluminated real estate sign per lot or premises not to exceed sixteen square feet in sign area for residential properties and thirty-two square feet for commercial properties. Such signs must be removed fifteen days following sale, rental, or lease of the real estate involved.

C. One nonilluminated attached building nameplate per occupancy, not to exceed two square feet in sign area.

D. Nonilluminated political signs not to exceed sixteen square feet in sign area each. Such signs shall not be erected more than forty-five days prior to the election or referendum concerned and shall be removed ten days

following such election or referendum. Political signs may be placed only on private property and only with the permission of the property owner.

E. One subdivision sign per street frontage not to exceed forty-eight square feet in sign area in each location.

F. One identification sign per entrance to an apartment or condominium complex, not to exceed thirty-six square feet in sign area.

G. The total square footage of all signs located on the property, including, but not limited to, freestanding, wall, projecting, integrated roof, canopy, under-canopy and directional signs, shall not exceed three square feet in sign area for each lineal foot of property frontage. This frontage shall be calculated using local streets (not the interstate highway).

H. One on-premise, freestanding sign may be installed to a height of forty feet and may be a maximum of three hundred fifty square feet if the principal purpose of such signs is to address interstate traffic as determined by the director. The sign must be oriented perpendicularly to the interstate so the sign is visible to the interstate traveler.

I. Freestanding signs which are not on-premise and/or which do not address interstate traffic as determined by the director may be installed to a maximum height of twenty-four feet and may have a maximum size of one hundred fifty square feet. Exceptions to this are noted in the entryway zoning district.

J. The setback for the leading edge of freestanding signs shall be a minimum of ten feet.

K. No sign may be placed or designed so as to simulate or interfere with traffic control devices or official highway directional/informational signs.

L. Wall signs shall not exceed twenty percent of the square footage of the wall area

upon which they are installed. Electric awning and canopy signs shall not exceed twenty percent of the square footage of the wall area upon which they are installed. The combination of wall signs, electric awning, canopy signs and projecting signs shall not exceed twenty percent of the allowed wall sign area.

M. Integrated roof signs may be used instead of wall signs. The integrated roof sign size shall not exceed the allowable size for a wall sign. Integrated roof signs shall be constructed so as to conceal all structures and fastenings. The height of the sign shall not exceed the roof to which it is attached.

N. Projecting signs may be used instead of any wall or freestanding signs provided they do not project beyond the property line and maintain a clearance of ten feet over sidewalk and fourteen feet over any parking lot, driveway or crown of the street, whichever is higher. Projecting sign size shall not exceed the allowable size for a wall sign.

O. One under-canopy sign for each separate occupancy or separate entrance not to exceed eight square feet in sign area. Under-canopy signs must have a minimum clearance of nine feet from the sidewalk.

P. Window signs shall not cover more than thirty percent of the window area.

Q. On-site directional signs as required. (Ord. 06-15, 2007; Ord. 05-15 (part), 2005)

**15.40.140 Shopping center signs
(exceptions to this section
are noted in the entryway
zoning district).**

A. Shopping centers shall be allowed one freestanding sign directory sign per frontage. The sign shall not exceed one hundred fifty square feet plus five percent of the one hun-

dred fifty square feet per tenant. Maximum sign size shall not exceed three hundred fifty square feet.

B. Shopping centers signs shall not exceed the maximum allowable freestanding signage.

C. Shopping center signs cannot be used if the common signage plan is used. (Ord. 05-15 (part), 2005)

15.40.150 Common signage plan.

A. If the owners of two or more contiguous or adjacent (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one building (excluding accessory buildings) or multiple use buildings file with the director for such lot(s) a common signage plan conforming with the provisions of this section, a twenty-five percent increase in the maximum total sign area shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner(s) elects.

B. Provisions of Common Signage Plan. The common signage plan shall contain all of the following information:

1. An accurate plot plan of the lot, at such scale as the director may reasonably require;
2. Location of buildings, parking lots, driveways, clear vision triangles and landscaped areas on such lot;
3. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this chapter;
4. An accurate indication on the plot plans of the proposed location of each present and future sign of any type, whether requiring a permit or not;
5. Window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window

signs (e.g., paper affixed to window, painted, etched on glass, or some other material hung inside the window) and need not specify the exact dimension or nature of every window sign.

The common signage plan shall also specify standards of consistency among all signs on the lots affected by the plan with regard to:

1. Color scheme;
2. Letter or graphic style;
3. Lighting;
4. Location of each sign on the building(s);
5. Material; and
6. Sign proportions.

C. Limit on Number of Freestanding Signs Under Common Signage Plan. The common signage plan, for all lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one for each street on which the lots included in the plan have frontage and shall provide for shared or common usage of such signs. Where street frontage exceeds five hundred feet, one additional freestanding sign may be allowed per five hundred-foot increment.

D. Other Provisions of the Common Signage Plan. The common signage plan may contain other restrictions as the owners of the lots may reasonably determine.

E. Consent. Common signage plan shall be signed by all owners or their authorized agents in such form as the director shall require.

F. Procedures. Common signage plan shall be included in any development plan, site plan, planned development or other official plan required by the city for the proposed development and shall be processed simultaneously with such other plan.

G. Amendment. Common signage plan may be amended by filing a new common

signage plan that conforms with all requirements of the code in effect.

H. Existing Signs Not Conforming to Common Signage Plan. If any new or amended common signage plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within five years, all signs not conforming to the proposed amended plan or to the requirements of this section effective on the date of submission.

I. Binding Effect. After approval of a common signage plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plan, and such may be enforced in the same way as any provision of this chapter. In case of any conflict between the provisions of this section and common signage plan, the section shall control.

J. Dissolution of Common Signage Plan. If the signatories of a common signage plan wish to dissolve the common signage plan, written notice must be submitted to the director. All signs on the property for which the common signage plan was dissolved must bring all signs into conformance with this section within thirty days of the date written notice was submitted to the director. (Ord. 05-15 (part), 2005)

15.40.160 Nonconforming signs.

A. Existing signs which do not conform to the specific provisions of this section may be eligible for the designation "legal nonconforming" provided that:

1. The director determines such signs are properly maintained and do not in any way endanger the public;
2. The sign was installed in conformance with a valid permit or variance or complied with all applicable laws on the date of adoption of this section; and

3. The sign owner registers the sign with the director within six months of the adoption of this code. If the owner fails to register the nonconforming sign with the director, the sign then must be brought into compliance with this code within thirty days.

B. A legal nonconforming sign may lose this designation if:

1. The sign is relocated or replaced; or
2. The structure or size of this sign is altered in any way except toward compliance with this section. This does not refer to change of copy or normal maintenance.

C. The legal nonconforming sign is subject to all requirements of this section regarding safety, maintenance, and repair. However, if the sign suffers more than fifty percent damage or deterioration, as based on appraisal, it must be brought into conformance with this section or removed.

D. Nonconforming signs located in the entryway zoning district must be brought into compliance with the conditions of the entryway zoning district within seven years. (Ord. 05-15 (part), 2005)

15.40.170 Construction specifications.

A. Plans and specifications and the required review fee for all signs, including those in the entryway zoning district, must be submitted to the city of Laurel building department prior to the start of construction. The building department must grant a construction permit prior to any construction activity.

B. All signs shall be installed in compliance with the International Building Code (IBC) and applicable electrical codes required, permitted and enforced by the state of Montana.

C. All signs shall be inspected by the city of Laurel building department for compliance with all applicable codes (including, but not

limited to, structure, wind load, and electrical hook-up).

D. All electrical freestanding signs must have underground electrical service to such signs.

E. Any change in sign construction or face, excluding changeable copy as defined in this chapter, shall require a new construction permit and fee. (Ord. 05-15 (part), 2005)

15.40.180 City fees and/or charges for signs.

The city council shall establish reasonable fees and/or charges for all signage within the jurisdiction of the city by annual resolution after a public hearing. (Ord. 07-06 (part), 2007)

Chapter 15.50**FIRE CODE*****Sections:****15.50.010 Adoption.****15.50.020 Updated references.****15.50.030 Modifications to
International Fire Code,
2006 edition.****15.50.010 Adoption.**

The International Fire Code, 2006 edition, including appendices B and C, as published by the International Code Council, is adopted by reference as the Fire Code of the City of Laurel. It regulates and governs the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as herein provided; provides for the issuance of permits and collection of fees therefor; and each and all regulations, provisions, penalties, conditions, and terms of said fire code on file in the office of the Laurel City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out, with the additions, insertions, deletion and changes, if any, set by ordinance. (Ord. No. O08-07, 7-15-08)

15.50.020 Updated references.

The International Fire Code, 2006 edition, including appendices B and C, as published by the International Code Council as referenced in section 15.50.010 of this chapter, may be amended by resolution or administrative order of the mayor. (Ord. No. O08-07, 7-15-08)

***Editor's note**—Ord. No. O08-07, adopted July 15, 2008, amended Chapter 15.50 in its entirety and enacted similar provisions as set out herein. The former Chapter 15.50 derived from Ord. 05-15 (part), adopted in 2005.

**15.50.030 Modifications to
International Fire Code,
2006 edition.**

The City of Laurel hereby adopts the following revisions to the International Fire Code manual as follows:

Section 101.1. Insert [City of Laurel, Montana]

Section 109.3. shall read:

Violations penalties. Persons who shall violate a provision of the code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$500.00 or by imprisonment not exceeding 6 months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4 Insert: [not less than \$100.00 or more than \$500.00]

Section 906.1. Delete Exception to Section 906.1, #1.

Section 906.1 shall read:

906.1. Where required. Portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4, and S occupancies.

2. Within 30 feet (9144 mm) of commercial cooking equipment.

3. In areas where flammable or combustible liquids are stored, used or dispensed.

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.

5. When required by the sections indicated in Table 906.1.

Section 907.15.1. When required by the Fire Code Official, non-required fire alarm systems shall be monitored by an approved supervising station in accordance with NFPA 72.

The City of Laurel hereby establishes the following geographic limits are referred to in the 2006 International Fire Code as follows:

Section 3204.3.1.1. Location. Stationary containers shall be located in accordance with section 3206.6. Containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials.

Section 3404.2.9.5.1. Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by the City of Laurel.

Section 3406.2.4.4. Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside buildings is prohibited within the limits established by the City of Laurel.

Section 3804.2. Locations where the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas. Storage of liquefied petroleum gas in above-ground tanks outside buildings is prohibited within the limits established by the City of Laurel.
(Ord. No. O08-07, 7-15-08)

Chapter 15.60**TRAILER COURTS****Sections:**

15.60.010 Adoption of regulations.

15.60.020 Updated regulations.

**15.60.030 Living in trailer house
outside trailer court
prohibited.**

15.60.010 Adoption of regulations.

A. Regulation No. 54.500, amended November 11, 1971 by the Montana State Department of Health and Environmental Sciences, and subsequent amendments and additions for trailer courts, is adopted by reference and made a part of this chapter as fully, and for all intents and purposes, as though set forth herein at length.

B. One full printed copy of the regulation is available in the offices of the city clerk. (Ord. 05-15 (part), 2005)

15.60.020 Updated regulations.

The Regulation No. 54.500 described in Section 15.60.010 of this chapter may be amended by resolution or administrative order of the mayor. (Ord. 05-15 (part), 2005)

**15.60.030 Living in trailer house outside
trailer court prohibited.**

No person shall live in or occupy any trailer house, whether it is movable or not within the city limits, unless it is parked in a licensed trailer court. (Ord. 05-15 (part), 2005)

Chapter 15.70**FLOODPLAIN REGULATIONS****Sections:****15.70.010 Floodplain regulations—
Purpose.****15.70.010 Floodplain regulations—
Purpose.**

A. The ordinance codified in this chapter is passed in order to comply with the Montana Floodplain and Floodway Management Act (Montana Code Annotated, Title 76, Chapter 5) and Montana Administrative Rule (ARM) 36, Chapter 15 and to insure compliance with the requirements for the continued participation by the city in the National Flood Insurance Program. Land use regulations, which are hereby adopted, are to be applied to all identified one hundred year floodplains within the city's jurisdiction and are attached as Exhibit A and fully incorporated as part of this chapter by this reference.

B. This chapter and Exhibit A, Floodplain Hazard Management Regulations dated July 30, 2013 are adopted under the authority of Montana Code Annotated, Title 76, Chapter 5, Part 3.

C. This chapter adopts the set of comprehensive land use regulations attached to the ordinance codified in this section as Exhibit A for identified one hundred year floodplains within the city. Identification of one hundred year floodplains is based on the Federal Emergency Management Agencies Flood Insurance Study for the city dated November 6, 2013, the flood insurance rate map, and the flood boundary and floodway map. (Ord. 05-15 (part), 2005)
(Ord. No. O13-02, 10-1-2013)