

measurements for the determination of the area shall be along the nearest edge of the traveled way from a point directly opposite the outer limits of the regularly used activities and not from the property lines unless they coincide. There shall be no unzoned areas established where the predominant land use within said prescribed area is residential. There shall be no unzoned area permitted within any zoned areas.

RHODE ISLAND

C. *Unzoned commercial or industrial area* means those areas not zoned by State or local law, regulation or ordinance, which are occupied by one or more industrial or commercial activities, other than outdoor advertising signs, and the lands along the highway for a distance of 400 feet immediately adjacent to the activities.

All measurements shall be from the outer edges of the regularly used buildings, parking lots, storage or processing areas of the activities, in from the property lines of the activities, and shall be along or parallel to the edge or pavement of the highway. Measurements shall not be from the property lines of the activities unless said property lines coincide with the limits of the activities. Unzoned industrial or commercial areas shall not include land on the opposite side of the highway from the activities or land predominately used for residential purposes.

D. *Commercial or industrial activities*, for purposes of the above unzoned area definition, mean those activities generally recognized as commercial or industrial by zoning authorities in this State, except that none of the following shall be considered commercial or industrial:

1. Agricultural, forestry, ranching, grazing, farming, and related activities, including, but not limited to, wayside fresh produce stands.
2. Transient or temporary activities.
3. Activities not visible from the main traveled way.
4. Activities more than 300 feet from the nearest edge of the main traveled way.
5. Activities conducted in a building principally used as a residence.
6. Railroad tracks and minor sidings.
7. Activities normally and regularly in operation less than 5 months per year.

Should any commercial or industrial activity, which has been used in defining or delineating an unzoned area, cease to operate, any signs located within the former unzoned area shall become nonconforming.

UTAH

C. *Unzoned commercial or industrial area* means those areas not zoned by State or local law, regulation or ordinance, which are occupied by one or more industrial or commercial activities, other than outdoor advertising signs, the lands along the highway for a distance of 600 feet immediately adjacent to the activities, and those lands directly opposite on the other side of the highway to the extent of the same dimensions provided those lands are not deemed scenic or having aesthetic value as determined by the Utah Road Commission.

All measurement shall be from the outer edge of the regularly used buildings, parking lots, storage or processing areas of the activities, and shall be along or parallel to the edge of the pavement of the highway.

D. *Commercial or industrial activities*, for purposes of the unzoned area definition above, mean those activities generally recognized as commercial or industrial by zoning authorities in this state, except that none of the following activities shall be considered commercial or industrial.

1. Agricultural, forestry, grazing, farming, and related activities, including, but not limited to, wayside fresh produce stands.
2. Transient or temporary activities.
3. Activities not visible from the main-traveled way.
4. Activities conducted in a building principally used as a residence.
5. Railroad tracks and minor sidings.

Should any commercial or industrial activity, which has been used in defining or delineating an unzoned area, cease to operate for a period of six continuous months, any signs located within the former unzoned area shall become nonconforming.