



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF ANALYSIS

TXT21-02

To:	Planning and Zonign Commission
From:	Rodolfo Lopez, Development Services Director
Meeting Date:	January 10, 2022

REQUEST

PUBLIC HEARING: Text Amendment **TXT21-02**, a request by the City of Maricopa for review and approval of minor text amendments to the City of Maricopa Subdivision and Zoning Code. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

APPLICANT INFORMATION

Project Planner: Rodolfo Lopez, Deputy Director
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PROJECT INFORMATION

As previously presented as a text amendment initiative in 2021, followed by discussion only presentation at the last scheduled P&Z Commission meeting, this request is for formal recommendation to the City Council for the proposed minor amendments to the City of Maricopa Zoning and Subdivision code. This minor code update's purpose and intent are to incorporate a list of changes that staff has gathered over the past 12 months. Such changes include the removal of contradictory, ambiguous or too restrictive mandates, and even outdated language. Below is a general summary of the major changes to the code.

- **Maricopa City Code 17.20.050 Preliminary Plat Approval**
 - Added language to limit number of preliminary plat extensions.
- **Maricopa City Code 18.35.010 Residential Districts**
 - Increased maximum allowed density to High Density Residential Zoning District as currently the only other zoning district that allows a higher density is mixed use zoning.
 - Combined RS-1 and RS-1 Low Density Zoning District into a single Zoning District.
- **Maricopa City Code 18.45.030 Mixed Use District**
 - In relation to Maricopa City Code 18.35.010, this chapter increases the maximum allowed density from 24 to 30. A developer wanting to utilize this district for a higher density development will need to add a non-residential use (e.g., commercial land use) to obtain the higher density.

- **Maricopa City Code 18.50.020 Industrial Districts**
 - Remove the requirement of a conditional use permit for outdoor storage facilities. Staff considers these facilities to be of a low impact type use; therefore, the recommendation is for not having a development process a separate conditional use permit in addition to a Development Review Permit (Site Plan Review).
- **Maricopa City Code 18.80.080 Exceptions to Height Limits**
 - Increase the maximum height for industrial uses to streamline the process and not require height variances for potential industry developments.
- **Maricopa City Code 18.80.090 Outdoor Storage**
 - In relation to Maricopa City Code 18.50.020 Industrial Districts, this section adds additional screening standards for outdoor storage.
- **MCC 18.90.040 Site Landscaping on Non Single Family Lots**
 - Added additional design standards for retention basins.
- **MCC 18.115 Signs**
 - Revisions to conform to content neutral language in response to court case law REED v. Town of Gilbert

GENERAL PLAN CONFORMANCE

The text amendments to the Zoning Code is in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).

B. Land Use Element

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

F. Economic Development Element

Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community

PUBLIC OUTREACH

As required per the City's Zoning Code Sec. 18.140.060, notification via a public hearing process is required. However, additional outreach methods were conducted to solicit input and acceptance of the proposed amendments. Staff contacted over fifty stakeholders (developers, architects, engineers, interested citizens, etc.), a 15 day public review period and legal public notices in the local circulator.

Staff received several minor comments from internal staff, legal attorney, the public, and Commissioners, of which most were incorporated with the new draft.

P&Z COMMISSION FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;
2. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

STAFF RECOMMENDATION

Staff recommends approval of **Text Amendment case # 21-02** Minor Zoning and Subdivision Code Update.

Exhibit A – Proposed Amendments

-- End of staff report --

17.20.050 (D) Preliminary plat approval.

D. *Significance of Preliminary Approval.* Preliminary plat approval constitutes authorization for the applicant to proceed with preparation of the final plat and the improvement plans and specifications for public improvements. Preliminary plat approval does not authorize the applicant to cut roads or other easements, begin site preparation and grading, or any similar such work unless authorized in writing by the city. Preliminary approval is based on the following terms:

1. *Subject to the Basic Approval.* The basic conditions under which preliminary approval of the preliminary plat is granted will not be substantially changed prior to the expiration date.
2. *Approval.* Approval of a preliminary plat approved by the city of Maricopa shall be effective for two years in accordance with an approved phasing plan, but may be extended **one time only**, upon reapplication and review by the ~~commission~~ **staff** and verification that the development is in compliance with all current applicable codes of the city for an additional two years. For phased plats, the ~~commission~~ **the city** has authority to grant additional extensions if it can be seen that there is progress being made on other phases.
3. *Multi-phased developments.* The use of block plats or platting by phases is allowed. The recording of a final plat of one phase shall extend the next phase preliminary plat approval for one year and each phase follows suit. Development of 75 percent of the project vests the remaining 25 percent.
4. *No Authority to Record.* Preliminary approval, in itself, does not assure final acceptance of streets for dedication nor continuation of existing zoning requirements for the development or its environs nor constitute authorization to record the plat. [Ord. 20-11 §2(14-4-5); Res. 20-31.]

18.35.010 Purpose.

The general purposes of the residential districts are to:

- A. Provide for a variety of residential development to suit the spectrum of individual lifestyles and space needs and ensure the continued availability of the range of housing opportunities necessary to meet the needs of all segments of the community consistent with the general plan;
- B. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods;
- C. Promote the development of residential neighborhoods that encourage walking and the use of public transit;
- D. Establish design guidelines to help create distinct and attractive residential neighborhoods, encourage quality multi-unit housing, and ensure that new residential development is well-integrated into surrounding neighborhoods; and
- E. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and contribute to the quality of life in residential neighborhoods.

Additional purposes of each residential district:

1. *RS-1 Low Density Residential.* This district is intended to provide a transitional use between rural zoning districts and medium density residential districts. This district includes areas for single residence development that includes single-unit detached and attached housing on lots of at least 48,000 12,000square feet, subject to design and development standards to ensure land use compatibility. This district also allows for parks, group and residential care homes, family day care, park and recreation facilities, and educational facilities.

~~2. *RS-2 Medium/Low Density Residential.*~~

~~This district is intended to provide areas for medium/low density residential neighborhoods. Housing types include single-unit detached and attached housing on lots of at least 12,000 square feet. In addition to single-unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment.~~

3. *RS-3 Medium Density Residential.*

This district is intended to provide areas for medium density residential neighborhoods. Housing types include single-unit detached and attached housing on lots of at least 9,000 square feet. In addition to single-unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment. Clustered development, to allow somewhat smaller lot development, is also allowed, provided the overall average gross density is maintained.

4. *RS-4 Medium Density Residential.*

This district is intended to provide areas for medium density residential neighborhoods. Housing types include single-unit detached and attached housing on lots of at least 7,000 square feet. In addition to single-unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment. Clustered development, to allow somewhat smaller lot development, is also allowed, provided the overall average gross density is maintained.

5. *RS-5 Medium Density Residential.*

This district is intended to provide areas for medium density residential neighborhoods. Housing types include single-unit detached and attached housing generally on lots of at least 5,000 square feet. Up to 25 percent of the lots in a subdivision may be below the minimum lot size, but no lot shall be less than 4,500 square feet. In addition to single-unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment.

6. *RM Multiple Unit Residential.*

This district is intended for a variety of housing types on lots of varying sizes, subject to overall general plan density standards (six to 12 units per net acre), with provisions for small-lot development subject to standards for clustering and open space. Types of dwelling units that are appropriate include small-lot single residences, townhouses, condominiums, cluster housing, and multiple residence housing. This district also provides for assisted living and transitional supportive housing, day care centers, park and recreation facilities, limited and small-scale residential support activities, educational facilities, and community and religious facilities that can be appropriate in a residential environment.

7. *RH High Density Residential.*

This district is intended for a variety of housing types on lots of varying sizes, subject to overall general plan density standards (12 to ~~20~~ 24 units per net acre). The density range and development standards accommodate attached single residences, townhomes, condominiums, garden apartments and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single-unit residential uses and forms. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and assisted living and transitional supportive housing that are appropriate in a high density multi-unit environment.

8. *RMHP Residential Manufactured Home Park.*

This district is intended to provide seasonal or permanent housing where residence is exclusively in manufactured home use, taking into consideration existing conditions including present use of land, future land use needs, and the availability of infrastructure. It is intended that mobile home parks meet design standards and be provided with necessary community services in a setting that

provides a high quality of life for residents. This district should be located in areas where they will be compatible with adjacent land uses. [Res. 21-09; Ord. 21-05 § 2; Res. 14-36 § 202.01; Ord. 14-12 § 1.]

DRAFT

18.35.030 Development standards – RS Districts.

Table 18.35.030 below prescribes development regulations for the RS Districts. The first six columns establish minimum requirements for permitted and conditional uses. Letters in parentheses in the “Additional Regulations” column refer to regulations following the schedule. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in Division 4 of this code.

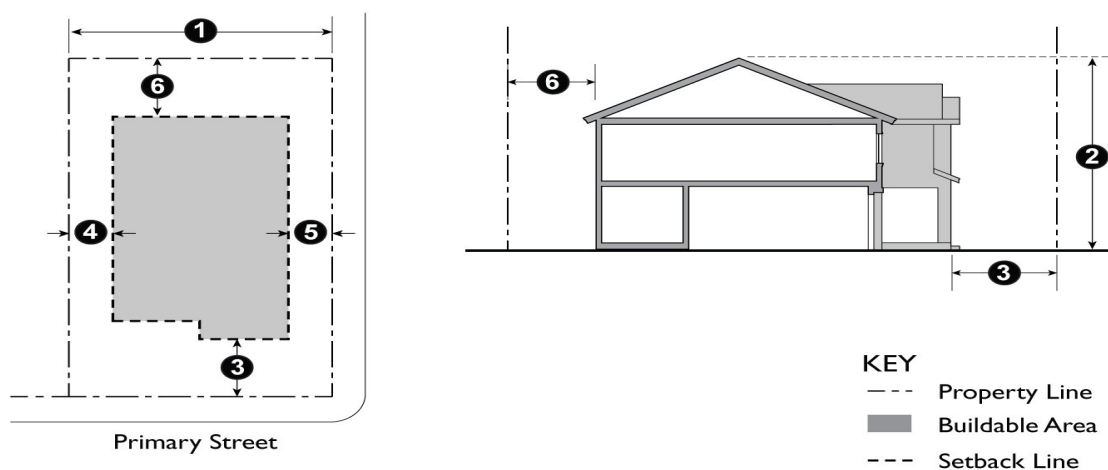


Table 18.35.030 Development Standards – RS Districts

	District					Additional Regulations	#
	RS-1	RS-2	RS-3	RS-4	RS-5		
Lot Density Standards							
Minimum Lot Area (s/f)	48,000 12,000	42,000	9,000	7,000	5,000	(A), (B)	
Minimum Lot Width (ft.)	115 100	100	80	60	50	(B)	1
Maximum Lot Coverage							
One Story	35% 40%	40%	45%	50%	55%		
Two/Three stories	30% 35%	35%	40%	45%	50%		
Building Standards							
Maximum Building Height (ft.)	30	30	30	30	30		2

	District					Additional Regulations	#
	RS-1	RS-2	RS-3	RS-4	RS-5		
Setbacks (ft.)							
Front	30 25	25	20	20	15 (2)	(C)(1)	3
Interior Side	45 10	40	7.5	5	5		4
Street Side	20	20	7.5	5	5	(C)	5
Rear	30 25	25	20	20	15		6
Garages and Driveways	(C)(3)						
Other Standards							
Street Side Setbacks	For all lots under 10,000 square feet, a minimum 10-foot landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.						
Covered Patios	(C)						
Residential Diversity	(C)						
Clustered Development	(C), (D)						
Additional Standards							
Accessory Structures	MCC 18.80.020 , Accessory building or structures						
Exceptions to Height Limits	MCC 18.80.080 , Exceptions to height limits						
Fences and Walls	MCC 18.80.090 , Fences and freestanding walls						
Landscaping	Chapter 18.90 MCC, Landscaping						
Lighting	Chapter 18.95 MCC, Lighting						
Off-Street Parking and Loading	Chapter 18.105 MCC, On-Site Parking and Loading						
Outdoor Storage	MCC 18.80.100 , Outdoor storage						
Projections into Required Setbacks	MCC 18.80.040 , Building projections into yards						
Screening	MCC 18.80.110 , Screening						
Signs	Chapter 18.115 MCC, Signs						
Swimming Pools	MCC 18.80.120 , Swimming pools and spas						
Visibility at Driveways	MCC 18.80.150 , Visibility at intersections and driveways						

1 For RS-4 and RS-5 Districts, livable areas and side entry garages may have a minimum setback of 10 feet from the property line.

2 For RS-5 Districts, street-facing garage entrances shall be no less than a distance of 18 feet from the property line.

3 Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.

18.50.020 Land use regulations.

Table 18.50.020 below prescribes the land use regulations for industrial districts. The regulations for each district are established by letter designations as follows:

- “P” designates permitted uses.
- “C” designates use classifications that are permitted after review and approval of a conditional use permit by the planning and zoning commission.
- “(#)” numbers in parentheses refer to specific limitations listed at the end of the table.
- “X” designates uses that are not permitted.

Table 18.50.020 Land Use Regulations – Industrial Districts

Uses	District			Additional Standards
	LI	GI	IP	
Agricultural				
Animal and Crop Production				
Urban Agriculture	P	P	X	
Public and Semi-Public				
Colleges and Trade Schools, Public and Private	P	P	P	
Day Care Facility	X	X	C	MCC 18.120.080 , Day care facilities
Government Buildings	P	P	P	
Hospitals and Clinics				
Clinic	P	X	P	MCC 18.120.130 , Hospitals and clinics
Public Safety Facility	P	P	P	
Commercial				
Adult-Oriented Businesses	C(1)	X	X	MCC 18.120.020 , Adult-oriented businesses
Animal Sales, Care and Services				
Animal Sales and Grooming	P	X	X	MCC 18.80.030 , Animal keeping
Small Animal Day Care	P	X	X	
Automobile/Vehicles Sales and Services				

Uses	District			Additional Standards
	LI	GI	IP	
Automobile/Vehicle Repair, Minor	P	X	X	
Automobile/Vehicle Repair, Major	P	P	X	MCC 18.120.050 , Automobile/vehicle service and repair, major
Automobile/Vehicle Sales and Leasing	P	P	P	MCC 18.120.040 , Automobile/vehicle sales and leasing
Automobile/Vehicle Washing and Services	P	P	X	MCC 18.120.060 , Automobile/vehicle service stations and washing
Large Vehicle and Equipment Sales, Service, and Rental	P	X	X	
Service Station	P	P	X	
Towing and Impound	X	P	X	
Building Materials Sales and Service	X	P	X	
Business Services	P	X	P	
Commercial Kitchen	P	P	P	
Eating and Drinking Establishments				
Restaurants, Full Service	P	P	P	MCC 18.120.100 , Eating and drinking establishments
Restaurant, Take-Out Only	P	X	P	MCC 18.120.090 , Drive-in and drive-through facilities, including fast-food facilities
Food and Beverage Sales				
Convenience Market	P	P	X	MCC 18.120.030 , Alcoholic beverage sales MCC 18.120.280 , Food and beverage sales
Light Fleet-Based Services	P	P	X	
Maintenance and Repair Services	P	P	P	
Medical Marijuana Uses				
Cultivation	C	C	X	MCC 18.120.160 , Medical marijuana uses

Uses	District			Additional Standards
	LI	GI	IP	
Mobile Merchants	P	P	P	MCC 18.120.170 , Mobile merchants
Nurseries and Garden Centers	P	P	X	
Retail Sales				
General Retail, Small-Scale	P(2)	X	X	MCC 18.120.250 , Restricted retail uses
Industrial				
Artist Studio and Production	P	P	X	
General Industrial	X	P	X	
Light Industrial	P	P	P	
Research and Development	P	P	P	
Salvage and Wrecking	X	P	X	MCC 18.80.100 , Outdoor storage
Storage and Warehouse				
Chemical and Mineral Storage	X	P	X	
Indoor Warehousing and Storage	P	P	P	
Outdoor Storage	P	P	X	MCC 18.80.100 , Outdoor storage
Personal Storage	P	X	X	
Wholesaling and Distribution	P	P	P	
Transportation, Communication, Utility				
Airports and Heliports	C	C	C	
Bus/Rail Passenger Facilities	P	P	P	
Communication Facilities				
Antennas and Transmission Towers	Subject to existing regulations, including a conditional use permit if certain standards are not met or thresholds exceeded.			Chapter 18.130 MCC, Telecommunications Facilities
Facilities within Buildings	P	P	P	
Freight/Truck Terminals and Warehouses	X	P	X	
Recycling Facility				
Recycling Collection Facility	P	P	X	
Recycling Processing Facility	X	P	X	

Uses	District			Additional Standards
	LI	GI	IP	
Utilities				
Major	X	P	X	
Minor	P	P	P	
Waste Transfer Facility	X	C	X	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in MCC 18.120.010 , Accessory uses			
Temporary Uses	Require a temporary use permit, unless exempt; see MCC 18.120.260 , Temporary uses			
Nonconforming Uses	Chapter 18.100 MCC, Nonconforming Uses and Structures			

- 1 Upper floors only.
- 2 Small scale, less than 1,000 square feet, goods produced on site.

18.80.080 Exceptions to height limits.

A. *Allowed Projections Above Height Limits.* The structures listed in Table 18.80.080 may exceed the maximum permitted building height for the zoning district in which they are located, subject to the limitations stated in the table; and further provided, that no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

Table 18.80.080 Allowed Projections Above Height Limits

Structures Allowed Above the Height Limit	Maximum Coverage, Locational Restrictions	Maximum Vertical Projection Above the Height Limit
Skylights	No limitation	1 foot
Solar panels	No limitation	3 feet
Other energy production facilities located on rooftop such as wind turbines	No limitation	5 feet
Chimneys Decorative features such as domes, cupolas, pediments, obelisks, and monuments Rooftop open space features such as sundecks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures	20% of roof area for all structures	20% of base height limit or 10 feet
Elevator and stair towers (for multi-unit and nonresidential buildings only)	N/A	12 feet
Mechanical penthouses	60% of roof area	10 feet
Flagpoles	Shall be set back at least to the height of the pole from all lot lines; only one per residential lot	10 feet
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction
Religious facility architectural elements such as spires, bell towers, and domes	20% of roof area	No restriction
Parapets excluding detached residential structures	N/A	4 feet
Distribution and transmission towers, lines, and poles Water tanks Windmills Airway beacons	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a	10 feet as an accessory structure; none as a primary use

Structures Allowed Above the Height Limit	Maximum Coverage, Locational Restrictions	Maximum Vertical Projection Above the Height Limit
	primary use permitted in the district	
Building-mounted telecommunications facilities, antennas, and microwave equipment Radio towers	Subject to provisions of Chapter 18.130 MCC, Telecommunications Facilities. A conditional use permit is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	
Athletic field lighting	80 feet	
Bucket elevators, vertical conveyors and conveyor equipment, smokestack scrubbers, support towers, grain bins and grain silos, and any other height relevant industrial mechanical appurtenances	Shall require a conditional use permit 1. Increasing building setbacks an additional 3 feet for every 1 foot of height exceeding 80 feet. 2. Increasing the street frontage landscaping an additional 10 feet of depth. Additional landscape area shall include an amount equal to or greater than 1 tree and 3 shrubs for each 30 feet of frontage, and vegetative groundcover occupying a minimum of 60%. The building and its appurtenances shall be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be located.	No restriction -Maximum building height: 80 feet. Additional height maybe granted by the Zoning Administrator however in no event shall the total height exceed 100 feet.

18.80.100 Outdoor storage.

Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours must conform to the standards of this section. The regulations of this section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit and to agricultural/farming equipment used for agriculture or farming on the property.

A. *Permitted Locations.* Table 18.80.100 states where outdoor storage is permitted.

Table 18.80.100 Open Storage Regulations by District and Location

Base Districts	Permissibility of Open Storage
Rural	Permitted if associated with a permitted agricultural use, located outside of all required setbacks, and screened subject to the standards of this section from adjacent residential properties and public rights-of-way.
Residential, Neighborhood Commercial, and Mixed Use	All storage must be within an enclosed building except as specified for accessory outdoor display (garden centers, plant nurseries, lumber supply areas for home centers), subject to screening standards and to review and approval of a use permit.
Industrial	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this section. All outdoor storage for Industrial uses such as materials, racking, equipment, vehicles, or other similar items, shall be screened from public view, public uses, and public open spaces. Such screening shall consist of a wall or fence with a minimum height of eight (8) feet, or a height that will adequately screen the stored items as determined by the Zoning Administrator. Chain link fence with woven fabrics slats are not permitted.
Public Facilities and Fleet Maintenance Yards	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this section.

B. *Screening and Setbacks.* Storage areas visible from public streets that are not separated from the street by intervening building(s) shall be screened.

1. *Screening Walls.* Screening walls and fences shall be at least eight feet in height. If located on a lot line or in a required yard, they shall not exceed the maximum allowable fence heights in required yards.
2. *Setback.* A setback shall be provided for outdoor stored material at the ratio of 1:1 from all lot lines equal to total height of stored material above required screen wall. Minimum required yards visible from off site and not enclosed by an eight-foot screen wall are required to be landscaped. Outdoor storage areas shall provide the minimum required landscape buffer zones for sites abutting residential zoning districts, as established in Chapter [18.90](#) MCC.

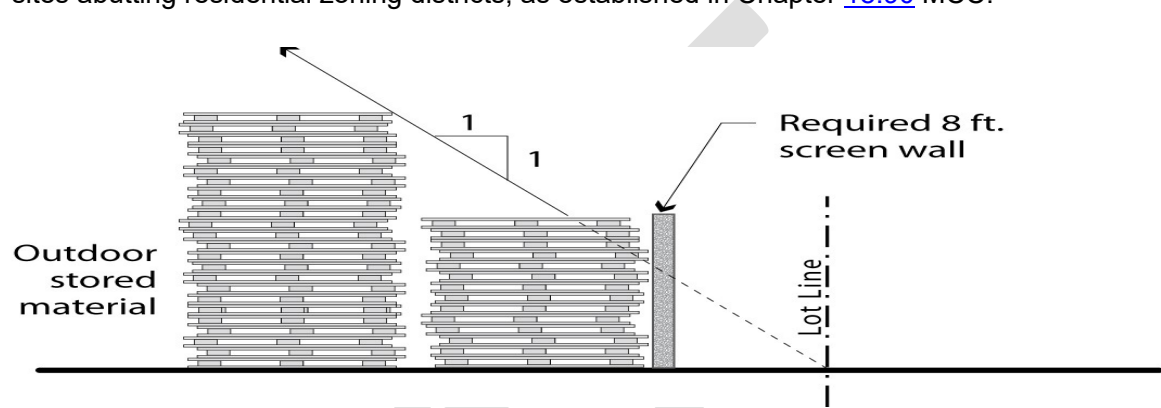


Figure 18.80.100.B. Outdoor Stored Material

[Res. 21-09; Ord. 21-05 § 2; Res. 14-36 § 401.10; Ord. 14-12 § 1.]

18.90.040 Site landscaping on non-single-family lots.

A. *Landscaping in Visible Yards.*

1. *Standards.* Off-site street landscaping and on-site landscape buffer setback standards must comply with MCC [17.30.050](#). Street-facing yards, parking areas, and on-site landscaping shall comply with this code.
2. *Allowable Uses.* Yards that are visible from public streets and not used for parking lanes, or pedestrian walkways or allowable outdoor facilities shall be exclusively maintained as landscaped areas with plant materials and may include monument signs, parking screen walls, and retention basins as well as utility boxes and related equipment.
3. *Exceptions.* Outdoor seating for restaurants and cafes may encroach:
 - a. In NC Districts, up to 50 percent of the width of the required landscape area; and
 - b. In mixed use districts, the entire width of the required landscape area. The city encourages the use of tree wells and planters to help define outdoor seating areas and to enhance urban spaces.
4. *Numbers of Plants.* Except as otherwise required by the subdivision regulations, the required on-site plantings for multiple-family, mixed use, commercial, and institutional developments shall include a minimum of one tree and six shrubs per 650 square feet of landscaped area, with 40 percent ground cover. Industrial developments shall provide one tree and six shrubs per 1,000 square feet of landscaped area, with 25 percent ground cover. Where conflict occurs between the provisions of this code and MCC Title [17](#), Subdivisions, the more restrictive provision shall apply.
5. *Minimum Size.* In addition to minimum landscaping required in MCC [17.30.050](#), minimum size of plant materials shall be as follows:
 - a. *Trees.*
 - i. A minimum of 50 percent of the total required trees shall be 24-inch box trees.
 - ii. No trees shall be smaller than 15-gallon size.
 - b. *Shrubs.*

- i. A minimum of 50 percent of the total required shrubs shall be five-gallon size or larger.
- ii. No shrubs shall be less than one-gallon size.
- c. *Substitutions.* Substitutions for the above requirements may be made according to the following table:

Table 18.90.040.A.5.C Tree Substitutions

Tree to be placed on site	15-gallon tree equivalent	24-inch box tree equivalent
24-inch box tree	2 trees	–
36-inch box tree	3 trees	2 trees
48-inch box tree	4 trees	3 trees
60-inch or larger box tree	–	4 trees

6. *Ground Cover.* All landscape areas shall be covered with materials such as ~~decomposed granite, ¾" Mountain Vista Brown landscape rock~~ or similar material ~~desert varnish or cobble, desert tree mulch, turf,~~ in combination with supplemental shrubs and ground covers, accents, flowers, and vines.

7. *Retention Basins.*

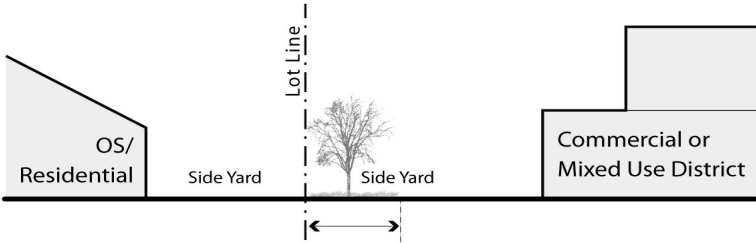
- a. Retention basins may not occupy more than 50 percent of the minimum required front yard and street side yard setback landscape areas.
- b. Basins **along street frontages** shall be incorporated into the landscape plan and designed to appear natural or integrated with the site plan and architecture of the site.
- c. Retention basins shall be finished with either rock or vegetation.
- d. Trees and shrubs shall be primarily located on the slopes and upper banks.
- e. Retention basins shall be contoured to create a natural appearance.
- d. Retention basins shall be constructed in accordance with plans approved by the City Engineer and shall conform to grading and landscape plans approved by the City of Maricopa.

B. *Adjacent Lot Lines.*

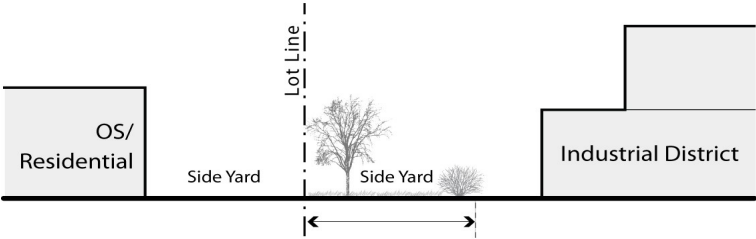
1. *Buffer Zones Adjacent to Residential Zoning Districts and Open Space.*

- a. *Requirement.* Properties located adjacent to residential districts, community trail systems, and open space areas shall have a landscaped buffered area with a minimum width of 25 feet for commercial and mixed use districts, and 40 feet for industrial districts. In no case shall it exceed a 3:1 slope. At a minimum, buffer areas shall contain a minimum of one tree and two shrubs every 25 feet, or portion thereof, to provide visual screening between uses in addition to the minimum required landscaping on site.
- b. *Ground Treatment.* The buffer zone except for pedestrian walkways shall be covered with materials such as decomposed granite, desert varnish or cobble, desert tree mulch, or turf, in combination with supplemental shrubs and ground covers, accents, flowers, and vines.
- c. *Areas Visible from Rows, Public Parking or Drive Aisles.* Landscape material placement shall be designed to concentrate plantings in areas of high visibility to screen parking, loading, and trash enclosures from adjacent rights-of-way, properties, and pedestrian areas.

C. *Landscaping of Interior Setbacks.* Where a lot located in a commercial or mixed use district is adjacent to a residential district, at least 25 feet of the depth of such setbacks must be landscaped, and remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. For properties that are adjacent to nonresidential districts, at least 40 feet of the depth of interior setbacks must be landscaped, unless specified elsewhere in this code.



Min. 25 ft. of setback must be landscaped and free from parking or encroachments.



Min. 40 ft. of setback must be landscaped and free from parking or encroachments.

Figure 18.90.040.C. Landscaping of Interior Setbacks

18.95.040 Lighting design.

A. All on-site outdoor parking and building lighting fixtures shall be designed with a decorative style that complements the building architecture of the development unless otherwise accepted by the zoning administrator. Example of decorative lighting examples are shown in Figure 18.95.040.A.



Figure 18.95.040.A. Light Fixture Examples

B. All public and private streets shall adhere and install the minimum required streetlights per the city’s Design Standard Manual and shall also be of a decorative style as deemed acceptable by the city of Maricopa. [Res. 21-09; Ord. 21-05 § 2.]

C. The maintenance of street lights shall be the responsibility of the local electrical company and paying of services for the street lights shall be the responsibility of the Homeowners’ Association or adjacent or property owner.

Chapter 18.115 SIGNS

Sections:

18.115.010	Purpose.
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18.115.090	Standards for nonresidential districts.
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18.115.110	Standards for government signage.
18.115.120	Temporary signs.
18.115.130	Community kiosk signs.
18.115.140	Submittal and permit requirements.
18.115.150	Comprehensive sign plan.
18.115.160	Discontinuance and change of use.
18.115.170	Unsafe signs.
18.115.180	Nonconforming limitations on signs.
18.115.190	Enforcement.

18.115.010 Purpose.

The purpose of this chapter is to establish comprehensive provisions that will eliminate confusing, distracting and unsafe signs, establish reasonable regulations to promote economic vitality for local businesses ~~businesses~~ **organizations** and services, and enhance the visual environment of the city of Maricopa. [Ord. 14-12 § 1; Res. 14-36 § 409.01.]

18.115.020 Intent.

The intent of these provisions is to maximize establishment identification, minimize visual clutter, and maintain a high quality of signs throughout the city. [Ord. 14-12 § 1; Res. 14-36 § 409.02.]

18.115.030 Applicability.

The regulations, requirements, and provisions set forth in this chapter shall apply to all signs erected, placed, or constructed within the city. This includes all signage in an approved comprehensive sign plan, wall signs, under canopy signs, monument signs, individual sign panels on a multi-tenant monument sign (which may require a structural permit from the building safety division), temporary banners, and as deemed necessary by the zoning administrator. [Ord. 14-12 § 1; Res. 14-36 § 409.03.]

18.115.040 Exempt signs.

A. *Permits Not Required.* Permits are not required for the following signs provided that such signs are subject to all other provisions of this chapter. An electric permit is required for all exterior electronic signs.

1. Standard sign maintenance;
2. Yard, carport or garage sale signs;
3. Political signs;
4. Real estate and open house signs. See MCC [18.115.120\(D\)](#) for regulations;
5. Nameplate signs for individual residences;
6. Messages painted directly on, or adhesive vinyl film affixed to, the exterior surface of existing mineral glass windows; except that the aggregate square footage of such signs shall be calculated as window signage;
7. Signs required by a county, state or federal agency provided such signs are regulated by those agencies and signs are posted per the regulations as determined by the governing agency;
8. Portable signs.

B. *Exempted Signage.* The provisions of this chapter shall not apply to the following:

1. Pennants or insignia of any nation, state, county, city, or school;
2. Memorial plaques, statuary or remembrances of persons or events noncommercial in nature, or building identification signs and building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure;

3. Works of fine art, historic or cultural artifacts when not displayed in conjunction with a commercial enterprise that may derive direct commercial gain from such display;
4. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events;
5. Signs that are relevant to the function of the property that are not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way;
6. Signs displayed within the interior of a building;
7. The placement and maintenance of official traffic, fire and police signs, signals and devices and markings of the state of Arizona and the city of Maricopa or other authorized public agency, and the posting of notices as required by law;
8. Signs displayed during recognized holidays as identification of temporary sales areas for trees and similar holiday items in conjunction with an approved temporary use permit. Such signs shall be exempted only when displayed within 30 days of the recognized holiday. [Ord. 14-12 § 1; Res. 14-36 § 409.04.]

18.115.050 Prohibited signs.

A. *Prohibited Signs.* Any sign not specifically listed as permitted by this chapter is prohibited, including but not limited to the following:

1. Billboards;
2. Signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily, or left in a location for more than 24 hours, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes. This does not prohibit the identification of a firm or its principal products on a vehicle operating during the normal course of business **for an organization** or being taken home;
3. Signs attached to any utility pole or structure, street light, traffic signal, tree, fence, fire hydrant, park bench or other location on public property, unless otherwise specifically addressed in this chapter;
4. The use of pennants, banners, balloons, streamers, and similar displays, except as permitted in MCC [18.115.120](#);
5. Off-site signs, except those listed in MCC [18.115.120](#) and [18.115.130](#);
6. Subdivision weekend directional signs (bandit signs);

7. Signs displayed in a manner or locations that prevent free ingress and egress from a door, window or other exit;
8. Signs displayed in a location in such a manner as to obstruct or interfere with an official traffic sign, signal or device, or signs that obstruct or interfere with the driver's view of approaching, merging or intersecting traffic and signs within the road medians or signs that are otherwise prohibited by this chapter;
9. The use of reader panel signs, except as permitted in MCC [18.115.080](#);
10. Signage on wireless communication facilities unless otherwise required by the city;
11. Signs placed on walls, utility poles and housings, traffic control poles, or control panels, and mailboxes. [Ord. 14-12 § 1; Res. 14-36 § 409.05.]

18.115.060 Rules for sign measurement.

A. *Sign Area*. "Sign area" is defined and shall be measured as follows:

1. Sign copy mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy shall be measured as that area within the outside dimensions of the background panel or surface. The base of a freestanding monument sign shall not be calculated as sign area unless said base contains signage.
2. Sign copy mounted as individual letters and/or graphics against a wall, fascia, or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangle that will enclose each word, grouping of such letters, words, or graphics in the total sign copy.



SIGN AREA

Figure 18.115.060.A.2. Sign Area

3. Multi-face signs shall be measured as follows:
 - a. A double faced sign shall be considered as one sign when determining the sign area, provided both faces are parallel and the distance between faces does not exceed two feet or the interior angle between the two sign faces is 45 degrees or less. If the interior angle is

greater than 45 degrees or two feet, the sign area shall be the sum of the area of the two faces and shall be considered as two signs.

b. Where a sign has three or more faces, the area of the sign shall be calculated as the total sum of the area of all faces and shall be considered as three signs.

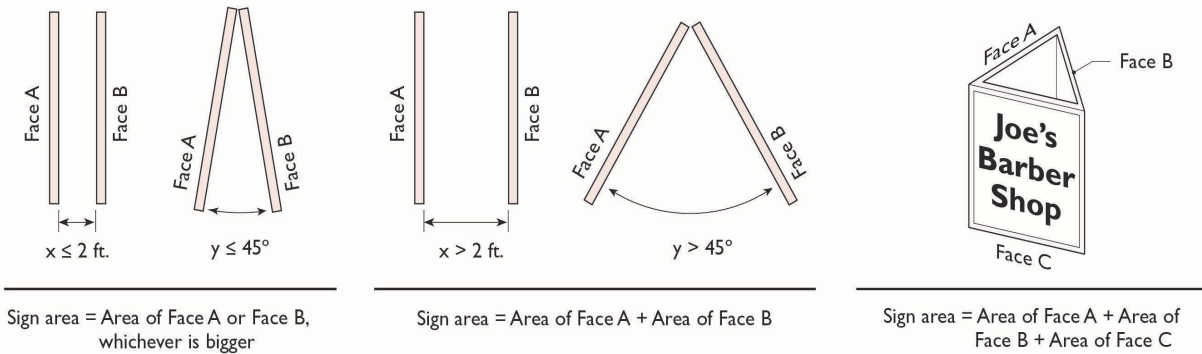


Figure 18.115.060.A.3.b. Multi-Face Signs

c. Where a sign is a spherical, free-form, sculptural or other nonplanar sign, the sign area shall be 50 percent of the sum of the area of the sides of the smallest polygon that will encompass the sign structure.

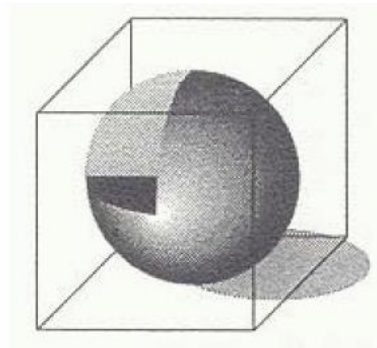


Figure 18.115.060.A.3.c. Nonplanar Signs

4. The aggregate sign area for all signs on a lot or parcel shall be the sum of the areas of all the signs except the area for the following:

- a. Directional signs, assisting in the flow of traffic, which do not exceed an area of three square feet or a height of three feet and do not include advertising or logos;
- b. Street address wall signs, which do not exceed an area of two square feet;
- c. Signs necessary for safety, which do not exceed an area of two square feet or height of three feet;

d. For sale, lease, or rent signs.

B. *Sign Height*. "Sign height" is defined and shall be measured as follows:

1. The height of a freestanding monument sign shall be measured as the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or sidewalk, or the street grade of the nearest adjacent roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign, above curb, sidewalk, or street grade, shall be measured as part of the sign height.
2. Wall or fascia sign height shall be measured as the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located. [Ord. 14-12 § 1; Res. 14-36 § 409.06.]

18.115.070 General standards.

A. *Permit Required*. A zoning permit shall be required for all signs except those signs specified in MCC [18.115.040](#), Exempt Signs. ~~The permit number shall be affixed to the sign.~~ The city of Maricopa shall issue a zoning permit only if the proposed sign, construction, alteration, re-erection, maintenance, and location of the sign comply with these regulations.

B. *Code Compliance*. All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the city adopted codes.

C. *Maintenance*. All signs and sign structures, conforming and nonconforming, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the zoning administrator.

D. *Visibility*. Signs shall not be located in a manner that interferes with pedestrian or vehicular travel, or poses a hazard to either pedestrians or vehicles, or within the specified sight visibility triangle.

E. *Signs in the Public Right-of-Way*. Signs shall not be located within or projecting over any public street, right-of-way, or other public property, except for city of Maricopa approved kiosk sign structures, under canopy signs and projecting signs as permitted by this code. The city may install signs on its own property. ~~to identify public buildings and uses, to provide necessary traffic control and directional information.~~

F. *Illumination Adjacent to Residential Districts*. Signs directly facing residential districts shall not be illuminated.

G. *Concealed Electrical Systems.* The source of the sign's illumination, except neon illumination, shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements that shall be limited to use within the commercial zoning districts only.

H. *Concealed Mechanical Systems.* There shall be no visible angle iron supports, guy wires, braces or secondary supports except in the case of under canopy signs. All sign supports shall be an integral part of the sign design.

I. *Conflict with Other Provisions.* Where there is a conflict between these regulations and other city regulations or a comprehensive sign plan, the more restrictive shall apply.

J. *Planned Area Developments.* Signage within approved Planned Area Developments (PAD) or Master Planned Developments (MPD, residential or nonresidential) may deviate only from the requirements governing the total aggregate sign area and sign dimensional requirements of this chapter provided the PAD or MPD has an approved comprehensive sign plan, and all proposed signage within the PAD or MPD is in compliance with an approved comprehensive sign plan.

K. *Signs Creating a Traffic Hazard or Affecting Pedestrian Safety.* Signs and/or banners shall not be placed in such a manner that they obstruct city required informational, traffic or safety signs.

L. *Height.* The overall building height is inclusive of any signs projecting above the building or roofline.

M. ~~*Planning and Zoning Commission Review.* The planning and zoning commission shall have the authority to review and approve appeals to zoning permits for signs which are designed into and are part of an integrated architectural feature of a building where the provisions of this code would otherwise prohibit such signs. In making such findings, the commission shall determine that the overall signage in such a request shall not undermine the sign area and height standards provided in this code. Final approval of such request for said appeals shall be made by the planning and zoning commission.~~

N. Administrative Interpretation and Discretionary Approval

1. Interpretations of this Article may be made by the zoning administrator pursuant to this section. All interpretations of this Article are to be exercised in light of the policies, purposes and intent set forth herein.
2. Whenever a sign permit or other approval is subject to discretion, such discretion shall not be exercised as to message content, but instead shall be directed to structural and location factors, including, as applicable:
 - a. Whether the location and placement of the sign will endanger motorists;
 - b. Whether the sign will cover, blanket or interfere with any prominent view of a structure or façade of historical or architectural significance;
 - c. Whether the sign will obstruct views of users or adjacent buildings to side yards, front yards or open space;

- d. Whether the sign will negatively impact the visual quality of a public open space, such as a public recreation facility, square, plaza, park, courtyard and the like.
- e. Whether the sign is compatible with building heights of the existing neighborhood;
- f. Whether the sign's lighting or illumination system will cause hazardous or unsafe driving conditions for motorists;

O. *Lighting.* All lighting for signage shall be in conformance with the adopted city of Maricopa codes.

P. *Electrical Signs.* Where permitted, all electric digital signs shall comply with the following requirements:

1. Each message displayed on an electronic sign must be static or depicted for a minimum of 30 seconds.
2. Where text is displayed on a background, the text shall be brighter than the background, i.e., dark text shall not be displayed on a bright background.
3. Electronic signs may not contain animation or any flashing of lights, moving lights, or any type of video.
4. Lighting from the sign must not exceed an intensity of 0.5 foot-candles of light at the property line. [Ord. 14-12 § 1; Res. 14-36 § 409.07.]

Q. Government Signs displaying government speech are exempt from regulation.

18.115.080 Standards for residential and rural districts.

For all signs within the residential and rural zoning districts the following shall apply. Additionally, any residential district that has an approved PAD or MPD may apply for a comprehensive sign plan.

A. *Total Signage.*

1. ~~Single Unit Uses. Maximum of two nameplate signs per lot or parcel may be permitted.~~
2. *Multiple Unit Uses.* Only one nameplate sign per individual unit or dwelling may be permitted. A maximum of two freestanding monument signs per development may be permitted.
3. *Nonresidential Uses.* ~~Maximum of two signs per lot or parcel may be permitted.~~ Maximum of one wall sign and one monument sign may be permitted. If located on a corner lot a maximum of two wall signs, one per public street frontage, and one monument sign may be permitted.

B. ~~Single Unit Uses.~~

- ~~1. May be illuminated or nonilluminated.~~
- ~~2. Two nameplate signs may be permitted per lot or parcel.~~
- ~~3. Within the RS Districts, a total aggregate area of four square feet may be permitted.~~
- ~~4. Within the RA and GR Districts, a total aggregate area of 12 square feet may be permitted.~~

C. *Multiple Unit Uses.* Within the RH, RM, and RMHP Districts:

- ~~1. One nameplate sign may be permitted per unit.~~
2. Nameplate Sign area shall not exceed a total aggregate area of two square feet.
3. Building number or letter signs for multiple building developments shall be in compliance with fire department requirements and shall not be counted as part of the aggregate sign area.
4. A maximum of two freestanding monument identification signs with an aggregate area of 24 square feet may be permitted per development. The maximum height shall be five feet. Signs should be located near the main entrance(s) ~~and may include only the name of the development and the street address.~~

D. *Nonresidential Uses.*

1. Examples of nonresidential uses in a residential district include, but are not limited to, assembly uses, schools, public buildings, assisted living facilities (with more than five persons receiving care) and farms, but do not include home occupations.
2. One wall-mounted sign per lot or parcel not exceeding 32 square feet in area shall be permitted. ~~The sign may include only the name of the facility, organization or development and the street address.~~
3. Additionally, any complex/single building development in excess of 15,000 square feet (gross floor area) may submit a comprehensive sign plan to be reviewed and approved by the city.
4. One freestanding monument sign ~~per lot~~, not exceeding 32 square feet in area nor a height of five feet, may be permitted. ~~The sign may include only the name of the facility, organization, or development and shall include the street address.~~

E. ~~Subdivision Entry/Identification Signs.~~ Residential Freestanding or Monument Signage.

1. Up to two entryway wall or monument sign locations may be permitted for each arterial roadway frontage of a residential development. The signage shall be integrated to complement

the streetscape and landscaping frontages. A maximum aggregate area of no more than 48 square feet per subdivision nor more than one sign on each side of the entry, if wall mounted, may be permitted. Backlit signs are preferred; using external spot lights to light signage is strongly discouraged. All lighting shall be in conformance with the adopted city codes.

~~2. The maximum height shall be five feet. The sign copy may include only the name of the development and the street address.~~

F. *Reader Panel Signs.*

1. Assembly uses may use up to one-half of the allowed freestanding monument sign area for a reader panel. [Ord. 14-12 § 1; Res. 14-36 § 409.08.]

18.115.090 Standards for nonresidential districts.

For all signs within the commercial and industrial zoning districts of ~~NC, GC, SC, GO, MU-N, MU-G, MU-H~~ Overlay, LI, GI, and IP, the following regulations shall apply. Additionally, any complex of two or more ~~businesses~~ **organizations** or any single building development in excess of 5,000 square feet (gross floor area) may submit a comprehensive sign plan and any single building development in excess of 25,000 square feet shall be required to submit a comprehensive sign plan to be reviewed and approved through an administrative use permit.

A. *Total Signage.*

1. The combination of all of the below types and styles of allowed signage shall be included in calculating the total aggregate sign area, except where specifically excluded or otherwise exempted by this chapter. For corner buildings or developments only the main entrance frontage shall be measured when determining the allowable signage.

~~2. The combined total aggregate sign area of all signs for any one business in the NC, MU-N, and MU-H Districts shall not exceed 75 square feet.~~

3. The combined total aggregate sign area of all signs for any one ~~business~~ **organization** in **Commercial, Mixed-Use, Office and Industrial** ~~GC, SC, GO, MU-G, and IP~~ zoning districts shall not exceed **100** ~~80~~ square feet.

~~4. The combined total aggregate sign area of all signs for any one business in the LI and GI zoning districts shall not exceed 100 square feet.~~

B. Wall or Building Signage.

1. The sign area for any one ~~business~~ **organization** or individual tenant shall not exceed one and one-half square feet for each two linear feet of street or store frontage with the maximum not to exceed 32 square feet.
2. Single buildings/~~businesses~~ **organizations** with less than 25,000 square feet (gross floor area) are allowed one wall or building sign per ~~business~~ **organization**.
3. Single buildings/~~businesses~~ **organizations** with two street frontages are allowed one wall sign per street frontage.
4. Signage shall not extend horizontally a distance greater than 50 percent of the width of the building wall on which it is displayed.

C. Freestanding or Monument Signage.

1. One freestanding identification sign shall be permitted per development, **per street frontage**, ~~and may include only the name of the business and shall include the address.~~
2. The sign shall not exceed six feet in height.
3. For a single tenant building the sign area shall not exceed one and one-half square feet for each two lineal feet of street frontage with the maximum not to exceed 32 square feet.
4. If street frontage is not available then the allowable sign area may be based on the lineal feet of store frontage at a ratio of one square foot of signage for each five linear feet of store frontage.
5. For multiple building developments or commercial centers: One sign may be permitted on any lot with 100 feet of street frontage and one additional freestanding sign for every 300 feet of street frontage over 100 feet for the entire development. The individual buildings within the development and/or the PAD sites within the commercial center shall not be considered as separate developments. The minimum distance between two signs on the same street frontage shall be 300 feet. Each sign may be eight feet high and a maximum of 48 square feet in area ~~and may be either a center identification sign or a multi-tenant identification sign.~~ One half of the monument sign area may be a changeable message sign, subject to administrative approval.
6. **Up to one-half of the allowed freestanding monument sign area for a reader panel may be digital.**

D. ~~Directory and Directional Signs.~~ Driveway and Drive-thru Signs

1. One ~~directory~~ sign per complex entrance may be used when useful to identify the location of various buildings, offices, or ~~businesses~~ **organizations** within a complex. A directory sign may be

internally illuminated, externally illuminated, or nonilluminated and have a maximum area of six square feet, and a maximum height of six feet, and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular ~~business~~ **organization**.

2. One **driveway or drive-thru** ~~directional~~ sign may be used for each entrance and exit to or from a parking area or drive-through lane provided that the sign is limited to three square feet in area and four feet in height. A ~~directional~~ **driveway or drive-thru** sign may be double faced and ~~shall contain no business identification, advertising copy, or logo.~~

3. Each drive through lane and/or drive-in restaurant may be permitted one sign without a call box and one sign with a call box. These boards may be freestanding or wall-mounted and shall be located not less than 45 feet from the street property line.

4. The front of the board shall not be visible from the public street. Call boxes shall be oriented away from adjacent residential uses or screened in a manner to diffuse the sound emitted from the call box beyond the drive through lane.

5. Maximum sign area per drive through area shall not exceed 48 square feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular organization.

6. The sign shall not exceed six feet in height.

7. Signs with call boxes fronting roadways shall be screened with a decorative wall and/or landscaping.

E. *Window and Interior Display Signage.*

1. The total aggregate area of all window and interior display signs shall not exceed 50 percent of the total area of the windows through which they are visible.

F. *Flags.*

1. Flagpoles shall not exceed ~~80~~ **50** feet in height, measured from the top of grade to top of pole.

~~2. No more than one United States, one state of Arizona, one foreign national flag or one corporate flag shall be flown on any one site with a maximum of three poles per site.~~

~~3. Any flag flown in conjunction with the United States or state of Arizona flag shall be flown beneath them and shall not exceed them in size.~~

2. United States and state of Arizona flags shall be maintained with flag etiquette.

3. A maximum of three (3) pole per site will be permitted.

G. *Awning Signs.*

1. A maximum of 25 percent of the front face area of the awning may be used for signage.

2. Signage shall be specific to the tenant.

H. *Under Canopy Signs and Projecting Signs.*

1. One under canopy sign or projecting sign which is designed and oriented primarily for the aid of pedestrians may be allowed per primary business organization and shall be located immediately adjacent to the business organization it identifies.
2. Shall have an eight-foot minimum clearance between the bottom of the sign and the sidewalk.
3. Projecting and under canopy signs shall not project less than six inches nor more than three feet from the building wall or building face.
4. Under canopy signs shall have a maximum area of three square feet.
5. Projecting signs for each ground-floor business organization, on a street, shall not exceed one square foot for each linear street frontage of business organization, up to a maximum of 15 square feet.
6. Sign shall be specific to the primary tenant.
7. A wall or fascia sign is not permitted if a projecting sign is used to identify the business organization on the same wall.

I. ~~Menu Boards.~~

- ~~1. Each drive-through lane and/or drive-in restaurant may be permitted one preview board and one ordering menu board. These boards may be freestanding or wall mounted and located not less than 45 feet from the street property line. The front of the board shall not be visible from the public street. Call boxes shall be oriented away from adjacent residential uses or screened in a manner to diffuse the sound emitted from the call box beyond the drive-through lane.~~
- ~~2. Maximum sign area shall not exceed 48 square feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular business.~~
- ~~3. The sign shall not exceed six feet in height.~~
- ~~4. Menu boards fronting roadways shall be screened with a decorative wall and/or landscaping.~~

J. *Gasoline Service Station Signs.*

1. One freestanding sign per street frontage on which the service station has frontage; but not including freeway or interstate frontage.

2. Maximum sign area for a price sign shall not exceed 12 square feet.
3. Maximum sign height for a freestanding sign shall not exceed six feet.
4. One canopy sign per street frontage.
5. Maximum sign area of canopy sign shall not exceed 12 square feet per sign.
6. Price sign cannot be located on the canopy or building.

18.115.100 Standards for open space, public, and institutional zoning districts.

For all signs within open space, public and institutional districts, the following shall apply:

A. Wall Sign.

1. One wall-mounted sign per lot or parcel not exceeding six square feet in area may be permitted. ~~The sign may include only the name of the facility or development and the street address.~~

B. Freestanding Sign.

1. One freestanding sign per entrance not exceeding 12 square feet in area nor a height of five feet may be permitted. ~~The sign may include only the name of the facility or development and shall include the street address.~~

C. Directional or Informational Signage.

- ~~1. Signs shall be nonilluminated.~~ **1. No more than one directional or informational sign per complex entrance may be used when useful to identify the location of various facilities within a complex. A directory sign may be internally illuminated, externally illuminated, or non- illuminated and have a maximum area of six square feet.**

- ~~2. Signs shall not exceed 12 square feet in area or six feet in height.~~

D. Scoreboards.

- ~~1. No advertising shall be affixed to the rear of the scoreboard directly facing a roadway or residential districts.~~

E. Banners.

1. Sign shall be one sided and may only be displayed on park fences facing internal to the park. [Ord. 14-12 § 1; Res. 14-36 § 409.10.]

18.115.110 Standards for government signage.

For all city of Maricopa facilities (city of Maricopa facilities include but are not limited to City Hall, libraries, fire stations, community centers, police stations, city parks, etc.), the following regulations shall apply:

A. *Wall or Building Signage.*

1. Sign shall not exceed one and one-half square feet for each two linear feet of street or building frontage with the maximum not to exceed 32 square feet.
2. Signage shall not extend horizontally a distance greater than 50 percent of the width of the building wall on which it is displayed.
3. Only one wall or building sign per facility.
4. The city may submit a comprehensive sign plan.

B. *Freestanding or Monument Signage.*

1. One freestanding identification sign shall be permitted per city facility and may include only the name of the facility and the address.
2. The sign shall not exceed six feet in height. [Ord. 14-12 § 1; Res. 14-36 § 409.11.]

18.115.120 Temporary signs.**~~A. *Banners, Pennants, and Displays for Grand Openings.*~~**

- ~~1. For home builder signs, please refer to subsection [\(H\)](#) of this section.~~

- A. General Criteria for Temporary Signs. Other than as provided below and in subsections 18.115.120 B through H, Temporary Signs shall meet the criteria set forth in Sec. 18.115.120 A Temporary Signs: General Criteria and Limitations by Zoning District.

Table 18.115.120 A: Temporary Signs: General Criteria and Limitations by Zoning District			
Zoning Districts	Residential	Non Residential	Maricopa Station, Transportation Corridor and Mixed Use Heritage Overlay
Maximum Number of Signs Per Parcel	One (1) ¹	Two (2)	Two (2)
Maximum Sign Area	Six (6) square feet	32 square feet	32 square feet
Maximum Sign Height, Freestanding ²	Four (4) feet	Four (4) feet	Four (4) feet
Maximum Sign Height, Wall Sign	Four (4) feet	Four (4) feet	Four (4) feet
Minimum Setback from Right of Way (ROW) ³	10 feet	10 feet	10 feet
Minimum Spacing from any other Sign (Temporary or Permanent) ²	20 feet	30 feet	30 feet
Permit Required	No	Yes	Yes
Permission of Owner Required	Yes	Yes	Yes
Allowed within Sight Visibility Triangle	No	No	No
Allowed on Public Sidewalk	Only A-frames and no more than one third (1/3) of the width of a public sidewalks may be obstructed and must provide at least 5 feet of sidewalk clearance.		
Movement Allowed	No	No	No
Allowed on Roof	No	No	No
Duration ⁵	No more than 120 days per year in the aggregate		
1. In single-family residential zoning districts, each single-family residential use with at least one principal structure may place up to six (6) offsite Temporary Signs on private property for the purpose of directing the public to a residential activity (e.g. real estate open house, garage/yard sale, estate sale). Said signs shall be displayed only during the hours that the single-family residence is open for public inspection and shall not exceed 6 sq. ft. in area per sign. 2. Not applicable to signs displayed on flagpoles. 3. Minimum Sign Setbacks are measured from the edge of the property line. Setbacks do not apply to wall signs or signs affixed to a temporary construction fence. 4. A Temporary Sign may be displayed as a ground sign or a wall sign inclusive of a window sign. 5. Construction sites with an active building permit shall be allowed to display one banner sign per contractor upon completion of the building or when a Certificate of Occupancy is issued.			

- B. A – Frame and T-Frame Signs. A-Frame and T-Frame Signs are unlawful if they do not meet the criteria and limitation set forth in the following table 18.115.120 B.

1. A – Frame and T-Frame Signs are permitted in all zoning districts but may be placed in single-family residential zoning districts only in conjunction with non-residential uses.
2. A – Frame and T-Frame Signs must be located adjacent to the parcel or organization advertised thereon, supported by a base of sufficient weight and durability to withstand wind gusts, and maintained in a professional manner free from fading, tearing, and tattering.
3. A – Frame and T-Frame Signs shall not be placed in raised or painted medians, with stakes fastened to or driven into concrete, across the street from the organization

being advertised, on equestrian or multi-use trails, and must be placed at grade level.

Table 18.115.120 B. A – Frame and T-Frame Signs: Criteria and Limitations	
Maximum Number of Signs	One (1) per organization ¹
Maximum Sign Area	Six (6) square feet
Maximum Sign Height	Three (3) feet
Minimum Setback/Distance from Roadway	10 feet
Maximum Width of Public Sidewalk that the Sign May Obstruct	No more than one third (1/3) of the width of a public sidewalks and must provide at least 5 feet of sidewalk clearance.
Maximum Distance of Sign from Premises ²	Ten (10) feet with signs spaced at 30 feet apart.
Duration	During hours when organization is open.
Permit Required	Yes
1. Only one (1) sign type per organization with a maximum of four (4) signs are permitted. 2. Signs may be allowed at the perimeter of a multiple-tenant commercial/office complex or employment park, but only pursuant to an approved sign plan.	

- C. **Banner Signs.** Banner Signs are permitted in all zoning districts, but may be placed in single-family residential zoning districts only in conjunction with non-residential uses. Banner Signs are unlawful if they do not meet the criteria and limitations set forth below in section 18.115.120 and table A.

Table 18.115.120 C. Banner Signs: Criteria and Limitations	
Maximum Number of Banner Signs Per Parcel/ organization	One (1)
Maximum Sign Area	32 square feet
Sign Height Maximum if displayed as a Freestanding Sign	Eight (8) feet
Minimum Sign Setback if displayed as a Ground Signs ¹	Three (3) feet
Minimum Spacing from any Other Sign (Temporary Sign or a Permanent Sign)	30 feet
Permit Required	Yes
Incorporation of florescent color	No
Allowed on Public Sidewalk or ROW	No
Allowed within Sight Visibility Triangle	No
Duration	No more than 120 days per year in the aggregate.
Duration Allowed After Conclusion of an Event if the Sign Pertains to an Event	One (1) day
Movement Allowed ²	Yes
Duration	During hours when organization is open.
1. Minimum Sign Setbacks are measured from the edge of the property line. Setbacks do not apply to a Banner Sign displayed on walls. 2. Movement is allowed for a Flying Banner Sign, but is not allowed for a Banner Sign.	

- D. **Flying Banner Signs.** Flying Banner Signs are unlawful if they do not meet the criteria and limitations set forth below in Table 18.115.120 D.

1. Flying Banner Signs are permitted in all zoning districts, but may be placed in single family residential zoning districts only in conjunction with non-residential uses.
2. Flying Banner Signs must be located adjacent to the parcel or organization advertised thereon, supported by a base of sufficient weight and durability to withstand wind gusts, and maintained in a professional manner free from fading, tearing, and tattering.
3. Flying Banner Signs shall not be placed in raised or painted medians, with stakes fastened to or driven into concrete, across the street from the organization being advertised, on equestrian or multi-use trails, and must be placed at grade level.

Table 18.115.120 D. Flying Banner Signs: Criteria and Limitations	
Maximum Number of Flying Banner Signs	One (1) per parcel or organization ^{1 2}
Maximum Sign Area	12 square feet
Sign Height	15 feet
Minimum Setback	4 feet from edge of curb, or a distance equal to the height of the Flying Banner Sign, whichever is greater.
Minimum Distance From an Access Drive or Street Intersection	30 feet
Minimum Distance from another Flying Banner Sign, A-Frame or T-Frame Sign	30 feet
Permit Required	Yes
Allowed on Public Sidewalk or ROW	No
Allowed within Sight Visibility Triangle	No
Duration	No more than 120 days per year in the aggregate.
Duration Allowed After Conclusion of an Event if the Sign Pertains to an Event	One (1) day
Movement Allowed	Yes
¹ . The combined total number of Flying Banner Signs, A-Frame Signs, and T-Frame Signs shall not exceed four (4) per organization. ² . Allowed only during hours when organization is open.	

~~2. Banners, pennants, and other promotional displays (A frames, balloons, banners, flags, etc.) for temporary sales events may be permitted within the commercial, residential, multiple unit, mixed use, and industrial districts. A business may request such signs and displays a maximum of eight times per year for a maximum period of 30 consecutive days on each occasion. A minimum of 14 days shall pass between each such display. Such signs and displays shall be removed immediately upon termination of the sale that they advertise or after the 30 day period, whichever occurs first. Special requests for temporary sales events shall be submitted for review and approval by the zoning administrator or its designee.~~

~~3. Written approval must be obtained, from the zoning administrator or its designee, prior to the installation of any temporary sales event or grand opening banners, pennants, signs, balloon, or other promotional displays.~~

-
- ~~4. Banners and pennants shall be displayed only on the building and not within the parking area, perimeter landscape, or some other area of the development.~~
 - ~~5. The maximum banner size shall be four feet by eight feet or 32 square feet and shall be limited to one per street frontage for the business.~~
 - ~~6. No pennant, banner or promotional display shall be placed on or above the roof of any building.~~
 - ~~7. Promotional displays shall be located on the premises to which they pertain and shall not be placed in the public right of way or attached to any street light, traffic signal pole, or utility pole.~~
 - ~~8. Promotional displays in forms of balloons shall be subject to the following safety standards:~~
 - ~~a. Balloons shall be securely fastened.~~
 - ~~b. Balloons shall not project above the building roofline.~~
 - ~~c. Balloons shall project no more than 15 feet above grade when a building is not present.~~
 - ~~9. *New Business Identification Banners.*~~
 - ~~a. Allowed from the date of issuance of a certificate of occupancy for the business until the date of the installation of a permanent sign.~~
 - ~~b. Interim banners shall not exceed 32 square feet and be placed upon the building wall of the business.~~
 - ~~c. Allowed to be displayed for a period of 90 days with a renewal for an additional 45 days contingent upon the approval of a new permanent sign application.~~
 - ~~d. All temporary signs shall be marked to show permit number and expiration date.~~

E. *Special Event Signage.*

1. *Off-Site Event/Directional Signs.*

- a. A sign plan shall be required in conjunction with the special event permit. Said sign plan shall show the proposed location, placement, and size of all off-site event/directional signs.
 - b. Directional signs shall be no greater than four square feet and event signs shall be no greater than 32 square feet. Said signs may be permitted within the city right-of-way, excluding medians, in accordance with the approved sign plan for an approved special event permit and an approved right-of-way permit.
 - c. Directional signs may be placed 24 hours prior to event and event signs may be placed five days prior to the event or as specified in the approved special event permit request and shall be removed within 48 hours after the conclusion of the event.
-

~~2. Banners and Promotional Signs.~~

- ~~a. Banners shall be made of cloth, nylon, or similar material.~~
- ~~b. Banners may be fastened to street lights that are specifically designed to accommodate banners. Such banners may advertise a city authorized special event or a community wide event or a community message but not for individual businesses.~~
- ~~c. Banners shall be placed five days prior to the event or as specified in the approved special event permit request and shall be removed within 48 hours after the conclusion of the event.~~
- ~~d. All banners shall be reviewed and approved by the zoning administrator.~~

C. Political Signs.

1. Political signs are permitted in all districts.
2. All other requirements shall adhere to A.R.S. § [16-1019](#), as may be amended from time to time.

F. Portable Signs. ~~Portable signs, also known as A-frame signs, are allowed in multiple unit, residential, commercial, and mixed use zoning districts and for public assembly uses, subject to the following standards:~~

- ~~1. Relation to Associated Business. Portable signs may be located a maximum of 300 feet away from the business though still within the development/property with property owner authorization and a minimum of seven feet from the back of the curb, or edge of pavement where no curb exists.~~
- ~~2. Maximum Number. Each business establishment shall not have more than one portable sign.~~
- ~~3. Placement. A frame signs shall be placed on private property on the same lot as the establishment that qualifies for such sign.~~
- ~~4. Prohibited Locations. Portable or A frame signs shall not be located:~~
 - ~~a. In medians;~~
 - ~~b. Across any street from the business being advertised;~~
 - ~~c. In parking aisles or stalls;~~
 - ~~d. In driving lanes or any public right of way;~~

- ~~e. On multi-use trails or sidewalks;~~
- ~~f. At any location where they would block pedestrian access;~~
- ~~g. Within 100 feet of a monument sign;~~
- ~~h. Within 20 feet from any other A-frame sign; and~~
- ~~i. Within 30 feet from an access drive or street intersection (e.g., within the sight visibility triangle defined by this code).~~

~~5. *Hours for Display.* A-frame signs are permitted during the hours a business or apartment-rental office is open for business and one-half hour before opening and one-half hour after-closing. A-frame signs shall be removed during hours when the establishment is not open to the public and shall not be displayed after the event with which they are associated is over.~~

~~6. *Maximum Size.* Six square feet in area per side.~~

~~7. *Maximum Height.* Three feet.~~

~~8. *Permit Required.* A zoning permit is required to display temporary A-frame signs.~~

9. *Authority to Remove Unauthorized Signs.* The city's code enforcement officer may remove unauthorized **portable** A-frame signs. Unauthorized signs so removed shall be disposed of after the city provides notice to the organization, responsible person, or establishment identified by the sign. A notice shall be sent within five days of the removal notifying the organization, responsible person, or establishment to claim the unauthorized sign at a location specified in the notice within a specified time period. If unclaimed after the time period lapses, the city may dispose of the unauthorized sign. If an organization, responsible person or establishment is not identified by the sign, the sign may be disposed of no sooner than five days after removal.

~~G. *Real Estate Signs.* Signs advertising the sale, auction, and lease or renting of a building, suite, dwelling or lot shall conform to the following regulations and are exempt from the total aggregate-sign area:~~

- ~~1. Real estate signs are permitted in all districts.~~
- ~~2. In single unit districts, one nonilluminated sign, located on the subject property, shall be permitted. Said sign shall not exceed six square feet in area or six feet in height and such signage shall be displayed upon the street frontage of subject property.~~
- ~~3. For multiple unit developments, the real estate signs shall be placed at the dwelling unit.~~
- ~~4. In commercial and mixed-use districts, one nonilluminated sign, located on the subject property, shall be permitted. Said sign shall not exceed 12 square feet in area or six feet in height.~~

~~5. A maximum of four "Open House," "Auction," directional signs, including any such sign on the property of the home for sale, may be posted for each home not within the public right-of-way. Each sign shall have a maximum height of three feet. The signs may be posted only when a sales person is on duty at the home and for no longer than 12 hours during any 24 hour period.~~

~~6. Not allowed in sight visibility triangle.~~

~~7. All real estate signs shall be removed upon closing of the sale.~~

~~F. Future Development Signs.~~

~~1. Future developments signs are allowed in all zoning districts and are allowed one construction sign to be posted on the lot or parcel.~~

~~2. One future development sign may be posted on a lot or parcel, indicating only the name of the future business/development and the leasing information, only after the land is in escrow. The sign shall have a maximum area of 32 square feet; however, when development exceeds 10 acres in size the sign(s) may be increased four square feet for each additional 10 acres, not to exceed 96 square feet and a maximum height of six feet. If the development is located on a corner lot or parcel then one sign per frontage will be permitted with the maximum dimensions outlined above. A letter from the property owner will be required that states the land is in escrow, giving permission for the posting of the future development sign, outlines the maintenance responsibilities and the parties responsible for the removal of the sign after the required zoning permit has expired. The sign shall be limited to one year with the ability to renew for one additional year.~~

~~3. In all cases, such signs shall be removed within 10 days following the first issuance of a certificate of occupancy for the project.~~

~~G. Architect, Contractor, and Subcontractor Signs.~~

~~1. One nonilluminated sign is allowed per contractor or subcontractor. Signs shall not exceed 32 square feet in area and a maximum height of six feet.~~

~~2. Said signs shall be removed within 10 days after the function of the contractor or subcontractor on the property is complete.~~

G. Builder Sign Plan. A builder sign plan shall be approved by zoning permit and is required for each model home complex prior to any certificate of occupancy being issued for a temporary use permit for sales trailer/model home complex. The following shall apply for the builder's sign plan:

1. A zoning permit for a builder sign plan is valid for one year from the date of issuance. A builder sign plan may be renewed annually upon formal application to the city.

2. All signs permitted per the builder sign plan shall be removed upon the expiration of the temporary use permit.
3. On-site signage shall mean the lot(s) for the specific temporary use permit. A maximum of 240 square feet **total** of on-site signage is permitted for each builder in a recorded subdivision plat. Sign area includes **items such as** ~~all on-site signage including~~ builder/real estate signs, model home complex signs, ~~welcome signs~~, banners, awnings, and ~~residential builder attention~~ flags. All signs less than 32 square feet shall be set back a minimum of 10 feet from the front yard lot line and shall not encroach upon sight visibility triangle. The height of any sign shall be a maximum of 12 feet.
4. No more than two ~~directional~~ builder signs shall be allowed and no larger than 96 square feet of sign area. Builder signs shall be limited to 12 feet in height and shall be set back a minimum of 10 feet from the right-of-way.
5. ~~Residential builder attention~~ flags are permitted, not to exceed 15 feet in height. Flags shall be spaced a minimum of 40 feet apart and shall be set back a minimum of five feet behind the right-of-way. Maximum of three flagpoles allowed per lot in the temporary use permit. Each flag shall have a maximum area of 12 square feet, may contain lettering or logo, and may not be higher than 15 feet above grade.
6. No more than one flagpole for ~~either the state of Arizona or the United States of America~~ flag may be placed per temporary use permit. Flagpoles shall be limited to 50 feet in height. ~~Any flag flown in conjunction with the United States or state of Arizona flag shall be flown beneath them and shall not exceed them in size.~~
7. No builder signage shall be allowed to be placed outside the recorded subdivision in which the builder is located.

H. Sign Walkers.

1. Sign walkers shall be located 30 feet from a street or driveway intersection measured from the back of the curb or edge of pavement if no curb exists.
2. Once 30 feet from the street or driveway intersection, the sign walker must stand at least five feet back from the roadway, measured from the back of curb or edge of pavement if no curb exists.
3. Sign walkers must maintain a minimum distance of 20 feet from any other sign walker.
4. Signs held by sign walkers must be held, worn, or balanced at all times. At no time is a sign walker allowed to toss or throw their sign.
5. Sign walkers shall allow a minimum distance of four feet for pedestrian passage on all sidewalks and walkways.

6. The following elements are prohibited for use on the signs held by sign walkers ~~and on costume signs~~:

- a. Any form of illumination, including flashing, blinking, or rotating lights.
- b. Animation on the sign itself.
- c. Mirrors or other reflective materials.
- d. Attachments including but not limited to balloons, ribbons and speakers.

~~J. Yard, Carport, or Garage Sale Signs.~~

~~1. Yard, carport, or garage sale signs shall be limited to residential zoning districts and shall not exceed four square feet per residence. Such signs shall not be up longer than three consecutive days.~~

~~2. Yard, carport, or garage sales shall be limited to no more than four sales events per calendar year.~~

~~3. One temporary, unlighted, two-sided sign shall be allowed to be placed at the residence of the sale.~~

~~4. Up to four directional signs may be placed for announcing the holding of a yard, carport, or garage sale and shall be allowed to be posted in a residential district.~~

~~5. Signs cannot be placed on public sidewalks or within the sight visibility triangle. Signs may be placed a minimum of seven feet from the back of the curb, or seven feet from the edge of the pavement where no curb exists.~~

~~6. Yard, carport, or garage sale signs shall not be placed on walls, utility poles and housings, traffic control poles or control panels, and mailboxes.~~

~~7. The property owner of the yard, carport, or garage sale event shall be responsible for noting the name and address on the back of each sign.~~

~~K. Temporary Assembly Directional Signs.~~ Temporary signs for assembly facilities shall be permitted subject to the following regulations:

~~1. Signs shall be no greater than three feet in height and eight square feet in area.~~

~~2. No more than four temporary directional signs shall be allowed.~~

~~3. Signs shall be placed on private property with consent of the property owner and no closer than seven feet from the back of the curb, or edge of pavement where no curb exists.~~

~~4. Prohibited locations: sight visibility triangles, fences, boulders, planters, other signs, vehicles, utility facilities, or any structure.~~

~~5. Temporary directional signs may be placed no earlier than four hours prior to the service/meeting and removed no later than two hours after the service/meeting. [Ord. 14-12 § 1; Res. 14-36 § 409.12.]~~

18.115.130 Community kiosk signs.

A. *Kiosk Signs.* Sign panels on a city approved kiosk structure may be authorized for the purpose of providing directional information for single unit and multiple unit residential developments, commercial developments, local businesses, not for profit agencies, and community facilities. Sign panels may be single or double faced. Maximum sign height for a single sign structure (kiosk) shall be 12 feet.

1. Sign panels shall be located on designated city kiosk structures within the public right-of-way, or, upon finding that such location will not permit adequate directional information, kiosk structures may be approved on private property (with a sign easement designating the city as a third-party beneficiary) with the written permission of the property owner. Such permission shall include the consent of the property owners to allow the city, in the event of noncompliance, to enter said property and remove the sign. A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the zoning administrator or their designee, prior to the acceptance of a zoning permit application.

~~2. Each city kiosk sign panel may contain only the name of the subdivision or builder or new multi-unit development, commercial development, local businesses, not for profit agencies, community facilities, the corporate logo, and a directional arrow.~~

3. No kiosk sign shall be placed within 100 feet of another except when they are on opposite sides of the same street.

4. Any directional sign panels shall conform to colors and design standards approved by the zoning administrator or their designee.

5. Any sign panel approved for a particular development project within the city shall not be changed to another project without prior approval of the zoning administrator. [Ord. 14-12 § 1; Res. 14-36 § 409.13.]

18.115.140 Submittal and permit requirements.

A. Approval of a zoning permit is required for constructing or altering any nonexempt sign. A zoning permit application shall be made in writing on forms provided by the city. The following information shall be required as part of all zoning permit applications:

1. Owner's name, address, telephone and fax numbers.
 2. Sign contractor's name, address, telephone and fax numbers.
 3. Inventory of all existing signs on the property showing the type and dimensions of each sign as well as a site plan showing the locations of each sign.
 4. Fully dimensioned plans and elevations showing the dimensions, design copy, and location of each proposed sign in relation to the property line(s) and public right-of-way.
 5. Plans indicating the scope and structural detail of the work to be done, including details of all connections, supports, footings, and materials to be used.
 6. Required information for an electrical permit for all signage illumination.
 - ~~7. Sign contractor and business owner shall have a current city business license.~~
- B. Two copies of all information listed above in subsection (A) of this section shall be submitted with the application for each sign, one copy being returned to the applicant at the time the permit is issued.
- C. Before issuing any zoning permit required by this code, the city shall collect a fee in accordance with a fee schedule established by the city council. If work for which a permit is required by this code is started before a permit has been issued, the fees specified above shall be doubled. The payment of such double fee shall not relieve any persons from complying fully with the requirements of this code in the execution of the work or from any penalties prescribed herein.
- D. All signs for which a permit is required shall be subject to inspections or additional permits during various stages of construction as prescribed by the city building safety division and the city zoning permit number affixed to each sign. [Ord. 14-12 § 1; Res. 14-36 § 409.14.]

18.115.150 Comprehensive sign plan.

A. An administrative use permit for comprehensive sign plan shall comply with the standards and submittal requirements as outlined below. A comprehensive sign plan is intended to provide for the establishment of signage criteria that are tailored to a specific development location, and which may vary from specific code provisions. The intent is to provide flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs. A comprehensive sign plan shall demonstrate consistency and uniformity among all signs. Additionally, all signs with an approved comprehensive sign plan must have an approved zoning permit with the city and any additional permits as necessary.

B. The requirements of a comprehensive sign plan shall apply for any **organization** and/or development within a related project even if the properties have been subdivided. A comprehensive sign plan shall be evaluated based upon the following criteria:

1. *Placement.* All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features and structures. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not a wall of the space is occupied by those tenants.
2. *Quantity.* The number of signs that may be approved within any development shall not be greater than that required to provide project identification and entry signs, internal circulation and ~~directional~~ information to destinations and/or development sub-areas, and **organization** identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
3. *Size.* All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. Specific justification must be made if a request is submitted for a freestanding or wall sign to exceed by more than 25 percent any maximum height standard or by 50 percent any maximum area standard allowed in the regular ordinance.
4. *Materials.* Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.
5. *Context.* The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.
6. *Submittals.* Three copies of the following should be submitted with the sign application to be reviewed by city staff and the planning and zoning commission. The specific submittal shall include at a minimum the following information:
 - a. Information regarding the color(s), material(s), type of sign (e.g., attached or detached), letter samples that are for all tenants, freestanding center identification signage, ~~directional signs~~, window signs, and any other information deemed necessary by the city to adequately review the comprehensive sign plan (both in a graphic and written format).
 - b. A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of

each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.

c. Preliminary site/landscape plan including property boundaries; dimensions; adjacent street right-of-way, existing and proposed; and street and sidewalk improvements, existing and proposed, noted to centerline. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.

d. Show location of proposed freestanding signs including dimensions, height, materials, colors, and method of illumination. Include elevations of buildings showing wall sign locations with dimensions.

C. *Amendments.* Applications for amendments to the comprehensive sign plan shall be processed in the same way as an original application. Revisions or amendments to the comprehensive sign plan shall require documentation from all tenants and/or property owners on the property prior to approval.

D. *Minor Alterations.* Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the zoning administrator. [Ord. 14-12 § 1; Res. 14-36 § 409.15.]

18.115.160 Discontinuance and change of use.

Whenever the use of land or structures changes, signs including any supporting structures that do not relate to the new use or to any product or service associated with the new use shall be removed or appropriately altered within 30 days of the cessation of such use. [Ord. 14-12 § 1; Res. 14-36 § 409.16.]

18.115.170 Unsafe signs.

A. If the building official, or its designee, determines any sign or sign structure to be in an unsafe condition, they shall immediately notify, in writing, the owner of such sign who shall correct such condition within 48 hours.

B. If the correction has not been made within 48 hours, the building official, or its designee, may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located. [Ord. 14-12 § 1; Res. 14-36 § 409.17.]

18.115.180 Nonconforming limitations on signs.**A. Legal Nonconforming Signs.**

1. Legal nonconforming sign(s) shall mean a sign which is/are lawfully existing at the time of the enactment of the ordinance codified in this chapter which does not conform to the regulations as specified in this chapter.
2. A legal nonconforming sign may continue to be utilized in association with an approved permitted use only in the manner and to the extent that it existed at the time of the adoption of the ordinance codified in this chapter or any amendment thereto.
3. A legal nonconforming sign may not be altered in any manner not in conformance with this chapter.
4. This does not apply to the normal repair, maintenance, or replacing of existing copy; provided, that structural alterations are not required as part of the repairs, maintenance, or replacing of existing copy.
5. Any sign that becomes nonconforming subsequent to the effective date of the ordinance codified in this chapter, either by reason of annexation to the city or amendment to this chapter, shall be subject to the provisions of this code.
6. Notwithstanding any other provision of this chapter, legal nonconforming signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase, or dedication may be relocated on the remaining parcel without extinguishing the legal nonconforming status of that sign; provided, that the nonconforming sign:
 - a. Is not increased in area or height;
 - b. Remains structurally unchanged except for reasonable repairs or alterations;
 - c. Is placed in the same relative position on the remaining property that it occupied prior to the relocation; and
 - d. Is relocated in a manner so as to comply with all applicable safety requirements.

B. Signs for a Legal Nonconforming Use.

1. New or additional signs for a legal nonconforming use shall not be permitted.
 2. A nonconforming sign for a legal nonconforming use which ceases to be used for a period of 365 consecutive days or is suspended by a conforming use shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.
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C. Alteration or Removal of Nonconforming Signs.

1. A nonconforming sign structure shall not be re-erected, relocated, or replaced unless it is brought into compliance with the requirements of this chapter, except as provided for in subsection [\(A\)](#) of this section.
2. Any construction permit that invokes certificate of occupancy requirements shall specify and require that any nonconforming sign located within the boundaries of the development site authorized by said permit shall be brought into conformance with the provisions of this code. If the nonconforming sign is a type of sign that is prohibited under MCC [18.115.050](#), it shall be removed.
3. Any nonconforming sign that is allowed to deteriorate to such an extent that the cost of repair or restoration is more than 50 percent of the cost of reconstruction shall either be removed or be rebuilt in full conformity with this chapter. Notwithstanding this provision, nonconforming signs may be repaired or replaced if the repairs or restoration are necessary due to acts of God, or the negligent act of or vandalism to the sign by a third party.

D. Signs Rendered Discontinued.

4. Sign structures that remain vacant, unoccupied, devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies shall be deemed to be discontinued.
2. Any sign that is located on property that becomes vacant and unoccupied for a period of 90 consecutive days shall be deemed to be discontinued.
3. A sign whose use has been deemed discontinued is prohibited and shall be removed by the owner of the sign or owner of the premises. [Ord. 14-12 § 1; Res. 14-36 § 409.18.]

18.115.190 Enforcement.

A. Illegal Signs.

1. The zoning administrator, or other designated city official, shall require removal of all illegal signs or legal signs placed in prohibited locations. [Ord. 14-12 § 1; Res. 14-36 § 409.19.]

Added Definitions:

T-Frame Sign. A portable, stand-alone sign comprised of one single double-sided panel joined at the bottom to a base that is spread apart upon which the sign stands.

A-Frame Sign. A portable, stand-alone sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form a base upon which the sign stands.
