



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fax: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

## STAFF REPORT

CASE # TXT20-03

<b>To:</b>	Planning and Zoning Commission
<b>Through:</b>	Nathan Steele, Economic and Community Development, Director
<b>From:</b>	Rodolfo Lopez, Economic and Community Development Deputy Director
<b>Meeting Date:</b>	August 24, 2020

## REQUEST

**PUBLIC HEARING: TXT20-03 Text Amendment:** A request by the City of Maricopa for review and approval of a proposed text amendment to the City of Maricopa Zoning Code, Sec. 18.115.120 Temporary Signs; **DISCUSSION AND ACTION.**

## APPLICANT/OWNER

City Of Maricopa  
Contact: Rodolfo Lopez  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Phone: 520-316-6986  
Email: [rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov)

## COUNCIL PRIORITIES CONSIDERED

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

## PROJECT INFORMATION

This request is to formally amend a portion of the zoning code by removing the notion of directional signage allowance for yard, carport and garage sales event, refer to Exhibit A for the proposed code changes. As part of the city's overall beautification effort, the proposed text amendment is intended to mitigate and deter off-site and illegal signage placement within city roadways, which in most cases endangers the public due to the improper installation. Code Enforcement officers are regularly removing yard sale type signage from utility poles, traffic signs, and sight visibility triangles, refer to Exhibit B, for example, illegally placed signage.

As part of this request, a web map tool is being developed to help residents advertise their sales events yearly. The map will be free to use and will be heavily advertised via social media to utilize it as a resource tool in lieu of placement of off-site directional signage. See Exhibit C, a screenshot of the web map tool.

Comparable research of other municipalities was conducted to illustrate how other jurisdictions currently manage this type of usage. Most cities have some regulatory language when it comes to off-site directional signage while other jurisdictions do not list actual regulatory language; it does not mean that the jurisdiction does not allow off-site directional. Instead, it is most likely not regulated by the jurisdiction, see table below and refer to Exhibit D for comparable research information.

Yard, Garage and Carport Off-Site Directional Signs

Municipality Comparable Research

Municipality	Buckeye	Chandler	Queen Creek	Scottsdale	Mesa
Allowed to have off-site directional signs	No	Yes	Yes	Yes	No
Regulation for off-site directional signs	None provided.	One (1) additional sign at each turning movement from the subject property.	One (1) additional sign at each turning movement beginning at the subject property and extending for a maximum of one (1) mile distance from said property.	Up to 6 within a ½ mile radius of the subject property; within residential zoning districts only.	None provided.

Lastly, this code amendment to the sign regulations portion of the zoning code is an initial first step to a significant code update later this year, which will include content-neutral standards instead of content-based standards. For example, the code currently specifies the various types of signage based on content (i.e., gas station, home builder, church, etc.). The new code proposed will all be content-neutral, based on the zoning district and sign type (i.e., wall sign, ground sign, portable sign, etc.).

### **ADHERENCE TO THE GENERAL PLAN**

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.

### **CITIZEN PARTICIPATION:**

As required per the City's Zoning Code Sec. 509.03, notification via a public hearing process is required. The Public Participation Plan included and legal notices in the local newspaper circulator and posting on the city's website.

On September 15, the City Council will review the text amendment recommendation from the Planning & Zoning Commission for possible adoption.

### **PUBLIC COMMENT:**

---

Staff did not receive any public comment at the time of writing this report.

### **FINDINGS:**

---

As required by Sec. 509.104 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.

### **CONCLUSION:**

---

Staff recommends approval of the proposed **Text Amendment case #TXT20-03**, and as amended by the Planning and Zoning Commission.

Exhibit A – Proposed Code Changes

Exhibit B – Example Images

Exhibit C – Web Map Tool

Exhibit D – Comparable Research

-- End of staff report --