

RESOLUTION NO. 05-17

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
MARICOPA, ARIZONA, DECLARING AS A PUBLIC RECORD
THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK
AND ENTITLED "ARTICLE 22 - SIGN PROVISIONS,"
RELATING TO THE ESTABLISHMENT OF PROCEDURES
REGULATING THE ERECTION AND MAINTENANCE OF SIGNS
WITHIN THE CITY OF MARICOPA**

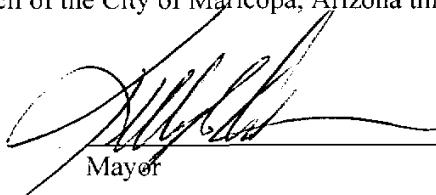
WHEREAS, staff for the City has developed a comprehensive Sign Code relating to the establishment of procedures regulating the erection and maintenance of signs within the City of Maricopa;

WHEREAS, the Council believes that declaring such document a public record and adopting its provisions by reference will be in the City's best interests;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Maricopa, Arizona as follows:

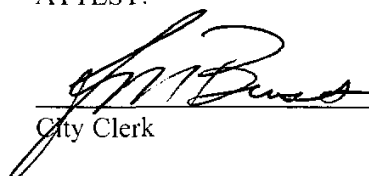
That certain document known as "ARTICLE 22 - SIGN PROVISIONS" relating to the establishment of procedures regulating the erection and maintenance of signs within the City of Maricopa, is hereby declared to be a public record, and three (3) copies shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

PASSED AND ADOPTED by the City Council of the City of Maricopa, Arizona this 12th day of July, 2005.



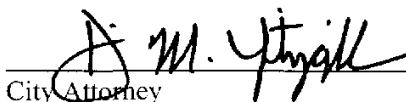
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

ARTICLE 22 - SIGN PROVISIONS

SEC. 2201 **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 and services; and enhance the visual environment of the City of Maricopa.

SEC. 2202 **INTENT.** The intent of these provisions is to maximize establishment identification, minimize visual clutter, and maintain a high quality of signs throughout the City.

SEC. 2203 **DEFINITIONS.** For the purpose of this chapter the following words, terms and phrases shall have the following meanings and as may be prescribed in Article 4 of this Ordinance:

Animated, sign. Any sign or part of a sign which changes physical position by any movement, rotation or undulation or by the movement of any light used in conjunction with a sign such as blinking, traveling, flashing or changing degree of intensity of any light movement other than burning continuously.

Awning or Canopy, sign. A sign on a traditional canvas awning and/or a sign on the edge of a structural canopy that is otherwise permitted by this Ordinance.

Banner, sign. A temporary sign of fabric, plastic, paper, or other light pliable material not enclosed in a rigid frame.

Billboard. Same as Off-Site, sign.

Bulletin Board. A sign which identifies a noncommercial institution or organization, on site, which contains the name of the institution or organization and associated individuals, and general announcements of events or activities at the institution, or similar messages of general public interest.

Business, sign. A sign that attracts attention to a business or profession conducted onsite, or to a commodity or service sold, offered or manufactured onsite, or to an entertainment offered on-site.

Community, sign. Are the "City of Maricopa Welcome Signs" and the integrated public service club(s) sign.

Construction, sign. A temporary sign, limited to the period of construction, erected on a premises of an existing construction project, and designating the architect, contractor, designer, engineer, financier, or name and nature of the project.

Directional, sign. Signs limited to directional messages, which do not contain identification or advertising copy, which aid the flow of pedestrian and vehicular traffic as well as providing directional information relating to points of interest, institutions, facilities and districts.

Directory, sign. A sign listing the names, uses, and/or locations of the various businesses or tenants within a building or a multi-tenant development, but not for the purpose of advertising products, goods, or services.

Fascia, sign. A sign permanently affixed to a horizontal piece covering the joint between the top of a building wall and the projecting eaves of a roof.

Fixed Balloon. Any lighter than air or gas filled inflatable object attached by a tether to a fixed place.

Freestanding monument, sign. An identification sign on its own *self-supporting* permanent structure, detached from supportive elements of a building on a base which has an aggregate width of at least fifty (50%) percent of the width of the sign and shall include the street address.

Garage Sale, sign. A temporary sign advertising a temporary garage sale (see definition for portable sign and regulations in Section 2206 H).

Gasoline Fuel Price, sign. A changeable copy sign advertising gasoline fuel prices only.

Identification, sign. A sign that includes, as copy, only the name of the business, place, facility, organization, building, or person it identifies and shall include the street address which shall be *positioned on the side* of the building that it is addressed from.

Illuminated, sign. A sign with the surface artificially lighted; either internally or externally. If externally illuminated the fixture shall be fully shielded and directed downward.

Kiosk, sign. A city-provided, informational sign providing directional information to planned residential developments and community facilities.

Marquee, sign. A sign that is usually defined as any movie-type marquee with changeable copy. Marquee signs are considered permanent signs. A marquee is defined as a permanent canopy structure constructed of rigid materials that are attached to and supported by the building and that projects over the entrance to a building.

Menu Board, sign. A sign displaying the bill of fare of a restaurant.

Nameplate, sign. A sign that identifies a resident's or home's name and address or the name of a farm, ranch, or commercial ranch. Such signs may be shingle, building, wall, or archway mounted signs.

Nonconforming, sign. A sign lawfully erected and maintained prior to the adoption of this Ordinance that does not conform with the requirements of this Ordinance.

Off-Site, sign. A sign that directs attention for a commercial purpose to a business, commodity, a service, *entertainment*, product or attraction that is not sold, offered, or existing on the property where the sign is located.

Open House Directional, sign. A sign used to advertise the sale of a house and direct traffic to the house for sale.

Parapet, sign. A sign attached to that portion of a building's exterior wall which projects above the plate line of the building.

Pole, sign. A sign that is supported by a pole and otherwise separated from the ground by air. Like monument signs, pole signs are separate from a building.

Political, sign. A temporary sign which supports any candidate for *public office* or urges action for or against any other matter on the ballot of primary, general, or special elections.

Portable, sign. A temporary sign not affixed to a structure or ground mounted on a site. It rests on the ground and consists of two sign faces.

Projecting, sign. A sign attached to a building or other structure and extending in whole or in part more than fourteen (14) inches beyond the building or other structure.

Reader Panel, sign. A sign designed to permit immediate change of copy using individual letters, not electronic or digital in nature, for use only by churches and schools.

Real Estate, sign. A sign advertising for sale, lease or rent the property or building upon which it is located.

Roof, sign. A sign erected on, above, or over the roof of a building so that it projects above the highest point of the roofline, parapet, or fascia.

Shingle, sign. A sign suspended from, and located entirely under a covered porch, covered walkway, or an awning and is anchored or rigidly hung to prevent the sign from swinging due to wind movement.

Sign. Any object, display, structure, or devise (including but not limited to letters, words, numerals, figures, symbols, pictures, outline, character, color, illumination, trademark, logo, or any part or combination) used for visual communication which is intended to attract the attention of the public by providing identification, advertising or directional information for a specific business, service, product, person, organization, place or building and is visible from the public right-of-way or other properties.

The term "sign" shall also mean and include any display of one or more of the following: single or multiple colored bands, stripes, patterns, trademark, logo, outlines or delineations displayed for the purpose of commercial identification or attraction.

The term "sign" shall not include any national or state flags, window displays, athletic score boards or the official announcement or signs of government.

Vehicle, sign. A sign mounted, painted or otherwise placed on a trailer, truck, automobile or other vehicle so parked or placed so that the sign thereon is visible from a highway, public street or right-of-way and is so parked primarily for the purpose of displaying advertising signage.

Wall, sign. A sign fastened to or painted on the exterior wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign.

Window, sign. Any poster, cut-out letters, painted text or graphic, or other text or visual presentation affixed to the interior or exterior of a window, or placed within six (6) feet behind a window pane, and is placed to be read from the exterior of a building. This does not include any item of merchandise normally displayed within a show window of a merchant.

SEC. 2204 GENERAL SIGN REGULATIONS

- A. The regulations, requirements, and provisions set forth in this article shall apply to all signs erected, placed, or constructed within the City.
 - 1. Sign permits and a zoning clearance shall be required for all signs except those signs specified in Section. 2210. The City of Maricopa Sign Permit number shall be affixed to the sign. The Building Official, or his designee, shall issue a sign permit only if the proposed sign, construction, alteration, re-erection, maintenance and location of the sign comply with these regulations.

2. All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the City of Maricopa adopted codes and ordinances.
3. 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.
4. Signs shall not be located in a manner that interferes with pedestrian or vehicular travel, poses a hazard to either pedestrians or vehicles, or within the specified visibility triangle.
5. Signs shall not be located within or projecting over any public street, right-of-way, or other public property, except for City-approved kiosk sign structures, shingle signs, projecting signs and garage sale signs as permitted by this Ordinance. The City may install signs on its own property to identify public buildings and uses, to provide necessary traffic control and directional information.
6. 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.
7. There shall be no visible angle iron supports, guy wires, braces or secondary supports except in the case of projecting signs. All sign supports shall be an integral part of the sign design.
8. Where there is conflict between these regulations and other City regulations, the more restrictive shall apply.
9. Signage within approved PAD's may deviate only from the requirements governing the total aggregate sign area and sign dimensional requirements of this article provided the PAD has an approved comprehensive sign plan and all proposed signage within the PAD is in compliance with that comprehensive sign plan.
10. Signs and/or banners shall not be placed in such a manner that they obstruct city required informational, traffic or safety signs.
11. The overall building height is inclusive of any signs projecting above the building or roofline.

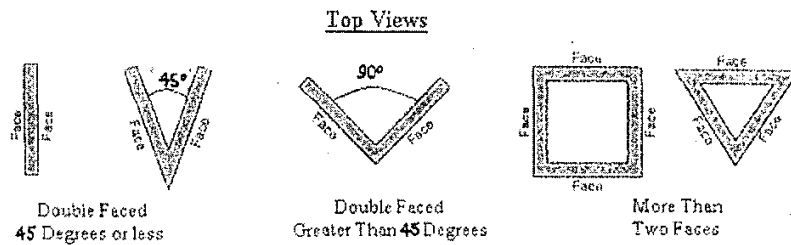
B. "Sign Area" is defined and shall be measured as follows.

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 (see definition of a sign).
2. Sign copy mounted as individual letters and/or graphics against a wall, fascia, or parapet of a building 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.

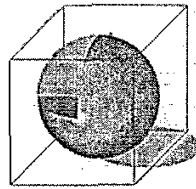
3. Multi-face signs shall be measured as follows:
 - a. A double faced sign shall be considered as one sign when determining the sign area, provided both faces are parallel and the distance between faces does not exceed one (1) foot or the interior angle between the two (2) sign faces is forty-five (45) degrees or less. If the interior angle is greater than forty-five (45) degrees, the sign area shall be the sum of the area of the two (2) faces.
 - b. Where a sign has three (3) or more faces the area of the sign shall be calculated as the total sum of the area of all faces.

Multi-Face Signs



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

Non-Planar 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 two (2) square feet or a height of three (3) feet and do not include advertising.
 - b. Street address wall signs, which do not exceed an area of two (2) square feet
 - c. Signs necessary for safety, which do not exceed an area of two (2) square feet or height of three (3) feet.
 - d. For sale, lease or rent signs.

C. **"Sign Height"** is defined and shall be measured as follows.

1. Freestanding signs 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 shall be measured as part of the sign height.
2. Wall, fascia, or parapet mounted 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.

SEC. 2205 PERMITTED PERMANENT SIGNS.

A. **"Residential Districts"**: For all signs within the residential districts (including single and multiple residential) the following shall apply:

1. **Single Residence Uses:**
 - a. May be illuminated or non-illuminated. If non-illuminated, a reflective material should be considered.
 - b. Two (2) nameplate signs may be permitted per lot or parcel.
 - c. Within the "CR-1A", "CR-1", "CR-2", and "CR-3" Zoning Districts a total aggregate area of four (4) square feet may be permitted.
 - d. Within the "CAR", "SR", "SR-1", "SH", "GR", "GR-5", and "GR-10" Zoning Districts a total aggregate area of twelve (12) square feet may be permitted.
2. **Multiple Residence Uses:**
 - a. One (1) nameplate sign may be permitted per unit.
 - b. Sign area shall not exceed a total aggregate area of two (2) square feet.
 - c. 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.
 - d. A maximum of two (2) freestanding monument identification signs with an aggregate area of twenty-four (24) square feet may be permitted per development. The maximum height shall be five (5) feet. Signs should be located near the main entrance(s) and may include only the name of the development and the street address.
3. **Non-residential Uses:** Examples of non-residential uses in a residential zone include, but are not limited to, churches, schools, public buildings, assisted living facilities and farms; but do not include home occupations.

- a. One (1) wall mounted sign per lot or parcel not exceeding thirty-two (32) square feet in area shall be permitted. The sign may include only the name of the facility, organization or development.
- b. One (1) freestanding monument sign per lot, not exceeding thirty-two (32) square feet in area nor a height of five (5) feet, may be permitted. The sign may include only the name of the facility, organization or development and shall include the street address.
- c. For any and all non-residential uses in a residential zone a comprehensive sign package shall be required.

4. Subdivision Entry / Identification Signs:

- a. A wall sign or monument sign may be permitted at no more than two (2) of the entryway(s) of a subdivision. The signage shall be integrated to complement the streetscape and landscaping frontages. A maximum aggregate area of no more than forty-eight (48) square feet per subdivision nor more than one sign on each side of the entry, if wall mounted, may be permitted. Back lit signs are preferred; using external spot lights to light signage is strongly discouraged.
- b. The maximum height shall be five (5) feet. The sign copy may include only the name of the development and the street address.

5. Reader Panel Signs:

- a. Elementary and secondary schools may also have, in addition to the above, one (1) freestanding reader panel sign no greater than twenty-four (24) square feet in area and five (5) feet in height.
- b. Churches may use up to one-half (½) of the allowed freestanding monument sign area for a reader panel.

6. Total Signage:

- a. Single Residence Uses: Only two (2) nameplate signs per lot or parcel may be permitted.
- b. Multiple Residence Uses: Only one (1) nameplate sign per individual unit or dwelling may be permitted. A maximum of two (2) freestanding monument signs per development may be permitted.
- c. Non-residential Uses: Maximum of two (2) signs per lot or parcel may be permitted, except schools as outlined above.

- B. **“Commercial Districts”**: For all signs within the commercial districts of “TR”, “CB-1” and “CB-2” the following regulations shall apply. Additionally, any complex of three (3) or more businesses shall be required to submit a comprehensive sign plan to be reviewed and approved by the City.

1. **Wall or Building Signage:**

- a. The sign area for any one (1) business or individual tenant shall not exceed one (1) square foot for each two (2) linear feet of street or store frontage with the maximum not to exceed twenty-four (24) square feet.
- b. Within a multiple tenant development, or complex wall signage shall only be permitted on the exterior wall of the space occupied by the business.
- c. Signage shall not extend horizontally a distance greater than fifty (50%) percent of the width of the building wall on which it is displayed.

2. **Freestanding or Monument Signage:**

- a. One (1) freestanding identification sign shall be permitted per development and may include only the name of the business and shall include the address.
- b. The sign shall not exceed six (6) feet in height
- c. For a single tenant building the sign area shall not exceed one (1) square foot for each two (2) lineal feet of street frontage with the maximum not to exceed twenty-four (24) square feet.
- d. For a single building development with multiple tenants the sign shall not exceed one (1) square foot for each two (2) lineal feet of street frontage with the maximum not to exceed thirty-two (32) square feet in area.
- e. If street frontage is not available then the allowable sign area may be based on the lineal foot of store frontage at a ratio of one (1) square foot for each five (5) lineal feet of store frontage. In the case where there is no street frontage, the property owner may either; share a multi-tenant sign with the frontage property; or erect a free standing sign on the frontage property within a "sign easement" procured from the frontage property owner. A minimum distance of fifty (50) feet shall be maintained between signs on the same property and from any sign on adjacent properties.
- f. For multiple building developments or commercial centers one (1) sign may be permitted for every three hundred thirty (330) foot of street frontage for the entire development with a maximum of two (2) signs per street frontage if applicable. 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 (2) signs on the same street frontage shall be three hundred thirty (330) feet. Each sign may be a maximum of forty-eight (48) square feet in area and may be either a center identification sign or a multi-tenant identification sign.

3. **Directory & Directional Signs:**

- a. One (1) directory sign per complex entrance may be used when useful to identify the location of various buildings, offices or businesses within a complex. A directory sign may be externally illuminated or nonilluminated and have a maximum area of six (6) square feet and a maximum height of

six (6) 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.

- b. One (1) directional sign may be used for each entrance and exit to or from a parking area or drive-thru lane provided that the sign is limited to three (3) square feet in area and four (4) feet in height. A directional sign may be double faced and shall contain no business identification, advertising copy, or logo.

4. Window Signage:

Window Sign

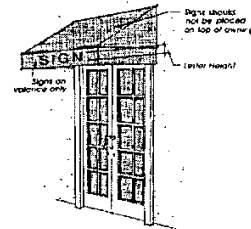
- a. The total aggregate area of all window signs shall not exceed twenty-five (25) percent of the total area of the windows through which they are visible.



5. Awning Signs:

Awning Sign

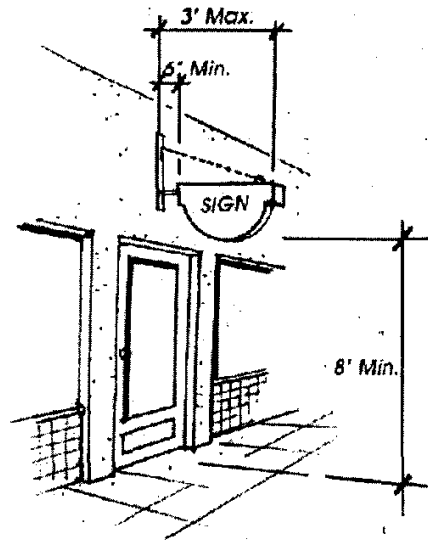
- a. A maximum of twenty-five (25) percent of the front face area of the awning may be used for signage.
- b. May only identify the name of the business. Such signs shall not include advertising copy.



6. Shingle Signs and Projecting Signs:

Projecting Sign

- a. One (1) shingle sign or projecting sign which is designed and oriented primarily for the aid of pedestrians may be allowed per business and shall be located immediately adjacent to the business it identifies.
- b. Shall have an eight (8) foot minimum clearance between the bottom of the sign and the sidewalk.
- c. Projecting and shingle signs shall not project less than six (6) inches nor more than three (3) feet from the building wall or building face.



- d. Shingle signs shall have a maximum area of three (3) square feet.
- e. Projecting signs for each ground floor business, on a street, shall not exceed one (1) square foot for each linear street frontage of business, up to a maximum of fifteen (15) square feet.
- f. May only identify the name of the business. Such signs shall not include advertising copy.
- g. A wall, fascia, or parapet sign is not permitted if a projecting sign is used to identify the business.

7. Menu Boards:

- a. Each drive-through lane and/or drive-in restaurant may be permitted one (1) preview board and one (1) ordering menu board. These boards may be freestanding or wall-mounted; located not less than forty-five (45) feet from the street property line and the front of the board shall not be visible from the public street.
- b. Maximum sign area shall not exceed forty-eight (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
- c. The sign shall not exceed six (6) feet in height.

8. Price Signs: (For gasoline service stations only)

- a. One freestanding sign per street frontage on which the service station has frontage; but not including freeway or interstate frontage.
- b. Maximum sign area shall not exceed twelve (12) square feet.
- c. Maximum sign height shall not exceed six (6) feet.

9. Total Signage:

- a. The combination of all of the above 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 Ordinance. For corner buildings or developments only the main entrance frontage shall be measured when determining the allowable signage.
- b. The combined total aggregate sign area of all signs for any one (1) business in the "TR" and "CB-1" Zoning District shall not exceed fifty (50) square feet.
- c. The combined total aggregate sign area of all signs for any one (1) business in the "CB-2" Zoning District shall not exceed one-hundred (100) square feet.
- d. Only one (1) wall or building sign per business may be permitted.

C. **“Industrial Districts”:** Signs within the Industrial Districts of “CIB”, “CI-1”, and “CI-2” shall comply with the following applicable restrictions. Additionally, any development of three (3) or more businesses shall be required to submit a comprehensive sign plan to be reviewed and approved by the City.

1. Wall or Building Signage:

- a. Wall identification signs pertaining to any one (1) business or individual tenant shall not exceed one (1) square foot for each linear foot of street or building frontage with the maximum not to exceed twenty (24) square feet.
- b. For a single building development with multiple tenants a wall or building sign shall only be permitted on the exterior wall of the space occupied by the business and shall not exceed one (1) square foot for each linear foot of street frontage with the maximum not to exceed twenty-four (24) square feet in area per sign.
- c. The aggregate of all wall or building signage shall not extend horizontally a distance greater than fifty (50%) percent of the width of the building wall on which it is displayed
- d. Signage shall be located near the building or business entryway and shall not exceed a height of twenty-four (24) feet above finished grade.

2. Freestanding Monument Signage:

- a. For a single user/tenant development there may be permitted one (1) freestanding monument identification sign, not exceeding eight (8) feet in height or thirty-two (32) square feet in area.
- b. For a multi-tenant development there may be one (1) freestanding monument identification sign, not exceeding eight (8) feet in height or forty eight (48) square feet in area.
- c. If the development is located on a corner lot or parcel, for both the single tenant and the multi-tenant developments, then two (2) signs of the dimensions outlined above (32 square feet and 48 square feet respectively) may be permitted.
- d. Where two (2) signs are permitted there shall be a minimum distance of three hundred (300) feet between the freestanding signs.
- e. If wall, building or other types of signage will be used for the development then the maximum height of the freestanding signs shall be six (6) feet with a maximum area of twenty-four (24) square feet.

3. Directional Signs:

- a. Such signs shall not exceed an area of six (6) square feet or a height of three (3) feet. These signs shall not be included in calculating the total aggregate area of signage allowed on a particular lot or for a particular business and shall not include any advertising.

4. Total Signage:

- a. The combination of all of the above 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 Ordinance. For corner buildings or developments only the main entrance frontage shall be measured when determining the allowable signage.
- b. The total maximum aggregate signage shall not exceed eighty (80) square feet per business.

D. "Open Space District": For all signs within the "Open Space District" – "OS", the following shall apply:

1. Wall Sign:

- a. One (1) wall mounted sign per lot or parcel not exceeding six (6) square feet in area may be permitted. The sign may include only the name of the facility or development and the street address.

2. Freestanding Sign:

- a. One (1) freestanding sign per lot not exceeding twelve (12) square feet in area nor a height of five (5) feet may be permitted. The sign may include only the name of the facility or development and shall include the street address.

3. Directional or Informational Signage:

- a. Signs shall be non-illuminated.
- b. Signs shall not exceed twelve (12) square feet in area or six (6) feet in height

SEC 2206

TEMPORARY SIGNS.

A. "Banners, Pennants and Displays for Grand Openings":

1. Banners, pennants, and other displays, for the grand opening of a business, shall be allowed within the commercial zoning districts on a one-time basis for a maximum of fourteen (14) consecutive days.
2. Banners, pennants, and other displays for special sales events may be permitted within the commercial zoning districts. A business may request such signs and displays a maximum of eight (8) times per year for a maximum period of ten (10) consecutive days on each occasion. A minimum of fourteen (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 ten (10) day period, whichever occurs first.
3. Written approval must be obtained, from the Zoning Administrator, or his designee, prior to the installation of any special sales event or grand opening banners, pennants, signs, balloon, or other 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 (4) feet by eight (8) feet or thirtytwo (32) square feet and shall be limited to one (1) per street frontage for the business.
6. No pennant, banner or display shall be placed on or above the roof of any building.

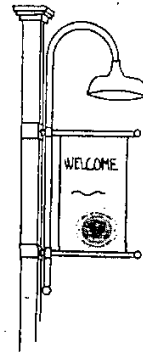
B. "Special Events":

1. Off-Site Directional Signs:

- a. A sign plan shall be required in conjunction with the Special Event Permit or Temporary Use Permit. Said sign plan shall show the proposed location, placement, and size of all off-site directional signs.
- b. Directional event signs shall be no greater than four (4) square feet and 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. Signs may be placed twenty-four (24) hours in advance of the event and shall be removed within twenty-four (24) 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 streetlights 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. All banners shall be reviewed and approved by the Zoning Administrator or his/her designee.



C. "Political Signs":

1. Political signs are permitted in all zones.
2. Signs shall not be displayed earlier than sixty (60) days prior to an election and shall be removed within ninety-six (96) hours after the specific election to which they refer. (If a candidate is in a run-off election the sign may remain until after the completion of the run-off election).
3. Signs shall not be placed in any portion of the public rightof-way.

4. The total sign area permitted on any residentially zoned lot or parcel is thirty-two (32) square feet. The total sign area permitted on any commercial or industrial zoned lot or parcel is sixty-four (64) square feet.
5. Political signs and candidate signs pertaining to primary, general or special elections that do not affect the residents of Maricopa (extra-jurisdictional) are prohibited.

D. "Real Estate Signs": Signs advertising the sale, 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 zones.
2. In residential zoning districts one (1) non-illuminated sign, located on the subject property, shall be permitted. Said sign shall not exceed six (6) square feet in area or six (6) feet in height. For multiple residential developments the real estate signs shall be placed at the dwelling unit unless an alternative location, not along the street frontage, is provided by the HOA for all such signs.
3. In commercial zoning districts one (1) non-illuminated sign, located on the subject property, shall be permitted. Said sign shall not exceed twelve (12) square feet in area or six (6) feet in height.
4. A maximum of four (4) "Open House" 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 (3) feet. The signs may be posted only when a sales person is on duty at the home and for no longer than twelve (12) hours during any twenty-four (24) hour period.
5. All real estate signs shall be removed upon closing of the sale.

E. "Construction and Future Development Signs":

1. For residential construction one (1) construction sign may be posted on the lot or parcel and shall have a maximum area of six (6) square feet and a maximum height of four (4) feet.
2. For commercial construction one (1) construction sign may be posted on the lot or parcel and shall have a maximum area of thirty-two (32) square feet and a maximum height of six (6) feet.
3. Construction signs shall not be erected without a permit and not before application for the building permit has been submitted to the City for the construction of the project/development.
4. For commercial projects one (1) future development sign may be posted on a lot or parcel, indicating only the name of the future business and the leasing information, only after the land is in escrow. The sign shall have a maximum area of thirtytwo (32) square feet and a maximum height of six (6) feet. If the development is located on a corner lot or parcel then two (2) signs of the dimensions outlined above may be permitted. A letter from the property owner will be required that states the land is in escrow, gives 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 sign permit has expired. The sign shall be limited to one (1) year with the ability to renew for one (1) additional year.

5. In all cases, such signs shall be removed within ten (10) days following the issuance of a certificate of occupancy for the project.

F. "Subdivision Model Home Complex/Sales Office and Flags":

1. Signage for the model home complex and sales office shall be limited to no more than one hundred (100) square feet of total sign area with no one (1) sign being more than forty-eight (48) square feet; total of no more than six (6) signs; the height of the signs shall be limited to twelve (12) feet.
2. Subdivision "attention flags" may be permitted in conjunction with an approved on site model home complex/sales office. No more than three (3) flags per lot may be permitted and shall be placed on, or behind, the propertyline at the model home complex/sales office. The flags shall have a maximum area of twelve (12) square feet, shall contain no lettering and may not be maintained higher than fifteen (15) feet above the adjoining ground.
3. The height of the flag pole for either the State of AZ flag and/or the U.S. flag is limited to eighty (80) feet and if illuminated shall be done so as to be compliant with the State of Arizona dark sky ordinance.
4. The flag pole(s) must be removed when ninety-five (95) percent of the lots in the subdivision are sold and/or at the time the on-site model home/sales office use is removed.

G. "Portable Signs":

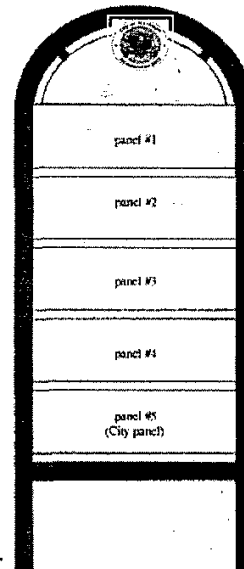
1. Portable signs shall be allowed only in the Commercial "CB-1" and "CB-2" Zoning Districts. Signs shall be placed in a manner that does not impede or restrict vehicular, non-vehicular, or pedestrian traffic and with the property owner's permission. No portable signs shall be allowed within the sight triangle at driveways or intersections.
2. Portable signs shall not exceed three (3) feet in height or six (6) square feet in area and shall not exceed one (1) sign per business.
3. Signs may be placed, in the permitted areas, only between sunrise and sunset. Signs shall be removed daily prior to sunset, except if used to advertise a meeting then they shall be removed at the conclusion of the meeting, or they shall be subject to confiscation by the City.
4. Portable signs shall not be used for real estate sales.

H. "Yard, Carport, or Garage Sale Signs":

1. Garage sale signs shall be limited to residential districts only (not in the Commercial "TR", "CB-1" and "CB-2" Zoning Districts) and shall not exceed four (4) square feet. Such signs shall not be up longer than three (3) consecutive days.
2. A total of no more than three (3) portable signs per yard or garage sale shall be permitted inclusive of the one (1) sign on the property. A maximum of two (2) directional signs may be placed off-site provided they are located on private property, not within the public right-of-way, with the private property owner's permission.
3. Signs for the advertisement of a garage sale, on any one lot, shall be limited to no more than twelve (12) garage sale events per year.

SEC. 2207 COMMUNITY KIOSK SIGNS.

Kiosk Signs: Sign panels on a City-approved kiosk structure may be authorized for the purpose of providing directional information to community facilities and residential developments, including apartment developments of one hundred (100) units or more, within the first two years after approval of the site plan or final plat for the development, which are offering the first time sale and/or lease of single-family subdivisions, multi-family condominiums, or apartments that are located within the City limits. Sign panels may be single or double faced. Maximum sign height for a single sign structure (kiosk) shall be twelve (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 non-compliance, 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 his/her designee, prior to the acceptance of a sign permit application.
2. Each temporary real estate directional sign panel may contain only the name of the subdivision or builder or new multi-family development, the corporate logo, and a directional arrow. Community directional sign panels (City Hall, library, medical facilities, parks, historic sites, etc.) may also be allowed on kiosk structures.
3. No temporary real estate kiosk sign shall be placed within three hundred (300) feet of another except when they are across the street from one another.

4. Directional sign panels shall conform to colors and design standards approved by the Planning Director, or his/her 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 Planning Director or his/her designee.

SEC. 2208 SUBMITTAL AND PERMIT REQUIREMENTS.

- A. Sign permit approval is required for constructing or altering any nonexempt sign. A sign permit application shall be made in writing on forms provided by the City. The following information shall be required as part of all sign permit applications:
 1. Business owner's name, address, telephone and fax number.
 2. Sign contractor's name, address, telephone and fax number.
 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.
- B. Two (2) copies of all information listed above in Section 2208 (A) shall be submitted with the application for each sign, one (1) copy being returned to the applicant at the time the Permit is issued.
- C. Before issuing any Sign Permit required by this Ordinance, 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 Ordinance, 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 Ordinance 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 during various stages of construction as prescribed by the City of Maricopa Building Safety Department and the City of Maricopa Sign Permit number affixed to each sign.
- E. When a comprehensive sign plan is required by this Ordinance the submittal 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 Ordinance provisions. The intent is to provide for 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 signs within a project. The requirements of a comprehensive sign plan shall apply to all businesses and/or developments within a related

project, even if the properties have been subdivided. Comprehensive sign plans approved under this section 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 business identification. Factors to be considered shall include the size of the development, the number of development subareas, 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 free-standing or wall sign to exceed by more than twenty-five percent (25%) any maximum height standard or by fifty percent (50%) 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. **Submittal Package.** Ten (10) copies of the following should be submitted with the sign application to be reviewed by the City Staff and 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), and letter samples that are for all tenant, 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 and dimensions. Show adjacent street right-of-way, existing and proposed; and

existing/proposed street and sidewalk improvements 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 and colors, and method of illumination. Include elevations of buildings showing wall sign locations with dimensions.
7. **Amendments.** Applications for amendments to the Comprehensive Sign Package shall be processed in the same way as an original application. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants and/or property owners on the property prior to approval.
8. **Minor Alterations.** Minor Alterations in sign locations resulting from unexpected conditions on site may be approved by the Director of Planning and Development Services.

SEC. 2209 CHANGE IN USE.

- A. 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 thirty (30) days.

SEC. 2210 EXCEPTIONS

- A. **Permits Not Required:** Sign permits are not required for the following signs provided that such signs are subject to all other provisions of this Ordinance. Note: Electric permit required for all exterior electric signs.
 1. Standard sign maintenance.
 2. Yard, carport or garage sale signs.
 3. Political signs.
 4. Real Estate and Open House signs (see Section. 2206 (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 Ordinance shall not apply to the following. (Note: Electric permits are required for all exterior electric signs).
 1. Flags, 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 non-combustible 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. Non-illuminated directional or informational signs of a noncommercial public or quasi-public nature, and community signs.
9. 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 thirty (30) days of the recognized holiday.

SEC. 2211 *PROHIBITED, UNSAFE AND ILLEGAL SIGNS.*

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

1. Billboards are prohibited in the City of Maricopa.
2. Signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, 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 or being taken home.
3. Signs attached to any utility pole or structure, streetlight, 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 Section. 2206.
5. Off-site signs; except those listed in Section. 2206 and Section. 2207 of this Ordinance.

6. Subdivision weekend directional signs (bandit signs).
7. Signs that are animated or audible, or rotate (except barber poles) or have intermittent or flashing illumination, or emit audible sound or visible matter, or computer generated changing signs, or LED signs; except time and temperature units.
8. Signs displayed in a manner or locations that prevent free ingress and egress from a door, window or other exit.
9. 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 Ordinance.
10. The use of reader panel signs except as permitted in Section 2205(A) of this Ordinance.
11. Fixed balloons, as defined in Section 2203 of this Ordinance used for promotional and advertisement purposes except as may be allowed by an approved Temporary Use Permit.
12. Signage on wireless communication facilities unless otherwise required by the City.
13. Pole mounted signs.

B. Unsafe Signs:

1. If the Building Official, or his designee, determines any sign or sign structure to be in an unsafe condition, he shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.
2. If the correction has not been made within forty-eight (48) hours, the Building Official, or his/her 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.

C. Illegal Signs:

1. The Zoning Administrator, or other designated City official, shall remove all illegal signs or legal signs placed in prohibited locations.

SEC.2212 NONCONFORMING LIMITATIONS ON SIGNS

A. Legal Nonconforming Signs:

1. Legal nonconforming sign(s) shall mean a sign which is lawfully existing at the time of the enactment of this Ordinance which does not conform to the regulations as specified in this Ordinance.

2. A legal nonconforming sign may continue to be utilized in perpetuity only in the manner and to the extent that it existed at the time of the adoption of this Ordinance or any amendment thereto.
3. A legal nonconforming sign may not be altered in any manner not in conformance with this Ordinance. This does not apply to the normal repair, maintenance or changing of copy on the sign provided that structural alterations are not required as part of the repairs, maintenance, or changing of copy.
4. Any sign which becomes nonconforming subsequent to the effective date of this Ordinance, either by reason of annexation to the City or amendment to this Ordinance, shall be subject to the provisions of this Ordinance.
5. Notwithstanding any other provision of this Article, legal nonconforming signs that are located on a parcel of property which 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 nonconforming use shall not be permitted.
2. A nonconforming sign for a nonconforming use which ceases to be used for a period of three hundred sixty-five (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.

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 Ordinance; except as provided for in Section 2212(A)(5) of this Ordinance.
2. Any construction permit which 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 Ordinance, provided that if the nonconforming sign is a type of sign that is prohibited under Section 2211 of this Ordinance, 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 fifty (50) percent of the cost of reconstruction shall either be removed or be rebuilt in full conformity with this Ordinance. 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:

1. Sign structures which 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 which is located on property which becomes vacant and unoccupied for a period of three hundred sixty-five (365) 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.