

Chapter 6

SIGN REGULATIONS

Sections:

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Section 6.01 Purpose

The regulations set forth in this Chapter are intended to encourage attractive signage for businesses and services, optimizing the availability of information, while promoting the general welfare by creating more aesthetically appealing community.

Section 6.02 [Reserved]

Section 6.03 Sign Permits; Fees

- A. Except as provided herein, it shall be unlawful to erect, install and/or modify any sign within the Town without first applying for and obtaining a sign permit from the Development Services Department. "Modify," as it is used herein, shall mean any change in or to an existing sign, its face, electrical components, design and/or supporting structures. A permit shall not be required for the following signs; provided, however, that such signs shall be subject to any and all applicable provisions of this ordinance, including Zoning Administrator approval when required:
1. Nameplate signs, four (4) square feet or less in area, which shall contain the name of the business and may contain any or all of the following: street address, hours of operation and business logo.
 2. Street addresses.
 3. Any sign four (4) square feet or less in area not otherwise prohibited by this ordinance.
 4. Repainting without changing wording, composition or colors; or minor nonstructural repairs.
 5. Temporary noncommercial signs.
 6. Signs not visible from off-site public or private property.
 7. Holiday signs permitted by subsection 6.08(Z).
 8. Garage sale signs permitted by subsection 6.08(M).
 9. Political signs.

10. Window signs on the inside of a window.
 11. Signs of less than eight (8) square feet placed on any church property or any sign relating to church operations that is not visible from an adjacent street or property.
 12. Signs placed on any school property by the Fountain Hills Unified School District.
 13. A-Frame signs, subject to the provisions of subsection 6.08(B).
 14. Signs that relate to a special event, except as required by subsection 6.08(U).
 15. Banners, balloons and pennants, except as required by subsection 6.08(D).
 16. Changes to a sign panel or copy on an existing sign.
- B. Failure to conform to the conditions of a sign permit, including any conditions and/or stipulations attached thereto by the Town Council and/or Board of Adjustment, shall render such permit void.
- C. Fees for sign permits shall be required and payable in such sums as the Town Council may from time to time establish as part of the Town's annual budget or by separate resolution.
- D. A sign permit does not include electrical work; however, this exemption shall not be deemed to grant authorization for any work to be done in violation of the provisions of the Fountain Hills Town Code or any other laws or ordinances.

Section 6.04 Violations

Any of the following shall be a violation of this Chapter and shall be subject to the enforcement remedies and penalties provided by the Town of Fountain Hills Zoning Ordinance, and by state law, as applicable:

- A. To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone within which the sign is located.
- B. To install, create, erect or maintain any sign requiring a permit without such a permit.

- C. To fail to remove any sign that is installed, created, erected or maintained in violation of this ordinance, or for which the sign permit has lapsed.

If any such violation is continued, then each day of a continued violation shall be considered a separate violation when applying the penalty provisions set forth in Section 6.05 below.

Section 6.05 Penalty

The violations set forth in Section 6.04 above are declared to be civil in nature. The responsible parties for enforcement purposes are (i) the owner or operator of the business or residence identified on the sign and (ii) the owner or occupant of the business or residence to which the sign is directing pedestrian or vehicular traffic. Enforcement of violations of this chapter shall be made through the use of the civil citation process set forth in Subsection 1-8-3 of the Town Code. Fines may be assessed according to the following schedule:

- A. First offense, fine not to exceed \$25.00 and confiscation of sign(s).
- B. Second offense within twelve (12) calendar months of first offense, fine not to exceed \$50.00 and confiscation of sign(s).
- C. All subsequent violations within twelve (12) calendar months of the first offense, fine not to exceed \$100.00 and confiscation of sign(s).

Section 6.06 Enforcement and Remedies

Any violation or attempted violation of this ordinance or of any condition or requirement adopted pursuant hereto may be restrained, corrected or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this chapter shall be considered a violation of the Zoning Ordinance. The remedies of the Town shall include, but are not limited to the following:

- A. Issuing a stop-work order for any and all work on any signs on the same lot;
- B. Confiscation of sign(s);

- C. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
- D. Imposing any penalties that can be imposed directly by the Town under the Zoning Ordinance;
- E. Seeking in court the imposition of any penalties that can be imposed by such court under the Zoning Ordinance; and
- F. In the case of a sign that poses an immediate danger to the public health or safety, the Town may take such measures as are available under the applicable provisions of the Zoning Ordinance and Building Code for such circumstances.

The Town shall have such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of the Zoning Ordinance.

All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

Section 6.07 General Regulations

- A. Any sign hereafter erected or maintained shall maintain conformance to the provisions of this ordinance and the provisions of the Town Code.
- B. No sign, other than an official traffic sign or similar sign, shall be erected within the lines of any street or public right-of-way unless (1) specifically authorized herein; (2) authorized by other Town ordinances or regulations; or (3) permitted by special Town authorization.
- C. No sign, including a temporary sign or sign structure, shall be erected or placed: (1) in a manner that would obscure vehicular visibility; or (2) at any location where by its position, the shape or color of the sign may interfere with or obstruct the view of, or be confused with, any authorized traffic sign, signal or device.
- D. Every sign permitted by this ordinance must be kept in good condition and repair. When any sign becomes in danger of falling, or is

otherwise deemed unsafe by the Town's Chief Building Official, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof, or the person or firm using the sign, shall, upon written notice by the Chief Building Official, or immediately in the case of immediate danger, and in any case within not more than ten (10) days after notice: (1) make such sign conform to the provisions of this ordinance; or (2) remove the sign. If, within ten (10) days, the order is not complied with, the Chief Building Official may remove or cause such sign to be removed at the expense of the owner and/or user of the sign.

E. Legal non-conforming signs.

1. Any sign legally existing at the time of the passage of this Chapter that, due to changes in this Chapter, no longer conforms in use, location, height or size with the regulations of this Chapter, shall be considered a legal non-conforming use and may continue in use until such time as it is removed or it is abandoned for a period of six or more continuous months. Except as otherwise set forth in paragraphs 6.07(E)(2) and (3) below, any change in the sign, including a 50% or more change of sign copy, shall be considered an abandonment and the legal non-conforming status of the sign shall become void.
2. Whenever the name of a business or other sign text changes, any legal non-conforming signs on the premises shall be modified to bring them into conformance with this Chapter, even though the change is a change of sign copy only. This paragraph shall not apply to directory signs designed with interchangeable letters or panels or to the text area of a monument sign.
3. Legal non-conforming freestanding signs, sign structures, poles and other related equipment that have been abandoned or not in use for more than six months shall be removed and the building, land or site restored to its original state.

F. Unless otherwise specifically permitted pursuant to this Chapter, each sign must be located on the lot for which it advertises, informs or otherwise attracts attention.

G. Sign area is the sum of the areas of all permitted signs, except directional signs, street addresses or safety signs (e.g., stop engine, no smoking). Sign area shall be measured as follows:

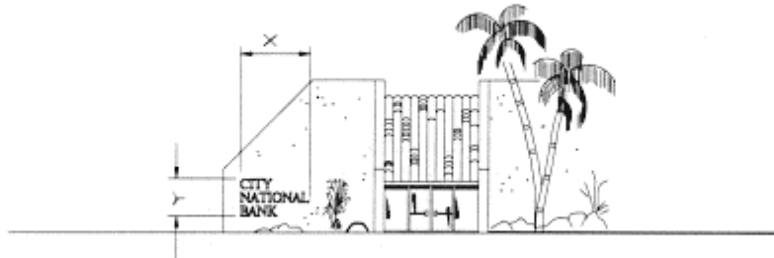
1. For sign copy mounted or painted on a background panel or area distinctively painted, textured or constructed, the Sign area is the area within the outside dimensions of the background panel or surface.

Example Sign Copy Area



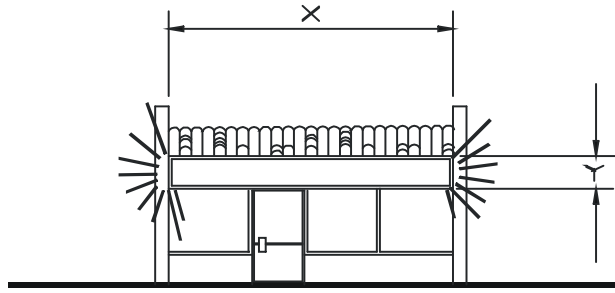
2. For sign copy consisting of individual letters and/or graphics affixed to a wall or portion of a building that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, the sign area is the area within the smallest rectangle that will enclose the sign copy.

Example Sign Area



3. For Sign copy mounted or painted on an internally-illuminated sign or internally-illuminated element of a building, the entire internally-illuminated surface or architectural element that contains sign copy will be counted as sign area.

Example Illuminated Sign Area



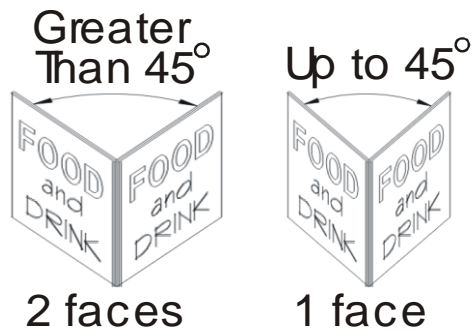
4. Number of sign faces:

One – Area of the single face only.

Two – If the interior angle between the two sign faces is forty-five (45) degrees or less, the sign area is the area of one face only; if the angle between the sign faces exceeds forty-five (45) degrees, the sign area is the sum of the areas of the two faces.

Three or more – For any sign containing three or more faces, the sign area shall be measured as the sum of areas of the all the sign faces.

Example Sign Face Area



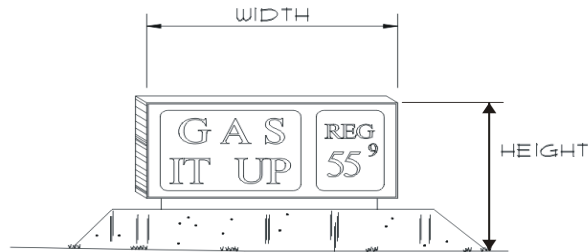
Three dimensional, sculptural or other non-planar signs – Sign area will be the sum of the areas of the vertical faces of the smallest polyhedron that will encompass the sign structure.

Example Dimensional Sign Area



5. For signs having more than one component (e.g., a service station identification/price sign combination mounted on a common base), the sign area is the area of the rectangle enclosing all components of the sign.

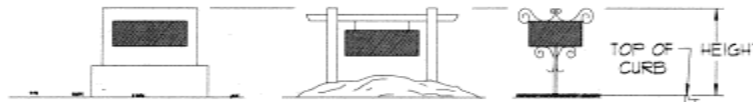
Example Fuel Price Sign Area



H. Sign height is defined as follows:

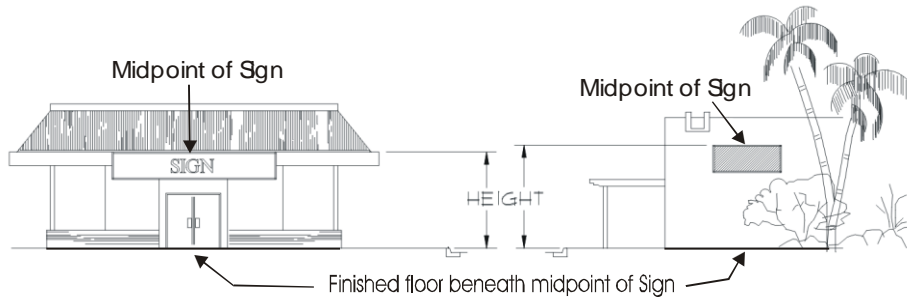
1. Freestanding Sign: Sign height is the distance from the top of the sign structure, to the top of curb of the public road nearest the sign, or to the crown of public road nearest the sign if no curb exists.

Example Freestanding Sign Height



2. Wall or Fascia Mounted Signs: Sign height is the distance measured from a point perpendicular to the top of the midpoint of the sign structure, to the top of the finished floor of the ground floor level directly below the midpoint of the sign.

Example Midpoint of Sign



- I. Signs not specifically authorized herein are prohibited, including, but not limited to the following:
1. Neon signs, except as permitted in subsection 6.08(P).
 2. Roof signs, or signs that project above the highest point of the roofline, parapet, or fascia of the building.
 3. Any sign emitting sound.
 4. Any animated or moving sign, including televisions or signs with streaming video.
 5. Portable or mobile signs, except for sign walkers or as otherwise specifically permitted.
 6. Billboard signs.
 7. Non-electrically illuminated signs.
 8. Any non-public signs in public right-of-way or on public property, except as otherwise specifically permitted.
 9. All off-premise signs, except as otherwise allowed.
 10. All banners, pennants, streamers, balloons, flags, searchlights, strobe lights, beacons, inflatable signs, except as specifically provided for in paragraph 6.08(D) below.
 11. Any sign imitating an official traffic control sign and any sign or device obscuring such traffic control signs or devices.
 12. Temporary or portable signs within the Shea Boulevard right-of-way.

13. A-frame signs, except as provided in subsections 6.08(B), 6.08(M) and 6.08(Q).
- J. The source of a sign's illumination shall not be visible from any adjacent residential streets or neighborhoods.
- K. No sign shall be erected or placed within any center median or any public sidewalk or bicycle path. The Town employees may remove any sign located in these areas. Directional signs owned by the Town shall be exempt from the regulations set forth in this Chapter.
- L. [Reserved].
- M. Signs mounted, attached or painted on trailers, boats or vehicles shall be subject to the following:
1. Business or commercial vehicles displaying signage or advertising as a normal part of business activity may be parked in an off-street parking space adjacent to the business to which the vehicle relates; provided, however, such off street parking space shall not be located immediately adjacent to a street frontage, except as permitted in paragraph 6.07(M)(2) below. Vehicles that are visible from the public right-of-way shall not remain in the same parking space for more than forty-eight (48) consecutive hours.
 2. One business or commercial vehicle of less than three and one half (3.5) tons gross vehicle weight and displaying up to twelve (12) square feet of signage may be parked in an off-street parking space near the business to which the vehicle relates and immediately adjacent to a street frontage. Portable signs shall not be displayed on or in the vehicle. Said vehicle shall not remain in the same parking space for more than forty-eight (48) consecutive hours.
 3. Trailers, boats or trucks larger than three and one half (3.5) tons, displaying signage or advertising may not be parked within any commercially zoned area within the Town that is visible from any public street except while making deliveries or providing services to a business within such commercially zoned area.

4. One business or commercial vehicle smaller than three and one half (3.5) tons displaying signage or advertising as a normal part of business activity may be parked in an off-street parking space within a residential zone at the residence of the owner or lessee of such vehicle unless otherwise prohibited by subsections 7.02(G) & (H) and 5.14(F) of this Zoning Ordinance.
 5. Unless specifically permitted in subsections 6.07(M)(1)-(4) above, signs mounted, attached or painted on trailers, boats, motor vehicles or any moveable object placed on premises to serve as additional advertising signage are prohibited.
- N. Total aggregate sign area may be increased up to 25%, provided the additional area is used to display a Town-provided logo or symbol.

Section 6.08 Signs Allowed or Required

Legend: Letters A - BB indicate the following subsection with additional requirements or clarification of the signs listed in the table below. N/A means not allowed.

Zoning District				
	Commercial	Residential/ Open Space Recreation	Industrial	Lodging
Total Aggregate Sign Area	A	N/A	A	A
A-Frame Sign	B	N/A	B	B
Awning/Canopy Sign	C	C	C	C
Civic Organization Identification	E	E	E	E
Comprehensive Sign Plans	Z	N/A	Z	Z
Contractor Signs	F	F	F	F
Directory Signs	G	G	G	G
Electronic Message Center	CC	*	CC	N/A
Event Banners, Balloons and Pennants	D	*	D	D
Flag	I	I	I	I
Freestanding Signs	J	N/A	J	J
Fuel Price Signs	K	N/A	N/A	N/A
Future Development Signs	L	L	L	L
Garage Sale Signs	M	M	M	M
Menu Board	N	N/A	N/A	N/A

Zoning District				
	Commercial	Residential/ Open Space Recreation	Industrial	Lodging
Multi-Tenant Building Identification Signs	O	N/A	O	O
Neon Signs	P	N/A	P	P
Open House Directional Signs	Q	Q	Q	N/A
Political and Ideological Signs	R	R	R	R
Projecting Signs	S	N/A	S	S
Real Estate Signs	T	T	T	T
Shared Monument Signs	J	N/A	J	J
Sign Walkers	BB	N/A	N/A	N/A
Special Event Signage	U	U	U	U
Street Addresses	AA	AA	AA	AA
Subdivision Identification Signs	J	J	J	J
Under-Canopy Signs	V	N/A	V	V
Wall Signs	W	N/A	W	W
Window Signs	X	N/A	X	X
Window Decorations/Painting (Holiday Theme)	Y	Y	Y	Y

* Specific Regulations Apply

- A. "Total Aggregate Sign Area" is the sum of the total allowable sign area for an entire site with the following restrictions. As used herein, "Site," within commercially or industrially zoned area shall mean the building area leased or owned by or on behalf of any business together with its adjacent privately owned walkway or parking area.
1. Frontage is determined by the measurement of the portion of the building facing the street. Corner buildings may include two street frontages if the frontages are joined at an angle between forty-five (45) and ninety (90) degrees. Building frontages that contain angles of less than forty-five (45) degrees or between ninety (90) and one hundred eighty (180) degrees shall be considered to be one frontage. Multi-story building lineal footage is limited to the ground floor lineal footage measurement except as modified by subsection 6.08(A) (5) below.
 2. In all commercial and industrial zoning districts, the total aggregate sign area allocable to any ground floor business having an external business entrance shall not exceed the greater of fifty (50) square feet or two (2) square feet per lineal

foot of building frontage, but in no case more than one hundred (100) square feet.

3. In all commercial and industrial zoning districts, any licensed business located above the ground floor in a multi-story building having an external building wall facing a public street shall be permitted exterior signage with a total aggregate sign area not to exceed fifty (50) square feet. A business occupying more than one floor is only allowed a sign on one floor.
4. Businesses within any commercial or industrial zoning district having only an internal business entrance and no external wall facing a public street or public access driveway shall be limited to business identification signage on a common directory sign as shown on a comprehensive sign plan, as set forth in subsection 6.08(BB) unless otherwise approved by the Zoning Administrator or an authorized designee.
5. Ground floor businesses having building frontage greater than one hundred (100) feet in length may increase their allowed sign area by 0.5 square feet per one (1) lineal foot of building frontage in excess of one hundred (100) feet. Such additional sign area shall be for the exclusive use of said business and not transferable or reallocable to other businesses on the site.

B. A-Frame Signs are allowed as follows:

1. Only businesses that are physically located within Town commercial or industrial zoning districts or churches in residential zoning districts may display A-frame signs.
2. Businesses or churches permitted to display A-frame signs may display a maximum of one such sign per street frontage. Such signs shall be located in the manner required in paragraph 6.08(B)(3) below, either on the same property as the business or church, or on property immediately adjacent to the business or church building as follows:
 - a. On property held in common by members of a property owners' association.
 - b. On property owned by the business owner's landlord.

- c. Public street, subject to the limitations of 6.08(B)(3) below.
3. Location of A-frame signs shall be restricted as follows:
 - a. Such signs shall not be located on the paved portion of any public street, any sidewalk, or any median.
 - b. Such signs shall not be located within a designated parking or loading area.
 - c. Signs shall not be located in a manner that poses a traffic vision hazard. Signs may not be located within the sight triangle as defined in the Town of Fountain Hills Subdivision Ordinance Section III, Exhibit 16.
 - d. A-Frame signs must be placed at least one (1) foot behind the curb. If no curb is present, signs shall be located at least one (1) foot from the edge of the paved portion of the public right-of-way. No A-Frame signs shall be placed on sidewalks or within the center medians that divide portions of paved or unpaved roadways.
4. No sign may be greater than twenty-four (24) inches wide and thirty-six (36) inches tall.
5. Signs shall be constructed of wrought iron; sheet metal; 1/8 inch thick plastic; or of wood that is at least 3/8 inch thick. No other materials are acceptable.
6. Signs must be manufactured by a professional sign company.
7. Signs shall be in good repair.
8. Attachments to signs are limited to balloons flown no higher than six (6) feet from the ground. If attachments are used, the A-Frame sign must be set back from the curb a minimum of three (3) feet; if no curb is present, the A-Frame sign shall be located at least three (3) feet from the edge of the paved portion of the public right-of-way.
9. Landscaping cannot be modified or damaged to accommodate an A-frame sign.

10. Signs shall only be displayed between the hours of 7:00 a.m. and 9:00 p.m.
11. No A-frame sign is permitted anywhere within the Town of Fountain Hills after December 31, 2018.

C. Awning/Canopy Signs are allowed as follows:

1. Must be included in the total aggregate sign area.
2. May not exceed 25% in area of the canopy on which such sign is located.
3. Sign area shall be measured by the smallest rectangle that will enclose the sign copy.

D. Banners, Balloons and Pennants are allowed as follows:

1. Time limitations:
 - a. On a one-time basis for a maximum of thirty (30) consecutive days during the grand opening of a business, a Chamber of Commerce sponsored ribbon cutting, a change in ownership, change in management or change of business name.
 - b. For a church for up to thirty (30) consecutive days for the purpose of promoting a program or event.
 - c. On a recurring basis with advance notification to the Town for not more than two periods of seven (7) consecutive days per month. The provisions of this paragraph 6.08(D) shall expire on December 31, 2018.
2. Number/Size Limitations:
 - a. Not more than one banner shall be allowed per business.
 - b. Maximum banner sign area is thirty-two (32) square feet.
 - c. Total sign area, including permanent signs, pennants and banner signs shall not exceed 200% of the permitted sign area.

- d. No balloon may be larger than twenty-four (24) inches in diameter.

3. Location Limitations

- a. Banners, balloons or pennants shall be located on the business storefront or within the area leased by the business. Balloons otherwise located shall be not less than four (4) feet from the face of the building and within twenty (20) feet of the main building entrance.
- b. Banners, balloons or pennants shall not be displayed in the required perimeter street landscaping.
- c. Banners, balloons or pennants shall not obscure building address numbers.
- d. Banners, balloons or pennants shall not encroach within onsite fire lanes.
- e. Banners, balloons or pennants shall not be attached or hung on or from a tree or shrub.
- f. Balloons shall not be flown higher than six (6) feet from the ground.
- g. Banners, balloons and pennants shall not be erected at the intersection of any street or pedestrian walkway in such a manner as to obstruct free and clear vision, nor at any location where, by its position, shape or color, it may interfere with or obstruct the view of or be confused with any authorized traffic signal, sign or device.

- 4. Banners, balloons or pennants shall not be designed to depict any product or service that cannot legally be provided in the Town.

- 5. Banners, balloons or pennants shall be professionally manufactured.

TYPE OF EVENT	SIGN TYPE		
	Banners	Balloons & Pennants	Banners, Pennants & Balloons
Grand Opening	30-Days w/Permit	1. 12 Hrs during one Day Event 2. No Permit Necessary	
Chamber Ribbon Cutting	30-Days w/Permit	1. 12 Hrs during one Day Event 2. No Permit Necessary	
Change of Business Name, Owner or Management	30-Days w/Permit	1. 12 Hrs during one Day Event 2. No Permit Necessary	
Church Event	30-days w/permit	1. Permit Required	
Any Type of Event			- Two periods of seven (7) consecutive days per month - No Permit Necessary - Town Notification Required *

*Town notification:

1. Outdoor Events/Promotions. Prior to the event or promotion, the organizer must submit for review the following:
 - a. A site plan, showing locations for outdoor activities, including tables, displays or other items intended to be displayed outside.
 - b. A description of the size, material and location on the building for any banner to be used.
 - c. The dates and items the banner and outdoor items will be displayed.
 - d. The name, address, and phone number of the organizer.

2. Indoor Events/Promotions. Prior to the event or promotion, the organizer must submit for review the following:
 - a. A description of the size, material and location on the building for any banner to be used.
 - b. The dates and times the banner will be displayed.
 - c. The name, address, and phone number of the organizer.

Civic organizations, such as the Kiwanis, Rotary, Jaycees, etc., may be identified on group display structures in accordance with the following standards:

1. Said structure must be on arterial streets.
 2. Structures shall not be over six (6) feet in height or exceed an area of sixty (60) square feet.
 3. Sign may not be illuminated.
 4. Each civic organization shall be limited to a maximum sign area of two square feet.
- F. Signs for a contractor may be placed on a construction site if signs meet the following criteria:
1. One contractor sign or banner per lot.
 2. Subcontractors may not place additional signs but may be listed on a main contractor sign.
 3. Maximum size of sign shall not exceed eight (8) square feet.
 4. Maximum height of five (5) feet.
 5. Sign must be located on construction site.
 6. Sign shall not be illuminated.
 7. A contractor sign may be placed only during the period of time when a building permit is valid and must be removed no later than the date of final inspection.

- G. A directory sign may be included as part of a comprehensive sign plan. A directory sign is allowed with the following standards:
1. Maximum sign area of six (6) square feet.
 2. Maximum height of six (6) feet.
 3. Located behind the required front yard setbacks.
- H. [Reserved]
- I. Flags, as defined in this Zoning Ordinance, are allowed as follows:
1. Flags poles shall not exceed the maximum building height allowed in each zoning district and shall be located and constructed that if it should collapse, its reclining length would be contained on the property for which it was installed.
 2. Any flag flown in conjunction with the United States or State of Arizona flags shall be flown beneath them.
 3. Unless specifically permitted in this Zoning Ordinance, no more one (1) flag may be flown or hung on any one (1) site or structure; provided, however, that one (1) State of Arizona, one (1) foreign national flag, and one (1) Fountain Hills Unified School District flag may be flown in addition to the one (1) permitted flag.
 4. The maximum size of any corporate flags shall not exceed fifteen (15) square feet, with no single dimension to exceed six (6) feet.
 5. A sign permit is required to display any corporate flag and must be included as part of the total aggregate sign area.
 6. Display of the United States flag must meet all requirements of the United States Flag Code, including national and local lighting standards.
 7. A model home that has a special use permit may use flags in addition to the United States flag and State of Arizona flag, in the following manner:

- a. There can be no more than two (2) flags on the lot of one model home and one (1) flag on each additional lot with a model home located upon it, not to exceed five (5) total flags.
 - b. The maximum size of any model home flag shall not exceed eight (8) square feet.
 - c. Model home flags shall not be illuminated.
 - d. Flagpole shall not exceed twenty-five (25) feet in height.
8. No sign permits are required for flags unless otherwise noted.
 9. The maximum size of a United States flag, State of Arizona flag or foreign national flag shall be sixty (60) square feet. This limit does not apply to a United States flag or State of Arizona flag flown on a national or state holiday.
- J. Freestanding signs are allowed as follows:
1. Freestanding signs shall be counted as a portion of the total aggregate sign area except as outlined in paragraph 6.08(J) (7) below.
 2. One freestanding sign is allowed for each street frontage.
 3. Maximum area of fifty (50) square feet.
 4. Maximum height of twelve (12) feet (including base).
 5. All freestanding signs must be no closer than thirty (30) feet to any residential district.
 6. Minimum area of two (2) square feet of landscaping per one (1) square foot of freestanding sign shall be provided at the base of the freestanding sign.
 7. Shared Monument Signs are permitted in sign districts as follows:
 - a. Sign District Formation: A sign district may form to obtain shared monument signs where at least 51% of business owners within a business block, each possessing a valid Town business license, have submitted a sign district agreement to the Zoning Administrator and where the

Zoning Administrator has approved the formation of the district.

- (1) Membership Change: If sign membership changes, the sign district shall file a written notification of membership change and an amended sign district agreement with the Zoning Administrator. Where a sign district member moves out of the sign district or closes its business, the portion of the shared monument sign advertising that business must be removed within thirty (30) days. The portion of the sign dedicated to the vacating sign district member shall be maintained with a blank panel.
- (2) District Dissolution: If a sign district is dissolved, the property owner(s) of the business block who were participants in the sign district shall be required to remove the shared monument sign unless.
 - i. A new sign district is formed to assume responsibility for the shared monument sign within thirty (30) days from the date of dissolution of the old sign district; or
 - ii. The property owner upon whose property the shared monument sign is located assumes complete control over the shared sign monument.

b. Limitations on Shared Monument Signs:

- (1) Height Restrictions:
 - i. Where the sign district contains four or fewer businesses, the maximum height of the monument sign shall be six (6) feet.
 - ii. Where the sign district contains five or more businesses, the maximum height of the monument sign shall be eight (8) feet.
- (2) Width may not exceed four (4) feet.

(3) The area of the sign shall not exceed twenty-four (24) square feet.

(4) Sign Placement:

i. Signs may not be placed within the public right-of-way.

ii. Signs must be at least one hundred fifty (150) feet away from any other type of monument sign.

iii. Signs must not be placed in a manner that obstructs the vehicular sight lines and road "clear zones" established by the Town Engineer in accordance with traffic engineering standards.

(5) The Zoning Administrator or authorized designee may only approve the placement of a shared monument sign in a manner other than as required by this paragraph if a variance has been granted pursuant to Section 2.07 of this Zoning Ordinance.

(6) A minimum of two (2) square feet of landscaping per one (1) square foot of the sign shall be provided at the base of the shared monument sign.

c. In lieu of the formation of a sign district by business owners, one or more owners of contiguous property that contains more than one (1) business address may submit an application for a shared monument sign.

8. Subdivision Identification Signs are allowed as follows:

a. Style, Height and Area. Subdivision identification signs shall be monument signs with the following limitations:

(1) Maximum height shall be six (6) feet.

(2) Maximum area shall be twenty-four (24) square feet.

(3) Maximum of one (1) sign located at each street access to the identified subdivision.

(4) Sign text shall be limited to the name of the development or subdivision.

b. Sign Placement:

(1) Sign shall not be located within the public right-of-way without an encroachment permit.

(2) Sign shall not be located so as to obstruct vehicle sight lines and road "clear zones" established by the Town Engineer in accordance with traffic engineering standards.

c. Landscaping:

(1) Minimum of two (2) square feet of landscape area per one (1) square foot of sign area shall be provided at the base of the sign.

(2) Landscaping may be occasionally changed, but shall always be maintained in good condition by the property owner.

d. Lighting:

(1) The text area of the sign may be back-lit such that the source of illumination is not visible; provided, however, that back-lit non-opaque panels are not permitted.

(2) The text area of the sign may be illuminated by fully shielded ground mounted directional lighting.

K. Fuel price signs are allowed as follows:

1. Fuel price signs shall be counted as a portion of the total aggregate sign area.

2. One freestanding fuel price sign is allowed per street frontage.

3. Maximum area of twelve (12) square feet per sign.

4. Maximum height of five (5) feet.

5. Minimum area of four (4) square feet of landscaping per one square foot of freestanding sign shall be provided at the base of the freestanding sign.
- L. Future Development Signs announcing the proposed development of property prior to issuance of a building permit for the purpose of displaying the name of the project, contractors, architect and any additional information pertaining to the site on which the signs are located are allowed in accordance with the following:
1. Maximum size shall not exceed thirty-two (32) square feet.
 2. Sign shall not be illuminated.
 3. Sign may be double faced.
 4. One (1) sign per each street on which the development has frontage.
 5. Maximum height shall not exceed six (6) feet for all signs.
 6. Such signs may be maintained for a period not to exceed twelve (12) months prior to obtaining building permits for a development and must be removed upon issuance of the first Certificate of Occupancy for a structure on the property.
 7. A sign permit must be obtained prior to locating the sign on the site.
- M. Garage Sale Signs are allowed as follows:
1. Garage sales signs may only be used for garage sales, yard sales and carport sales as outlined in Section 8-3-3 of the Town Code.
 2. Garage sale signs must be placed at least one (1) foot behind the curb. If no curb is present, signs shall be located at least one (1) foot from the edge of the paved portion of the public right-of-way. Garage sale signs shall not be placed on sidewalks or within the center medians that divide portions of paved or unpaved roadways.
 3. No garage sale sign shall be permitted within the Shea Boulevard public right-of-way.

4. No garage sale sign shall be located within three hundred (300) feet along the same roadway, as measured along the public right-of-way line(s), as another sign bearing the same or substantially the same message.
 5. There shall not be more than five (5) garage sale signs to any destination.
 6. Garage sale signs may only be displayed between sunrise and sunset. Signs remaining in public rights-of-way after sunset, or placed in rights-of-way prior to sunrise, shall be subject to confiscation and destruction by the Town.
 7. Maximum size shall not exceed four and one-half (4.5) square feet.
 8. Maximum height shall not exceed three (3) feet.
 9. Signs may only be constructed of wrought iron, sheet metal, plastic or of wood that is at least 3/8 of an inch thick.
 10. Garage Sale signs shall not be attached to any utility pole or box, light pole, street sign, bus shelter or any structure within the public right-of-way.
- N. Menu Boards orientated to the drive-through lane for a business are allowed as follows:
1. Menu board signs shall be counted as a portion of the total aggregate sign area.
 2. One freestanding or wall mounted menu board is allowed per business.
 3. Menu board signs must be located no less than forty-five (45) feet from any street property line.
 4. Maximum area of twenty (20) square feet.
 5. Maximum height of five (5) feet.

6. Minimum area of four (4) square feet of landscaping per one square foot of freestanding sign shall be provided at the base of the freestanding sign.
 7. Speaker boxes and LED boxes are allowed as follows:
 - a. May not exceed thirty-six (36) cubic feet and four (4) feet in height.
 - b. May not contain advertising of any kind.
 - c. When installed separately from menu board, speaker box and LED box sign area will be calculated in addition to total aggregate sign area.
 8. Placement of menu boards, speaker boxes and LED boxes must meet the following guidelines:
 - a. Cannot be visible from any public street or alley.
 - b. Must be at least one hundred fifty (150) feet from any residential zoning district or be fully screened from residential view by a masonry wall.
- O. Multi-Tenant Building Identification Signs are allowed as follows:
1. Sign shall be a wall sign and shall identify only the building or complex.
 2. The maximum number of signs for each building shall be one sign.
 3. Sign shall be placed on the wall of the building with major street frontage.
 4. Maximum area of sign is six (6) inches per lineal foot of building wall with a minimum of twenty-four (24) square feet and a maximum of forty (40) square feet. Lineal footage of building is determined as defined in subsection 6.08(A).
- P. Neon Signs are allowed only as follows:
1. Limited to interior window display only (may not be used on exterior of building).

2. The total amount of neon signage for any one business shall be six (6) square feet.
3. No more than two (2) neon signs shall be allowed for any business.

Q. Open House Directional Signs are allowed only as follows:

1. Open house directional signs shall be used only to direct traffic to a residence for sale, lease or rent.
2. Maximum number of directional signs for each residence for sale, lease or rent shall be five (5).
3. Maximum area for each sign shall be six (6) square feet.
4. No sign may be greater than twenty-four (24) inches wide and thirty-six (36) inches tall.
5. Signs shall not be illuminated.
6. Sign must contain a directional arrow.
7. Signs shall be placed at least one (1) foot behind the curb. If no curb is present, signs shall be located at least one (1) foot from the edge of the paved portion of the public right-of-way. No sign is allowed on sidewalks or within the center medians that divide portions of paved or unpaved roadways.
8. No sign shall be placed within one hundred fifty (150) linear feet of the Shea Boulevard public right-of-way.
9. Signs must be made by a professional sign company.
10. Signs shall not be located within one hundred (100) linear feet of any sign advertising the same location.
11. Sign placement, other than as described above, may be approved by the Zoning Administrator or authorized designee.

R. Except for those areas designated as "sign free zones" by the Town Council in accordance with ARIZ. REV. STAT. § 16-1019(F), as amended, political and ideological signs are permitted in commercial zoning

districts, subject to the size limitations of the applicable zoning district, but shall not be counted against the total allowable sign area. In residential zoning districts, political and ideological signs may be located in such areas within the following parameters:

1. Maximum aggregate size, per individual candidate or ballot issue, shall not exceed sixteen (16) square feet on any residential lot or parcel.
2. Maximum length shall not exceed six (6) feet.
3. Maximum height shall not exceed four and one-half (4.5) feet.
4. Except as otherwise permitted by State Law, no such sign or portion of the sign may be located in or project into a public right-of-way.

Political signs shall be removed within fifteen (15) days after the election or referendum for which the signs were posted. Candidates successful in a primary election are permitted to leave their respective political signs in place until ten (10) days after the general election, or if necessary, until ten (10) days after a run-off election.

S. Projecting Signs are allowed only as follows:

1. Must be included in the total aggregate square footage.
2. Shall only be permitted if signs are affixed to a building.
3. Shall not exceed three and one-half (3.5) feet in width or more than six (6) feet in height.
4. Shall be located so that the bottom of the sign is not less than eight (8) feet from the ground.
5. Shall require both a Town sign permit and, if encroaching over an abutting Town right-of-way line, a revocable Town encroachment permit or other Town Council-granted authorizations in forms approved by the Town Engineer and the Town Attorney.

T. Real Estate Signs are allowed as follows and are exempt from the total aggregate signage:

1. Real estate signs may only advertise the sale, leasing or renting of a building, dwelling, suite, property, or other forms of real estate.
 2. Real estate signs must be non-illuminated.
 3. Maximum sign area of six (6) square feet.
 4. Maximum height of five (5) feet.
 5. Signs must be made by a professional sign company.
 6. No A-Frame signs allowed.
 7. Signs may only be placed on property that is for sale, lease or rent.
 8. Maximum number of signs allowed is one (1) per street frontage.
 9. Signs must be removed when the purpose for which the sign was erected is complete.
 10. Sign placement, other than as described above, may be approved by the Zoning Administrator or authorized designee.
- U. Special Event Signage is allowed as follows:
1. A sign placement plan detailing the size, location, and timing of proposed signs to be used for a special event shall be presented with the special event permit application.
 2. These signs shall be placed only after a special event permit has been issued by the Town and must be removed within twenty-four (24) hours after the conclusion of the event.
 3. The regulations in this chapter may be waived by the Town Council for special event sign placement, size, and timing.
- V. Under-Canopy Signs are allowed as a part of a comprehensive sign plan and must meet the following requirements:
1. All under-canopy signs require written property owner and Town approval prior to installation.

2. Each business may be allowed one double-faced non-illuminated sign installed under an overhanging canopy or fascia perpendicular to the front of the tenant's front wall space.
 3. Maximum sign width shall not exceed twenty-four (24) inches.
 4. Maximum sign height shall not exceed twelve (12) inches.
 5. Minimum clearance shall be not less than eight (8) feet six (6) inches from the bottom of the sign to the sidewalk or surface beneath the sign.
 6. In no case shall any object, banner, sign or other material be attached to, or hung from the sign.
 7. No under-canopy sign shall be mounted in a manner that will impede pedestrian or vehicular visibility or create any hazard.
 8. The sign area for the first under-canopy sign shall be excluded from the total aggregate area of a comprehensive sign plan. Businesses with multiple public entrances may be allowed one additional under-canopy sign, subject to property owner and Town approval, but the sign area of the second under-canopy sign will be counted as a part of the business's total aggregate sign area.
 9. Under-canopy signs on property under unified ownership and control shall be consistent in appearance.
- W. Wall Signs count as a part of the total aggregate signage and are allowed as follows:
1. One square foot per each lineal foot of building frontage. Frontage is determined by the measurement of the portion of the building facing the street not to exceed aggregate square footage allowed. Corner buildings may include two street frontages if the frontages are joined at an angle between forty-five (45) and ninety (90) degrees. However, the total sign area that is oriented toward a particular street may not exceed 125% of the portion of the lot's total sign area allocation that is derived from the building frontage on that street. Building frontages that contain angles of less than forty-five (45) degrees or between ninety (90) and one hundred eighty (180) degrees shall be considered to be one frontage.

2. Sign area must allow a minimum two (2) foot border from edge of the building or suite frontage, or a minimum two (2) foot separation between signs, whichever is less.
3. Each wall sign may project no more than twelve (12) inches from the surface of the wall to which it is attached.
4. Reverse pan channel letter with halo illumination must not exceed a one and three-quarter (1.75) inch separation from the wall.
5. In the C-2, C-3, and TCCD zoning districts, a secondary entrance wall sign is allowed in addition to total aggregate sign area if the following criteria are met:
 - a. Wall sign areas shall not exceed 25% of primary total aggregate sign area.
 - b. Secondary entrance must not be visible from main public entrance.
 - c. Secondary entrance must face a rear parking area, common area or public use frontage.

X. Window Signs are allowed as follows:

1. Except for neon signs as permitted in paragraph 6.08(P) of this Zoning Ordinance, window signs do not count as part of the total aggregate sign area.
2. May not exceed 50% of window area.
3. Window signs shall be prepared by a professional sign company.

Y. Window decorations/painting with a holiday theme are allowed as follows:

1. Holiday decorations may be displayed on a temporary basis for civic, patriotic or religious holidays.
2. The combination of window decoration/painting coverage and signage must not exceed 75% of window area.

3. Window decoration shall not contain any form of advertising copy, including but not limited to, name of business, logo or sale language.
 4. Sign permit is not required.
- Z. Comprehensive Sign Plans shall meet all sign criteria of the Town. The following elements are required for approval:
1. Name, address and phone number of property owner or designee.
 2. Written text clearly outlining the sign plan to include all suites, offices or other leased/leasable space.
 3. Name and address of property for which the comprehensive sign plan is designated.
 4. Design criteria allowed for signage (i.e. colors, installation method, materials, type of signage, etc.). If it is the intention of the property owner to allow Nationally Recognized Registered Logos, this must be specified in the plan.
 5. Site plan showing all lot dimensions, suites, offices or other leased/leasable space and proposed/existing signage placement (drawn to scale).
 6. Elevations showing proposed sign envelopes.
 7. Lineal footage of building(s) as outlined in subsection 6.08(A).
 8. Allocation chart showing allowable square footage for each suite, office or space number.
 9. Comprehensive sign plan amendments must be made in writing and submitted, reviewed and approved by the Zoning Administrator or authorized designee.
 10. Comprehensive sign plan approval/denial may be appealed to the Town Council.
- AA. Street Addresses:

1. Every building or group of buildings within any commercially or industrially zoned area must be identified by a street number that is clearly visible from the adjacent street. This sign shall not be computed as part of the total sign area permitted for any site or business.
 2. The street number (or number range) of the businesses or business complex identified on a monument sign shall be displayed at the top of the text area of the monument sign and shall not be computed as part of the aggregate sign area.
- BB. Sign Walkers, in commercially zoned districts only, subject to the following time, place and manner limitations:
1. If located within the right-of-way, a sign walker shall be positioned behind the curb or, if no curb is present, ten (10) feet behind the edge of pavement.
 2. Sign walkers shall not erect or place tents, temporary structures, umbrellas, chairs or stools anywhere within the public right-of-way or adjacent property.
 3. Sign walkers shall not be positioned so as to obstruct vehicle sight lines and road "clear zones" established by the Town Engineer in accordance with traffic engineering standards.
 4. Sign walkers shall not obstruct the free movement of pedestrians on sidewalks.
 5. Sign walkers are not allowed in the medians of public or private streets.
 6. The sign worn, held or balanced by a sign walker shall be a maximum of five (5) square feet in size and may be double sided.

CC. Electronic Message Center: Signs with intermittent, scrolling or flashing illumination, including electronic message center signs, are permitted in Commercial and Industrial zoning districts only; provided, however, that churches and schools may display such signs in residential districts. All electronic message center signs are subject to the following:

1. There shall be no moving or flashing green or red features that could be mistaken as traffic control devices.
2. Intermittent Changes:
 - a. Any changes to the face or copy of the sign must have a minimum of eight (8) second interval between changes.
 - b. Between the hours of 10:00 p.m. – 6:00 a.m., except for time and temperature.
 - (1) There shall be no changes to the face or copy of the sign; and
 - (2) The background must be darker than the text.
3. Led signs / electronic message displays are subject to all of the following:
 - a. Between the hours of 10:00 p.m. And 6:00 a.m.:
 - (1) Led signs shall not exceed the maximum lumination level of 100 nits; and
 - (2) Signs located adjacent to residential zoning districts shall be turned off.
 - b. Signs shall be equipped with photo cell sensors that are factory locked to:
 - (1) Adjust the sign to an appropriate light level during daylight hours; and
 - (2) DIM the sign at night to the required nit level as stated in this section.
 - c. An affidavit from the manufacturer or other evidence of compliance satisfactory to the town, attesting to the photo cell sensor equipment lock as required above shall be submitted with the sign permit application.
 - d. The electronic message center portion of the sign shall not have a white background and shall be turned off when the business is closed.
 - e. Signs shall include timers that automatically turn off the digital display.