



COMMERCIAL SIGNS

Below is a brief outline of the most commonly used signage regulations for businesses that are located within Commercial, Industrial, or Lodging zoning districts. This outline is not comprehensive and business owners should take the opportunity to review the entire ordinance using the provided link below, or contact town staff for assistance.

These signage rules do not apply to home-based businesses as such businesses are not permitted to have commercial signage.

All Commercial property is allowed a "Total Aggregate Sign Area" which is based on the size of the building and the number of tenants. This "Total Aggregate Sign Area" defines the total amount of signage, in square feet, that the property may have.

Commercial Plazas in Fountain Hills have typically adopted Comprehensive Sign Plans in order to ensure that the plaza signage, as well as the individual tenant signage, does not exceed the "Total Aggregate Sign Area". These Comprehensive Sign Plans are on file with the Fountain Hills Development Services Department.

A-Frame Signs

A business may have one A-Frame sign per street the business or plaza fronts on. The maximum size that an A-Frame Sign can be is six square feet. A-Frame Signs may be placed on-site or within the public right-of-way in front of the business up to within one foot of the back of the curb, or to within three feet of the back of the curb if there are balloons or other attachments. If there are attachments they may be a maximum of six feet in height as measured from the ground. A-Frame Signs may not be placed on public sidewalks, on roadway pavement, within the Shea Blvd right-of-way, or within any medians. A-Frame Signs may be out between the hours of 7 AM to 9 PM only. A-Frame Signs do not count as part the business' Total Aggregate Sign Area. **The permitted use of A-Frame Signs in Fountain Hills shall end on December 31, 2020.**

Banners

A Banner is permitted for one-time only Grand Opening Events for up to a maximum of 30 Days. A permit is required to erect a Grand Opening Banner. A Banner is also permitted for up to a maximum of two weeks per month if a business is holding an event on the property. A renewable monthly banner permit is required for such events. A Banner may be up to thirty two (32) square feet in size. A Banner may never be located off-site. Banners do not count as part the business' Total Aggregate Sign Area. **The permitted use of Banners in Fountain Hills shall end on December 31, 2020.**

Real Estate Signs

Real Estate Signs must be located on the property they advertise. The maximum allowed sign size is six square feet. Real Estate Signs may not be lighted. In addition, during open house events up to five "Open House" A-Frame style signs may be placed off-site and within the public right-of-way so as to lead prospective buyers to the property. Open House Signs located within the public right-of-way may be up to within one foot of the back of the curb, or to within three feet of the back of the curb if there are balloons or other attachments. If there are attachments they may be a maximum of six feet in height. Open House Signs may not be placed on public sidewalks or within roadways. Open House Signs may not be left out after the Open House event concludes. No permit is required for Real Estate or Open House signs.

Freestanding Signs

Freestanding Signs are also known as "Monument Signs" and "Pole Signs". Any stand-alone business may have one Freestanding Sign per street the business fronts on. Any commercial plaza may have one Freestanding Sign per street the business fronts on. Also, a plaza may form a "Sign District" and have one additional "Shared Monument Sign". There are size and location restrictions that will apply. The area of a Freestanding Sign counts as part of the business' Total Aggregate Sign Area. Electronic Message Signs may now be used as Freestanding Signs if desired. A permit is required to erect a Freestanding Sign.

Wall Signs

Any business may install one or more exterior Wall Sign(s). The sizes and locations of Wall Signs are up to the business owner's discretion so long as they are located on the building or leased space the business occupies and they are within the Total Aggregate Sign Area allocation. Electronic Message Signs may now be used as Wall Signs if desired. A permit is required to erect a Wall Sign.

Window Signs

Any business may use up to a maximum of 50% of their window area as signage. Such signage does not count as part the business' Total Aggregate Sign Area. Neon Signs up to 6 square feet in size and, Electronic Message Signs may now be used as interior Window Signs if desired. No permit is required for window signage unless there is an electrical connection being made.

Interior Signage

Signs that are located within the business and at least six feet (6') back from a window are not regulated by the Fountain Hills Sign Ordinance and do not count as part of the business' Total Aggregate Sign Area. A sign permit may be required depending on the type of signage being installed. Business owners should check with the Fountain Hills Building Safety Division for clarification when appropriate.

Contractor Signs

Contractors may install one sign on the property they are working on. Subcontractors may not have additional signs displayed but may be listed on the Contractor Sign. The maximum size of a Contractor Sign is eight square feet. The sign may not be illuminated. Contractor Signs may only be displayed during construction and must be removed no later than the date of final inspection. Contractor signs may be made of any durable material, including banners. No permit is required for Contractor Signs. Such signage does not count as part the business' Total Aggregate Sign Area.

Sign Walkers

Business owners may have "Sign Walkers", or "Sign Spinners" in commercially zoned districts. Sign Walkers may be employed any day of the week and there are no limits on the length of time they are out. Sign Walkers may not block sidewalks, impede traffic, or create a hazardous condition in any way. Sign Walkers may never install umbrellas, tables, chairs, or similar apparatus. Such signage does not count as part the business' Total Aggregate Sign Area. A sign permit is not required.

Electronic Message Signs

Electronic Message Signs must be on-site. Electronic Message Signs may not resemble traffic signals. Flashing or changing text or graphics must have a minimum eight second delay between changes and must stop at 10:00 PM. To reduce night-time glare, after 10:00 PM the background colors must be darker than the text. Such signage counts as part the business' Total Aggregate Sign Area. A permit is required to erect an Electronic Message Sign.

Changing the Face of a Sign

Many signs can be changed by simply removing a plexi-glass or similar face and replacing it with a new face. A permit is not required for such changes. If additional alterations or repairs are also needed business owners should check with the Fountain Hills Building Safety Division to see if those changes require a permit.

Other Temporary Signs

There are numerous temporary signs which are sometimes used but that are not permitted by the Fountain Hills Sign Ordinance. Corrugated plastic or cardboard signs on wire-frame bases, springboard signs, feather or flag banners, pennants, and wind dancers are all examples of signs that are not permitted unless they are included as part of an event as described under Banners above. If in doubt, contact the Fountain Hills Development Services Department for clarification.

Contact Information:

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The following is a web link to the full Sign Ordinance: <http://www.fh.az.gov/zoning-ord-chapter-6.aspx>