

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>Chapter 18.110</p> <p>SIGN REGULATIONS</p> <p>Sections:</p> <p>18.110.010 Findings and purpose. 18.110.020 Interpretation of chapter. 18.110.030 Definitions. 18.110.040 Requirement of conformity. 18.110.050 Nonconforming and abandoned signs. 18.110.060 Enforcement. 18.110.070 Required signs. 18.110.080 Permit requirements and procedures. 18.110.090 Inspections. 18.110.100 Identification. 18.110.110 Maintenance. 18.110.120 Construction requirements. 18.110.130 Design and integration. 18.110.140 Location restrictions for all signs. 18.110.150 Sign area and height calculations. 18.110.160 Prohibited signs. 18.110.170 Permanent signs in single-family residential zoning districts. 18.110.180 Permanent signs in multiple-family residential zoning districts. 18.110.190 Permanent signs in mobile home/RV parks. 18.110.200 Permanent signs in quasi-public uses. 18.110.210 Permanent signs in B/C general business zoning district. 18.110.220 Permanent signs in C 2/C 3 industrial districts. 18.110.230 Flags. 18.110.240 Window signs. 18.110.250 Digital signs. 18.110.260 Temporary signs.</p> <p>18.110.010 Findings and purpose. Signs can obstruct view, distract motorists, obstruct pedestrian and/or vehicular traffic flow, create a safety hazard, create aesthetic blight and visual clutter, and pose other problems that legitimately call for regulation. The purpose of this chapter is to regulate the size, color, illumination, movement, materials, location, height and condition of signs displayed for exterior observation, in order to allow and promote sign communication in such a manner that:</p>	<p>Chapter 18.110</p> <p>SIGN REGULATIONS</p> <p>Sections:</p> <p>18.110.010 Findings and purpose. 18.110.020 Interpretation of chapter. 18.110.030 Definitions. 18.110.040 Requirement of conformity. 18.110.050 Nonconforming and abandoned signs. 18.110.060 Enforcement. 18.110.070 Required signs. 18.110.080 Permit requirements and procedures. 18.110.090 Inspections. 18.110.100 Identification. 18.110.110 Maintenance. 18.110.120 Construction requirements. 18.110.130 Design and integration. 18.110.140 Location restrictions for all signs. 18.110.150 Sign area and height calculations. 18.110.160 Prohibited signs. 18.110.170 Permanent signs in single-family residential zoning districts. 18.110.180 Permanent signs in multiple-family residential zoning districts. 18.110.190 Permanent signs in mobile home/RV parks. 18.110.200 Permanent signs in quasi-public uses. 18.110.210 Permanent signs in all business and industrial zoning districts 18.110.220 Business property offset from Highway 90 18.110.230 Flags. 18.110.240 Window signs. 18.110.250 Digital signs. 18.110.260 Temporary signs.</p> <p>18.110.010 Findings and purpose. Signs can obstruct view, distract motorists, obstruct pedestrian and/or vehicular traffic flow, create a safety hazard, create aesthetic blight and visual clutter, and pose other problems that legitimately call for regulation. The purpose of this chapter is to regulate the size, color, illumination, movement, materials, location, height and condition of signs displayed for exterior observation, in order to allow and promote sign communication in such a manner that:</p>	<p>Renamed heading</p> <p>New Heading</p>

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<p>A. Preserves and protects the public health, safety and welfare within the town of Huachuca City.</p> <p>B. Encourages development of private property in harmony with the desired character of the town while providing due regard for the public and private interests involved.</p> <p>C. Protects and improves the aesthetic beauty of the town’s built environment by eliminating aesthetic blight and reducing visual clutter.</p> <p>D. Promotes the effectiveness of signs by preventing their over-concentration, improper placement, and excessive size.</p> <p>E. Protects the general public from damage and injury which may be caused by the faulty and uncontrolled construction of signs within the town of Huachuca City.</p> <p>F. Protects pedestrians and motorists of the town of Huachuca City from damage or injury caused, or partially attributable to the distraction and obstructions which are hereby declared to be caused, by improperly situated signs.</p> <p>G. Enhances the flow of traffic and convenience, ease and enjoyment of travel within the town of Huachuca City.</p> <p>18.110.020 Interpretation of chapter.</p> <p>A. Where there is a conflict between the provisions of this chapter and provisions of other regulations of the town of Huachuca City, the provisions of this chapter shall apply.</p> <p>B. The provisions of this chapter shall apply to the erection, construction, alteration, location, and maintenance of all signs within the town of Huachuca City except as specified in Section 18.110.050.</p> <p>C. Any sign permitted by this chapter may contain a noncommercial message in lieu of any other message.</p>	<p>A. Preserves and protects the public health, safety and welfare within the town of Huachuca City.</p> <p>B. Encourages development of private property in harmony with the desired character of the town while providing due regard for the public and private interests involved.</p> <p>C. Protects and improves the aesthetic beauty of the town’s built environment by eliminating aesthetic blight and reducing visual clutter.</p> <p>D. Promotes the effectiveness of signs by preventing their over-concentration, improper placement, and excessive size.</p> <p>E. Protects the general public from damage and injury which may be caused by the faulty and uncontrolled construction of signs within the town of Huachuca City.</p> <p>F. Protects pedestrians and motorists of the town of Huachuca City from damage or injury caused, or partially attributable to the distraction and obstructions which are hereby declared to be caused, by improperly situated signs.</p> <p>G. Enhances the flow of traffic and convenience, ease and enjoyment of travel within the town of Huachuca City.</p> <p>18.110.020 Interpretation of chapter.</p> <p>A. Where there is a conflict between the provisions of this chapter and provisions of other regulations of the town of Huachuca City, the provisions of this chapter shall apply.</p> <p>B. The provisions of this chapter shall apply to the erection, construction, alteration, location, and maintenance of all signs within the town of Huachuca City except as specified in Section 18.110.050.</p> <p>C. Any sign permitted by this chapter may contain a noncommercial message in lieu of any other message.</p>	

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<p>D. Any provision of this chapter that imposes a limitation on freedom of speech shall be construed in a manner that is viewpoint neutral and treats expressive speech either the same as or less restrictive than commercial speech. Any provision of this chapter that is found to be an unconstitutional limitation on freedom of speech by any court shall be severed from this chapter in a manner that preserves the chapter and protects freedom of speech.</p> <p>18.110.030 Definitions. Balloon, Common Party. A “common party balloon” is a bag made of thin rubber or other light material that when fully inflated does not exceed three feet in diameter. Common party balloons are typically inflated with air or gas that is lighter than air and tethered with a string or thin rope.</p> <p>Balloon, Fixed. A “fixed balloon” is any lighter-than-air or gas-filled balloon that is greater than three feet in diameter when fully inflated and is attached by a tether to a fixed place and elevated to a height that is greater than 14 feet to attract attention to the business or property.</p> <p>“Banner” means a temporary sign of fabric, plastic, paper or other flexible substrate on which copy or graphics may be displayed. Detached banners are not attached to a building and are secured to a freestanding temporary support structure, uprights, stakes or poles. Vertical banners are those that are affixed to a permanent structure such as a light pole located within a permitted outside display area. For vertical banners that are mounted in-ground or on top of the ground, see the definition for “Sign, feather.”</p> <p>“Billboard” means a permanent sign portraying information not related to an event, business, commodity, product, service, or entertainment occurring on the premises upon which the sign is located.</p> <p>“Building code” means Title 15, Buildings and Construction.</p> <p>“Building envelope” means the exterior area located within 20 feet of the front of a building. Said area is typically designed for pedestrian use and may include features such as a sidewalk or colonnade parallel to the building front, the primary business entrance, signs, sidewalk furniture and planters.</p>	<p>D. Any provision of this chapter that imposes a limitation on freedom of speech shall be construed in a manner that is viewpoint neutral and treats expressive speech either the same as or less restrictive than commercial speech. Any provision of this chapter that is found to be an unconstitutional limitation on freedom of speech by any court shall be severed from this chapter in a manner that preserves the chapter and protects freedom of speech.</p> <p>18.110.030 Definitions. Balloon, Common Party. A “common party balloon” is a bag made of thin rubber or other light material that when fully inflated does not exceed three feet in diameter. Common party balloons are typically inflated with air or gas that is lighter than air and tethered with a string or thin rope.</p> <p>Balloon, Fixed. A “fixed balloon” is any lighter-than-air or gas-filled balloon that is greater than three feet in diameter when fully inflated and is attached by a tether to a fixed place and elevated to a height that is greater than 14 feet to attract attention to the business or property.</p> <p>“Banner” means a temporary sign of fabric, plastic, paper or other flexible substrate on which copy or graphics may be displayed. Detached banners are not attached to a building and are secured to a freestanding temporary support structure, uprights, stakes or poles. Vertical banners are those that are affixed to a permanent structure such as a light pole located within a permitted outside display area. For vertical banners that are mounted in-ground or on top of the ground, see the definition for “Sign, feather.”</p> <p>“Billboard” means a permanent sign portraying information not related to an event, business, commodity, product, service, or entertainment occurring on the premises upon which the sign is located.</p> <p>“Building code” means Title 15, Buildings and Construction.</p> <p>“Building envelope” means the exterior area located within 20 feet of the front of a building. Said area is typically designed for pedestrian use and may include features such as a sidewalk or colonnade parallel to the building front, the primary business entrance, signs, sidewalk furniture and planters.</p>	

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<p>Business Frontage. For single-tenant buildings, the “business frontage” is the lineal distance of the building measured along a straight line parallel to the street. Where said building is not parallel to the street, the business frontage shall be measured along the exterior front wall of the building. For an individual business located within a multi-tenant building, the business frontage shall be the length of the space occupied by said business measured in a straight line along the exterior front wall of the building, except for an individual business with minimal exterior frontage occupying the interior corner space of an “L” shaped multi-tenant building, in which case the business frontage may be determined by the length of the space occupied by the individual business measured in a straight line parallel to the nearest street.</p> <p>“Fascia” means a parapet-type wall used as part of the fascia of a flat-roofed building and projecting not more than six feet from the building face. Such a wall shall enclose at least three sides of the project flat roof and return to a parapet wall or the building.</p> <p>“Ground level” means the finished grade of existing sidewalk; or where there is no sidewalk, the street centerline elevation shall be the established ground level.</p> <p>Halo. See definition for “Internal indirect lighting.”</p> <p>“Indirect lighting” means a source of external illumination located a distance away from the sign which lights the sign, but which is itself not visible to persons viewing the sign from any normal viewing position.</p> <p>Institutional. See definition for “Quasi-public.”</p> <p>“Internal indirect lighting” means a source of illumination entirely within the sign visible at night by means of lighting the background upon which the freestanding character is mounted. The character itself shall be opaque, and thus will be silhouetted against the background. The source of the illumination shall not be visible.</p> <p>“Maintenance” means the replacing or repairing of a part or portion of a sign made unusable by ordinary wear or tear, not exceeding 50 percent of the sign’s value, as determined by a licensed sign contractor.</p>	<p>Business Frontage. For single-tenant buildings, the “business frontage” is the lineal distance of the building measured along a straight line parallel to the street. Where said building is not parallel to the street, the business frontage shall be measured along the exterior front wall of the building. For an individual business located within a multi-tenant building, the business frontage shall be the length of the space occupied by said business measured in a straight line along the exterior front wall of the building, except for an individual business with minimal exterior frontage occupying the interior corner space of an “L” shaped multi-tenant building, in which case the business frontage may be determined by the length of the space occupied by the individual business measured in a straight line parallel to the nearest street.</p> <p>“Fascia” means a parapet-type wall used as part of the fascia of a flat-roofed building and projecting not more than six feet from the building face. Such a wall shall enclose at least three sides of the project flat roof and return to a parapet wall or the building.</p> <p>“Ground level” means the finished grade of existing sidewalk; or where there is no sidewalk, the street centerline elevation shall be the established ground level.</p> <p>Halo. See definition for “Internal indirect lighting.”</p> <p>“Indirect lighting” means a source of external illumination located a distance away from the sign which lights the sign, but which is itself not visible to persons viewing the sign from any normal viewing position.</p> <p>Institutional. See definition for “Quasi-public.”</p> <p>“Internal indirect lighting” means a source of illumination entirely within the sign visible at night by means of lighting the background upon which the freestanding character is mounted. The character itself shall be opaque, and thus will be silhouetted against the background. The source of the illumination shall not be visible.</p> <p>“Maintenance” means the replacing or repairing of a part or portion of a sign made unusable by ordinary wear or tear, not exceeding 50 percent of the sign’s value, as determined by a licensed sign contractor.</p>	

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<p>“Model home cluster” means a group of two or more model homes (including the parking area) located next to each other, or on opposite sides of the same street, that share a common sales office.</p> <p>“Noncommercial message” means a message that does not propose a commercial transaction.</p> <p>“Panel” means the portion of a freestanding monument sign that is reserved for use by a single business, organization or other entity located in a commercial or industrial center. Panels can be replaced without replacing or modifying the entire freestanding sign structure.</p> <p>“Parapet wall” means an exterior wall of a building extending above the roof line.</p> <p>“Public right-of-way” means any highway, street, road, lane, thoroughfare, avenue, boulevard, path, alley or other right-of-way that is maintained for public use and is publicly accessible. Public right-of-way does not include access easements on private property or any privately owned street, road, driveway, path or other similar passageway that may be connected to a public right-of-way. Public right-of-way typically includes sidewalks and landscaping on both sides of a street.</p> <p>“Quasi-public” means essentially public (as in services rendered) although under private or nonprofit ownership or control. Quasi-public and institutional uses include educational institutions, medical institutions, religious institutions, fraternal organizations, civic organizations, and other similar uses.</p> <p>“Reverse pan channel” means a three-dimensional letter or other sign component with opaque face and side walls and an open or translucent back that faces the wall on which it is mounted, concurrently blocking view of the light source within and allowing the wall behind to be illuminated, creating a halo effect around the letters or sign components.</p> <p>“Roof line” means the height of the main roof structure, but not to include cupolas, pylons, projections or other minor raised portions of the roof.</p> <p>“Seasonal decorations” means temporary decorations displayed around a holiday.</p>	<p>“Model home cluster” means a group of two or more model homes (including the parking area) located next to each other, or on opposite sides of the same street, that share a common sales office.</p> <p>“Noncommercial message” means a message that does not propose a commercial transaction.</p> <p>“Panel” means the portion of a freestanding monument sign that is reserved for use by a single business, organization or other entity located in a commercial or industrial center. Panels can be replaced without replacing or modifying the entire freestanding sign structure.</p> <p>“Parapet wall” means an exterior wall of a building extending above the roof line.</p> <p>“Public right-of-way” means any highway, street, road, lane, thoroughfare, avenue, boulevard, path, alley or other right-of-way that is maintained for public use and is publicly accessible. Public right-of-way does not include access easements on private property or any privately owned street, road, driveway, path or other similar passageway that may be connected to a public right-of-way. Public right-of-way typically includes sidewalks and landscaping on both sides of a street.</p> <p>“Quasi-public” means essentially public (as in services rendered) although under private or nonprofit ownership or control. Quasi-public and institutional uses include educational institutions, medical institutions, religious institutions, fraternal organizations, civic organizations, and other similar uses.</p> <p>“Reverse pan channel” means a three-dimensional letter or other sign component with opaque face and side walls and an open or translucent back that faces the wall on which it is mounted, concurrently blocking view of the light source within and allowing the wall behind to be illuminated, creating a halo effect around the letters or sign components.</p> <p>“Roof line” means the height of the main roof structure, but not to include cupolas, pylons, projections or other minor raised portions of the roof.</p> <p>“Seasonal decorations” means temporary decorations displayed around a holiday.</p>	

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<p>“Sign” means any visual communication which is used to attract the attention of the public, when the display is visible beyond the boundaries of the property.</p> <p>“Sign, A-frame” means a type of temporary sign that is portable, self-supporting, and consists of a structure that resembles an “A” shape.</p> <p>“Sign, abandoned” means a sign structure that is vacant, unoccupied, devoid of any message, or a sign that displays a message pertaining to a time, event, or purpose that no longer applies.</p> <p>“Sign, accessory” means a category of signs which direct attention to a business, profession or activity conducted on the premises on which the sign is located, including:</p> <ol style="list-style-type: none"> 1. “Bulletin board” means a wall or ground sign announcing activities of a permitted educational, governmental or recreation area. 2. “Contractor sign” means a wall or ground sign designating the name of persons or firms engaged in construction or repair on the premises. 3. “Developer sign” means a wall or ground sign designating the use which will occupy the premises at some future date. 4. “Home occupation sign” means a wall sign identifying a permitted home occupation on the premises. 5. “Identification sign” means a wall or ground sign identifying the property address numbers, post box numbers, names of occupants of premises or other identification of premises, but not having commercial connotations. 6. “Name plate sign” means a wall or ground sign identifying the name and address of the occupant of the premises. 7. “Real estate sign” means a wall or ground sign advertising the premises for lease, rent or sale. 8. “Subdivision development sign” means a wall or ground sign advertising the sale of properties in a subdivision. 	<p>“Sign” means any visual communication which is used to attract the attention of the public, when the display is visible beyond the boundaries of the property.</p> <p>“Sign, A-frame” means a type of temporary sign that is portable, self-supporting, and consists of a structure that resembles an “A” shape.</p> <p>“Sign, abandoned” means a sign structure that is vacant, unoccupied, devoid of any message, or a sign that displays a message pertaining to a time, event, or purpose that no longer applies.</p> <p>“Sign, accessory” means a category of signs which direct attention to a business, profession or activity conducted on the premises on which the sign is located, including:</p> <ol style="list-style-type: none"> 1. “Bulletin board” means a wall or ground sign announcing activities of a permitted educational, governmental or recreation area. 2. “Contractor sign” means a wall or ground sign designating the name of persons or firms engaged in construction or repair on the premises. 3. “Developer sign” means a wall or ground sign designating the use which will occupy the premises at some future date. 4. “Home occupation sign” means a wall sign identifying a permitted home occupation on the premises. 5. “Identification sign” means a wall or ground sign identifying the property address numbers, post box numbers, names of occupants of premises or other identification of premises, but not having commercial connotations. 6. “Name plate sign” means a wall or ground sign identifying the name and address of the occupant of the premises. 7. “Real estate sign” means a wall or ground sign advertising the premises for lease, rent or sale. 8. “Subdivision development sign” means a wall or ground sign advertising the sale of properties in a subdivision. 	

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<p>9. “Utility sign” means a wall or ground sign listing parking regulations or marking the entrance or exit to a parking lot or other permitted accessory use.</p> <p>Sign, Air-Activated. “Air-activated signs” are temporary signs which include common party balloons, inflatable figures, balloon sculptures/arches, air-dancers, wind-driven spinners, pennants, streamers, and other figures or graphics that are filled with air or a gas that is lighter than air, or move with natural or artificially generated air flow, all of which are typically used in conjunction with a special event or activity.</p> <p>“Sign, awning” means a permanent sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.</p> <p>“Sign, cabinet” means a permanent sign that is internally illuminated, in which a removable sign face, usually with translucent sign graphics, is enclosed on all edges by a cabinet, and the source of illumination is not visible. A cabinet sign may be multi-faced.</p> <p>“Sign, change panel” means a permanent sign designed to permit immediate change of copy.</p> <p>“Sign, digital” means a permanent sign with an electrically activated changeable sign face whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Digital signs may also be known as electronic message displays (EMDs).</p> <p>“Sign, electronic message display (EMD)” means an electronic or electronically controlled message board, capable of displaying words, symbols, figures or images, where scrolling or moving copy changes are shown on the same message board, or any sign that changes the text of its copy electronically or by electronic control. A “nit” is a unit of visible-light intensity, commonly used to specify the brightness of an LED, cathode ray tube or liquid crystal display computer display. One nit is equivalent to one candela per square meter. Such signs shall include the following modes of operation:</p>	<p>9. “Utility sign” means a wall or ground sign listing parking regulations or marking the entrance or exit to a parking lot or other permitted accessory use.</p> <p>Sign, Air-Activated. “Air-activated signs” are temporary signs which include common party balloons, inflatable figures, balloon sculptures/arches, air-dancers, wind-driven spinners, pennants, streamers, and other figures or graphics that are filled with air or a gas that is lighter than air, or move with natural or artificially generated air flow, all of which are typically used in conjunction with a special event or activity.</p> <p>“Sign, awning” means a permanent sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.</p> <p>“Sign, cabinet” means a permanent sign that is internally illuminated, in which a removable sign face, usually with translucent sign graphics, is enclosed on all edges by a cabinet, and the source of illumination is not visible. A cabinet sign may be multi-faced.</p> <p>“Sign, change panel” means a permanent sign designed to permit immediate change of copy.</p> <p>“Sign, digital” means a permanent sign with an electrically activated changeable sign face whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Digital signs may also be known as electronic message displays (EMDs).</p> <p>“Sign, electronic message display (EMD)” means an electronic or electronically controlled message board, capable of displaying words, symbols, figures or images, where scrolling or moving copy changes are shown on the same message board, or any sign that changes the text of its copy electronically or by electronic control. A “nit” is a unit of visible-light intensity, commonly used to specify the brightness of an LED, cathode ray tube or liquid crystal display computer display. One nit is equivalent to one candela per square meter. Such signs shall include the following modes of operation:</p>	

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<p>1. Dissolve. Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.</p> <p>2. Fade. Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.</p> <p>3. Scrolling. Signs where the message is changed by the apparent vertical movement of the letters or graphic elements of the message.</p> <p>4. Static. Signs which include no animation or effects simulating animation.</p> <p>5. Travel. Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.</p> <p>“Sign face” means the entire display surface area of a sign upon, against or through which copy, symbol or similar component is placed.</p> <p>“Sign, feather” means a type of temporary sign made of flexible material that is plain or includes copy and/or graphics and is supported by a vertical pole that is anchored in or on the ground. Such signs may also be referred to by other names such as “feather flag,” “feather banner,” “teardrop flag,” “shark fin flag,” “blade flag,” or “bow sign.”</p> <p>“Sign, freestanding monument” means a permanent sign that is supported by one or more uprights, poles, a base or other similar structural foundation that is braced in or upon the ground, is detached from any other structure or building, and is typically between six feet to 10 feet in height.</p> <p>“Sign, ground” means any sign, other than a pole sign, placed upon or supported by the ground independent of any other structure.</p> <p>Sign, Illegal. “Illegal signs” include any sign except the following:</p>	<p>1. Dissolve. Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.</p> <p>2. Fade. Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.</p> <p>3. Scrolling. Signs where the message is changed by the apparent vertical movement of the letters or graphic elements of the message.</p> <p>4. Static. Signs which include no animation or effects simulating animation.</p> <p>5. Travel. Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.</p> <p>“Sign face” means the entire display surface area of a sign upon, against or through which copy, symbol or similar component is placed.</p> <p>“Sign, feather” means a type of temporary sign made of flexible material that is plain or includes copy and/or graphics and is supported by a vertical pole that is anchored in or on the ground. Such signs may also be referred to by other names such as “feather flag,” “feather banner,” “teardrop flag,” “shark fin flag,” “blade flag,” or “bow sign.”</p> <p>“Sign, freestanding monument” means a permanent sign that is supported by one or more uprights, poles, a base or other similar structural foundation that is braced in or upon the ground, is detached from any other structure or building, and is typically between six feet to 10 feet in height.</p> <p>“Sign, ground” means any sign, other than a pole sign, placed upon or supported by the ground independent of any other structure.</p> <p>Sign, Illegal. “Illegal signs” include any sign except the following:</p>	

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<p>1. A sign allowed by this chapter and not requiring a permit.</p> <p>2. A sign allowed by this chapter with a permit and carrying a valid permit.</p> <p>3. A sign not allowed by this chapter, but which has been legalized by PAD zoning or variance and a proper permit.</p> <p>4. A sign allowed by this chapter subject to a use permit, provided the use permit has been granted and a proper permit is in force.</p> <p>5. A nonconforming sign as defined by this chapter.</p> <p>“Sign, nonaccessory” means a category of signs which direct attention to a business, commodity, service, entertainment, or other activity, not exclusively related to the premises to which the sign is located, including:</p> <ol style="list-style-type: none"> 1. “Billboard” means a permanent sign portraying information not related to an event, business, commodity, product, service, or entertainment occurring on the premises upon which the sign is located. 2. “Directional” means a sign directing or informing the public to the location of publicly owned facilities, historical or scenic points of interest, educational, charitable or religious institutions and hospitals. 3. “Logo” means a small sign permitted and sponsored by the Arizona Department of Transportation under the provisions of the right-of-way encroachment laws to advertise specific motorist services. <p>“Sign, nonconforming” means any permanent sign which is not permitted by this chapter, but which, when first constructed, was legally permitted by the city or the political subdivision then having jurisdiction and regulation over construction of signs.</p> <p>“Sign, permanent” means any sign constructed and intended to be of an enduring and lasting condition, remaining unchanged in character, condition (beyond normal wear) and position.</p> <p>“Sign, pole” means a sign that is mounted on a freestanding pole so that the bottom edge of the sign is eight feet or more above the ground.</p>	<p>1. A sign allowed by this chapter and not requiring a permit.</p> <p>2. A sign allowed by this chapter with a permit and carrying a valid permit.</p> <p>3. A sign not allowed by this chapter, but which has been legalized by PAD zoning or variance and a proper permit.</p> <p>4. A sign allowed by this chapter subject to a use permit, provided the use permit has been granted and a proper permit is in force.</p> <p>5. A nonconforming sign as defined by this chapter.</p> <p>“Sign, nonaccessory” means a category of signs which direct attention to a business, commodity, service, entertainment, or other activity, not exclusively related to the premises to which the sign is located, including:</p> <ol style="list-style-type: none"> 1. “Billboard” means a permanent sign portraying information not related to an event, business, commodity, product, service, or entertainment occurring on the premises upon which the sign is located. 2. “Directional” means a sign directing or informing the public to the location of publicly owned facilities, historical or scenic points of interest, educational, charitable or religious institutions and hospitals. 3. “Logo” means a small sign permitted and sponsored by the Arizona Department of Transportation under the provisions of the right-of-way encroachment laws to advertise specific motorist services. <p>“Sign, nonconforming” means any permanent sign which is not permitted by this chapter, but which, when first constructed, was legally permitted by the city or the political subdivision then having jurisdiction and regulation over construction of signs.</p> <p>“Sign, permanent” means any sign constructed and intended to be of an enduring and lasting condition, remaining unchanged in character, condition (beyond normal wear) and position.</p> <p>“Sign, pole” means a sign that is mounted on a freestanding pole so that the bottom edge of the sign is eight feet or more above the ground.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>“Sign, political” means a sign supporting the candidacy of any candidate for office or urging action on any other matter on the ballot of primary, general or special elections.</p> <p>“Sign, portable” means any freestanding sign that is not permanently affixed to the ground, a structure or a building, but does not include soda, newspaper or snack machines.</p> <p>“Sign, projecting” means any permanent sign attached to a building or other structure in such a manner that its face is not parallel to the wall and is extending in whole or in part beyond the building line (e.g., hanging or projecting blade signs).</p> <p>“Sign, roof” means a sign which extends above the walls and is supported by the roof of the building.</p> <p>“Sign, T-frame” means a type of temporary sign that is portable, self-supporting, and consists of an upright component that is attached to a flat base, which resembles an upside-down “T.”</p> <p>“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, plastic, light fabric, cardboard, wallboard, plywood or other like materials, with or without frames, and that appears to be intended or is determined by the zoning administrator to be displayed for a limited time of 30 days or less, unless otherwise stated.</p> <p>“Sign, temporary frame” means any sign not permanently embedded in the ground, or not permanently affixed to a building or structure, which is not intended to be a long-term permanent sign. “Temporary signs” includes signs affixed to the ground by a temporary anchoring system such as, but not limited to, stakes or ballast, or footing for large temporary freestanding signs.</p> <p>“Sign, temporary freestanding” means a temporary sign that is made of a rigid and durable material that will withstand the elements, is supported by one or more posts, uprights or poles and is braced in or upon the ground. Each temporary freestanding sign may be single-faced, doublefaced, or V-shaped with an interior angle that is 45 degrees or less as provided for in Section 18.110.150(A)(3).</p>	<p>“Sign, political” means a sign supporting the candidacy of any candidate for office or urging action on any other matter on the ballot of primary, general or special elections.</p> <p>“Sign, portable” means any freestanding sign that is not permanently affixed to the ground, a structure or a building, but does not include soda, newspaper or snack machines.</p> <p>“Sign, projecting” means any permanent sign attached to a building or other structure in such a manner that its face is not parallel to the wall and is extending in whole or in part beyond the building line (e.g., hanging or projecting blade signs).</p> <p>“Sign, roof” means a sign which extends above the walls and is supported by the roof of the building.</p> <p>“Sign, T-frame” means a type of temporary sign that is portable, self-supporting, and consists of an upright component that is attached to a flat base, which resembles an upside-down “T.”</p> <p>“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, plastic, light fabric, cardboard, wallboard, plywood or other like materials, with or without frames, and that appears to be intended or is determined by the zoning administrator to be displayed for a limited time of 30 days or less, unless otherwise stated.</p> <p>“Sign, temporary frame” means any sign not permanently embedded in the ground, or not permanently affixed to a building or structure, which is not intended to be a long-term permanent sign. “Temporary signs” includes signs affixed to the ground by a temporary anchoring system such as, but not limited to, stakes or ballast, or footing for large temporary freestanding signs.</p> <p>“Sign, temporary freestanding” means a temporary sign that is made of a rigid and durable material that will withstand the elements, is supported by one or more posts, uprights or poles and is braced in or upon the ground. Each temporary freestanding sign may be single-faced, doublefaced, or V-shaped with an interior angle that is 45 degrees or less as provided for in Section 18.110.150(A)(3).</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>“Sign, V-shaped” means signs erected upon common or separate structures which present a V-shape appearance and having an exterior angle between faces of not more than 45 degrees with a distance between faces of such signs at their closest point not exceeding two feet.</p> <p>“Sign, vehicle” means any sign mounted or painted upon or otherwise erected on a trailer, truck, automobile or other vehicle.</p> <p>“Sign, wall” means any sign which is attached, fastened, connected or supported in whole or in part by a building or structure other than a freestanding sign structure which is supported wholly by the ground. “Wall signs” includes wall-mounted signs, projecting signs, awning signs and window-mounted signs. A window-mounted sign is not a window sign as defined herein.</p> <p>“Sign, window” means any sign, painted on or adhered to the interior or exterior of a glass door or window or placed inside a glass door or window and visible from the exterior of the window.</p> <p>“Sign, yard” means a type of temporary sign that is typically less than six square feet in area and is supported by one or more stakes or metal wires inserted into the ground. The sign face is typically made of a semi-rigid material such as corrugated plastic, sheet metal, foam board, cardboard or placard. Yard signs may also be referred to by other names including “lawn signs,” “road signs,” “bandit signs,” or “placard signs.”</p> <p>“Zoning administrator” means the person appointed and responsible for the enforcement of this chapter, or said person’s designee.</p> <p>18.110.040 Requirement of conformity. Unless specifically exempted herein, no sign shall be erected, installed, enlarged or maintained without first obtaining a permit from the town as herein provided. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or structure in the town, or cause or permit the same to be done contrary to or in violation of any of the provisions of this chapter. All signs maintained contrary to the provisions of this chapter are declared to be nuisances, and such nuisances may be abated as provided by law.</p>	<p>“Sign, V-shaped” means signs erected upon common or separate structures which present a V-shape appearance and having an exterior angle between faces of not more than 45 degrees with a distance between faces of such signs at their closest point not exceeding two feet.</p> <p>“Sign, vehicle” means any sign mounted or painted upon or otherwise erected on a trailer, truck, automobile or other vehicle.</p> <p>“Sign, wall” means any sign which is attached, fastened, connected or supported in whole or in part by a building or structure other than a freestanding sign structure which is supported wholly by the ground. “Wall signs” includes wall-mounted signs, projecting signs, awning signs and window-mounted signs. A window-mounted sign is not a window sign as defined herein.</p> <p>“Sign, window” means any sign, painted on or adhered to the interior or exterior of a glass door or window or placed inside a glass door or window and visible from the exterior of the window.</p> <p>“Sign, yard” means a type of temporary sign that is typically less than six square feet in area and is supported by one or more stakes or metal wires inserted into the ground. The sign face is typically made of a semi-rigid material such as corrugated plastic, sheet metal, foam board, cardboard or placard. Yard signs may also be referred to by other names including “lawn signs,” “road signs,” “bandit signs,” or “placard signs.”</p> <p>“Zoning administrator” means the person appointed and responsible for the enforcement of this chapter, or said person’s designee.</p> <p>18.110.040 Requirement of conformity. Unless specifically exempted herein, no sign shall be erected, installed, enlarged or maintained without first obtaining a permit from the town as herein provided. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or structure in the town, or cause or permit the same to be done contrary to or in violation of any of the provisions of this chapter. All signs maintained contrary to the provisions of this chapter are declared to be nuisances, and such nuisances may be abated as provided by law.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>18.110.050 Nonconforming and abandoned signs.</p> <p>A. Any nonconforming sign, as defined in this chapter, may be continued in use and reasonable repair and maintenance made to same.</p> <p>B. Any nonconforming sign shall not be altered, repaired, or restored to such an extent that the cost of such alteration, repair or restoration exceeds 50 percent of the sign's value, as determined by a licensed sign contractor, unless said sign is brought into conformance with the current provisions of this chapter.</p> <p>C. Any nonconforming sign that is damaged or vandalized must be restored in a like manner within 90 days or it shall be required to be removed or replaced with a new sign that is in conformance with the current provisions of this chapter at the owner's expense.</p> <p>D. Any sign (including nonconforming) that has been abandoned for more than 90 days shall be required to be removed or replaced with a new sign in conformance with the current provisions of this chapter at the owner's expense.</p> <p>E. A permit may be required for alterations or repairs to nonconforming signs that do not exceed 50 percent of the sign's value, depending on the scope of work (e.g., an electrical permit shall be required for signs that are illuminated electrically). Alterations or repairs to nonconforming signs that exceed 50 percent of the sign's value shall require the sign to be brought into conformance with current provisions of this chapter and shall require a permit as provided for in Section 18.110.080.</p> <p>18.110.060 Enforcement.</p> <p>A. The zoning administrator or designee is hereby authorized and directed to enforce all provisions of this chapter in conformance with the regulations and procedures specified herein and in Chapter 18.155.</p> <p>B. Each day a violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate violation or offense.</p>	<p>18.110.050 Nonconforming and abandoned signs.</p> <p>A. Any nonconforming sign, as defined in this chapter, may be continued in use and reasonable repair and maintenance made to same.</p> <p>B. Any nonconforming sign shall not be altered, repaired, or restored to such an extent that the cost of such alteration, repair or restoration exceeds 50 percent of the sign's value, as determined by a licensed sign contractor, unless said sign is brought into conformance with the current provisions of this chapter.</p> <p>C. Any nonconforming sign that is damaged or vandalized must be restored in a like manner within 90 days or it shall be required to be removed or replaced with a new sign that is in conformance with the current provisions of this chapter at the owner's expense.</p> <p>D. Any sign (including nonconforming) that has been abandoned for more than 90 days shall be required to be removed or replaced with a new sign in conformance with the current provisions of this chapter at the owner's expense.</p> <p>E. A permit may be required for alterations or repairs to nonconforming signs that do not exceed 50 percent of the sign's value, depending on the scope of work (e.g., an electrical permit shall be required for signs that are illuminated electrically). Alterations or repairs to nonconforming signs that exceed 50 percent of the sign's value shall require the sign to be brought into conformance with current provisions of this chapter and shall require a permit as provided for in Section 18.110.080.</p> <p>18.110.060 Enforcement.</p> <p>A. The zoning administrator or designee is hereby authorized and directed to enforce all provisions of this chapter in conformance with the regulations and procedures specified herein and in Chapter 18.155.</p> <p>B. Each day a violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate violation or offense.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>C. The town shall process violations of this chapter against a responsible person or entity. When two or more persons have liability to the town, or are responsible for a violation of this chapter, their responsibility shall be joint and several.</p> <p>D. Permit Revocation. The zoning administrator shall have the authority to revoke any permit which has been granted when it has been determined that the sign authorized by the permit has been constructed or is being maintained in violation of the permit.</p> <p>1. Notice of the zoning administrator’s decision to revoke a sign permit shall be served on the holder of the permit by:</p> <p style="padding-left: 20px;">a. Delivering a copy of the notice to the holder of the permit, mail return receipt requested, to the last known post office address of the holder of the permit; and</p> <p style="padding-left: 20px;">b. Leaving a copy of the notice with any person in charge of the premises and a copy mailed to the property owner; or</p> <p style="padding-left: 20px;">c. In the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at or near the entrance to the premises.</p> <p>2. The holder of the permit may appeal the decision of the zoning administrator to the board of adjustment. This appeal must be made within 30 days from the date when the notice was served.</p> <p>3. If no appeal has been filed by the end of the 30-day appeal period, then the permit is revoked and the sign is deemed illegal. The zoning administrator shall then initiate the procedure for the removal of the illegal sign.</p> <p>E. Removal of Signs. The zoning administrator is hereby authorized to require the removal of any illegal sign as defined by this chapter.</p>	<p>C. The town shall process violations of this chapter against a responsible person or entity. When two or more persons have liability to the town, or are responsible for a violation of this chapter, their responsibility shall be joint and several.</p> <p>D. Permit Revocation. The zoning administrator shall have the authority to revoke any permit which has been granted when it has been determined that the sign authorized by the permit has been constructed or is being maintained in violation of the permit.</p> <p>1. Notice of the zoning administrator’s decision to revoke a sign permit shall be served on the holder of the permit by:</p> <p style="padding-left: 20px;">a. Delivering a copy of the notice to the holder of the permit, mail return receipt requested, to the last known post office address of the holder of the permit; and</p> <p style="padding-left: 20px;">b. Leaving a copy of the notice with any person in charge of the premises and a copy mailed to the property owner; or</p> <p style="padding-left: 20px;">c. In the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at or near the entrance to the premises.</p> <p>2. The holder of the permit may appeal the decision of the zoning administrator to the board of adjustment. This appeal must be made within 30 days from the date when the notice was served.</p> <p>3. If no appeal has been filed by the end of the 30-day appeal period, then the permit is revoked and the sign is deemed illegal. The zoning administrator shall then initiate the procedure for the removal of the illegal sign.</p> <p>E. Removal of Signs. The zoning administrator is hereby authorized to require the removal of any illegal sign as defined by this chapter. Such signs may be recovered by the owner after reimbursing the Town for all costs incurred by such removal.</p>	<p style="text-align: center;">This provision was added at the request of the Town Manager and Council</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>1. Before bringing action to require the removal of any illegal sign, except as noted hereafter, the zoning administrator shall give written notice to the owner of the sign or the owner of the premises on which the sign is located. The notice shall state the reasons for removal, listing the deficiencies or defects in the sign with reasonable definiteness, and the violations charged. The notice shall include what repairs if any will make such an installation conform to the requirements of this chapter. The notice shall specify that the sign must be removed or made to conform with the provisions of this chapter within the time period listed below. Service of the notice shall be by any of the following methods:</p> <p>a. Delivery in person to the owner, occupant, manager or agent of the premises where the violation has occurred, or to the person responsible for the violation;</p> <p>b. Posting on or about the entrance of the premises where the violation occurred;</p> <p>c. By first class mail, postage prepaid, addressed to the owner, occupant, agent, manager or responsible person at the last known address. Service by mail is deemed complete upon deposit in the U.S. mail;</p> <p>d. By certified mail;</p> <p>e. By publication; or</p> <p>f. By serving the owner, occupant, manager, agent, or responsible person in the same manner as provided by the Arizona Rules of Civil Procedure.</p> <p>2. The zoning administrator shall not be required to give written notice before removing or bringing action to require the removal of any illegal yard sign or illegal temporary sign attached to any public facility such as government signs and supporting poles, utility poles, street lights, light poles, and trees on public property.</p>	<p>1. Before bringing action to require the removal of any illegal sign, except as noted hereafter, the zoning administrator shall give written notice to the owner of the sign or the owner of the premises on which the sign is located. The notice shall state the reasons for removal, listing the deficiencies or defects in the sign with reasonable definiteness, and the violations charged. The notice shall include what repairs if any will make such an installation conform to the requirements of this chapter. The notice shall specify that the sign must be removed or made to conform with the provisions of this chapter within the time period listed below. Service of the notice shall be by any of the following methods:</p> <p>a. Delivery in person to the owner, occupant, manager or agent of the premises where the violation has occurred, or to the person responsible for the violation;</p> <p>b. Posting on or about the entrance of the premises where the violation occurred;</p> <p>c. By first class mail, postage prepaid, addressed to the owner, occupant, agent, manager or responsible person at the last known address. Service by mail is deemed complete upon deposit in the U.S. mail;</p> <p>d. By certified mail;</p> <p>e. By publication; or</p> <p>f. By serving the owner, occupant, manager, agent, or responsible person in the same manner as provided by the Arizona Rules of Civil Procedure.</p> <p>2. The zoning administrator shall not be required to give written notice before removing or bringing action to require the removal of any illegal yard sign or illegal temporary sign attached to any public facility such as government signs and supporting poles, utility poles, street lights, light poles, and trees on public property.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>3. The period of notice for permanent sign as defined by this chapter shall be 30 days. The period of notice for temporary signs as defined by this chapter shall be three working days.</p> <p>4. The re-erection of any sign or substantially similar sign on the same premises after a removal notice has been issued shall be deemed a continuance of the original violation.</p> <p>5. If the owner or lessee of the premises where the sign is located has not complied with this chapter by the end of the notice period, the zoning administrator may pursue enforcement as authorized by this chapter.</p> <p>F. Emergency Removal or Repair. The zoning administrator is hereby authorized to cause the immediate removal or repair of any sign or signs found to be unsafe, defective, or a traffic hazard to the extent that it creates an immediate and emergency hazard to persons or property.</p> <p>1. Actual notice to the property owner or lessee shall not be required. The zoning administrator shall make a reasonable effort to notify the property owner or lessee that the defective and unsafe sign must be removed or repaired immediately.</p> <p>2. All actual costs incurred by the zoning administrator in the removal or repair of said sign shall be paid by the owner of the sign or the owner of the premises where the sign is located. Action for recovery may be brought by the town attorney upon proper certification to him/her by the zoning administrator.</p> <p>18.110.070 Required signs. Every building, including single-family homes, or group of buildings must be identified by a street address number.</p>	<p>3. The period of notice for permanent sign as defined by this chapter shall be 30 days. The period of notice for temporary signs as defined by this chapter shall be three working days.</p> <p>4. The re-erection of any sign or substantially similar sign on the same premises after a removal notice has been issued shall be deemed a continuance of the original violation.</p> <p>5. If the owner or lessee of the premises where the sign is located has not complied with this chapter by the end of the notice period, the zoning administrator may pursue enforcement as authorized by this chapter.</p> <p>F. Emergency Removal or Repair. The zoning administrator is hereby authorized to cause the immediate removal or repair of any sign or signs found to be unsafe, defective, or a traffic hazard to the extent that it creates an immediate and emergency hazard to persons or property.</p> <p>1. Actual notice to the property owner or lessee shall not be required. The zoning administrator shall make a reasonable effort to notify the property owner or lessee that the defective and unsafe sign must be removed or repaired immediately.</p> <p>2. All actual costs incurred by the zoning administrator in the removal or repair of said sign shall be paid by the owner of the sign or the owner of the premises where the sign is located. Action for recovery may be brought by the town attorney upon proper certification to him/her by the zoning administrator.</p> <p>18.110.070 Required signs. Every building, including single-family homes, or group of buildings must be identified by a street address number.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>18.110.080 Permit requirements and procedures. No sign shall hereafter be erected, re-erected, constructed or altered except as provided by this chapter. A separate permit shall be required for a sign or signs for each business entity, and/or a separate permit shall be required for each group of sign panels on a single supporting structure. Said permits may include structural, electrical or other plan review as determined by Title 15, Buildings and Construction.</p> <p>A. Examples of when a sign permit is required are as follows:</p> <ol style="list-style-type: none"> 1. A newly constructed sign that may consist of footings, pole, frame, cabinet, electric, illumination and a sign face. 2. A permanently installed in-ground flagpole. 3. Any repairs or renovations to a sign that changes the height, area or location. <p>B. Exceptions. A sign permit shall not be required for the following signs; however, such signs shall be subject to any and all applicable provisions of the town code, including this chapter:</p> <ol style="list-style-type: none"> 1. Signs required under Section 18.110.070. 2. Any sign less than seven square feet in area not otherwise prohibited or required to obtain a permit by this chapter. 3. Signs not visible from the public right-of-way or which are not visible from one property to another, except when said signs require a permit as provided by this chapter. 4. Vehicle signs as provided for in Section 18.110.140(F). 5. Window signs as provided for in Section 18.110.240. 6. Temporary signs specifically identified in Section 18.110.260 as not requiring a permit. 7. Seasonal decorations. 8. Normal repair, maintenance or painting to a sign. 	<p>18.110.080 Permit requirements and procedures. No sign shall hereafter be erected, re-erected, constructed or altered except as provided by this chapter. A separate permit shall be required for a sign or signs for each business entity, and/or a separate permit shall be required for each group of sign panels on a single supporting structure. Said permits may include structural, electrical or other plan review as determined by Title 15, Buildings and Construction.</p> <p>A. Examples of when a sign permit is required are as follows:</p> <ol style="list-style-type: none"> 1. A newly constructed sign that may consist of footings, pole, frame, cabinet, electric, illumination and a sign face. 2. A permanently installed in-ground flagpole. 3. Any repairs or renovations to a sign that changes the height, area or location. <p>B. Exceptions. A sign permit shall not be required for the following signs; however, such signs shall be subject to any and all applicable provisions of the town code, including this chapter:</p> <ol style="list-style-type: none"> 1. Signs required under Section 18.110.070. 2. Any sign less than seven square feet in area not otherwise prohibited or required to obtain a permit by this chapter. 3. Signs not visible from the public right-of-way or which are not visible from one property to another, except when said signs require a permit as provided by this chapter. 4. Vehicle signs as provided for in Section 18.110.140(F). 5. Window signs as provided for in Section 18.110.240. 6. Temporary signs specifically identified in Section 18.110.260 as not requiring a permit. 7. Seasonal decorations. 8. Normal repair, maintenance or painting to a sign. 	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>9. Signs changing a business name or wording over a sign face do not require a permit; however, if the sign face change is located on a currently legal nonconforming sign, the face change shall not expand the nonconformity.</p> <p>10. Government Signs. Nothing contained herein shall prevent the erection, construction, and maintenance of official signs of the state of Arizona and the town of Huachuca City, or other competent public authorities, or the posting of notices required by law.</p> <p>11. Signs Protected by State Statutes. Nothing contained herein shall prevent the erection, construction, and maintenance of signs authorized and/or protected by Arizona Revised Statutes.</p> <p>C. Permit Application and Expiration.</p> <p>1. Applicants may apply for a sign permit by completing and submitting a permit application provided by the building inspection department together with required plans and/or details identified by said application. All plans submitted with the application shall show complete details, to include size, materials, method of support or attachments, name and address of the persons or firm designing said sign and plot plan showing location of sign on the premises. The town building official must approve a sign application before any sign is constructed, reconstructed, altered, repaired, used or changed. An applicant may appeal a permit denial to the board of adjustment within 30 days from the date of denial in accordance with the appeal procedure set forth in Title 15, Buildings and Construction.</p> <p>2. If actual work is not commenced under any permit issued under the provisions of this section within one year from the date of such permit, such permit shall become null and void.</p> <p>D. Permit Fees. Before issuing any sign permit required by this chapter, the town shall collect a fee in accordance with the schedule adopted by council.</p>	<p>9. Signs changing a business name or wording over a sign face do not require a permit; however, if the sign face change is located on a currently legal nonconforming sign, the face change shall not expand the nonconformity.</p> <p>10. Government Signs. Nothing contained herein shall prevent the erection, construction, and maintenance of official signs of the state of Arizona and the town of Huachuca City, or other competent public authorities, or the posting of notices required by law.</p> <p>11. Signs Protected by State Statutes. Nothing contained herein shall prevent the erection, construction, and maintenance of signs authorized and/or protected by Arizona Revised Statutes.</p> <p>C. Permit Application and Expiration.</p> <p>1. Applicants may apply for a sign permit by completing and submitting a permit application provided by the building inspection department together with required plans and/or details identified by said application. All plans submitted with the application shall show complete details, to include size, materials, method of support or attachments, name and address of the persons or firm designing said sign and plot plan showing location of sign on the premises. The town building official must approve a sign application before any sign is constructed, reconstructed, altered, repaired, used or changed. An applicant may appeal a permit denial to the board of adjustment within 30 days from the date of denial in accordance with the appeal procedure set forth in Title 15, Buildings and Construction.</p> <p>2. If actual work is not commenced under any permit issued under the provisions of this section within one year from the date of such permit, such permit shall become null and void.</p> <p>D. Permit Fees. Before issuing any sign permit required by this chapter, the town shall collect a fee in accordance with the schedule adopted by council.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>18.110.090 Inspections. All signs for which a permit is required shall be subject to the following inspections:</p> <p>A. Footing inspection.</p> <p>B. All signs containing electrical wiring shall be subject to the adopted electrical code of the town and the electrical components shall bear the label of an approved testing agency.</p> <p>C. Inspection of all braces, anchors, supports and connections, including wall signs.</p> <p>18.110.100 Identification. All permanent signs regulated by this chapter shall be marked with the maker’s name and the person or firm erecting such sign, the date of installation, and the permit number. This identification shall be permanently attached to the exterior surface of the sign in a location where the information will be readily visible, legible, and accessible after installation of the sign.</p> <p>18.110.110 Maintenance. All signs shall be maintained in good order and repair at all times so that they constitute no danger or hazard to public safety or create an aesthetic blight.</p> <p>18.110.120 Construction requirements. All signs shall be designed and constructed in conformance with the Huachuca City adopted building codes. In the event there is a conflict between the provisions of this chapter and those in the building code, the more restrictive provisions shall apply.</p> <p>18.110.130 Design and integration. All new or retrofitted permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project.</p>	<p>18.110.090 Inspections. All signs for which a permit is required shall be subject to the following inspections:</p> <p>A. Footing inspection.</p> <p>B. All signs containing electrical wiring shall be subject to the adopted electrical code of the town and the electrical components shall bear the label of an approved testing agency.</p> <p>C. Inspection of all braces, anchors, supports and connections, including wall signs.</p> <p>18.110.100 Identification. All permanent signs regulated by this chapter shall be marked with the maker’s name and the person or firm erecting such sign, the date of installation, and the permit number. This identification shall be permanently attached to the exterior surface of the sign in a location where the information will be readily visible, legible, and accessible after installation of the sign.</p> <p>18.110.110 Maintenance. All signs shall be maintained in good order and repair at all times so that they constitute no danger or hazard to public safety or create an aesthetic blight.</p> <p>18.110.120 Construction requirements. All signs shall be designed and constructed in conformance with the Huachuca City adopted building codes. In the event there is a conflict between the provisions of this chapter and those in the building code, the more restrictive provisions shall apply.</p> <p>18.110.130 Design and integration. All new or retrofitted permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project.</p>	

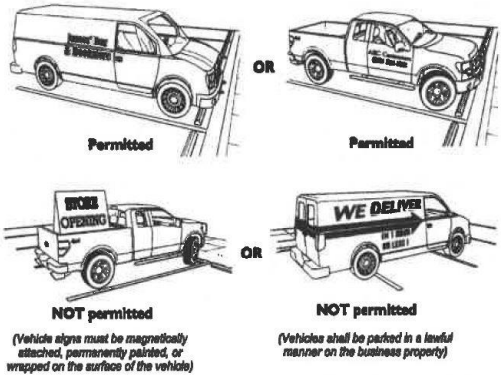
PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>A. The means of integrating freestanding monument signs with the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. As an example, a cabinet sign mounted atop a masonry base or other fixture shall not be considered as integrated with the architecture of the building. Instead, where a cabinet sign is proposed as a component of a freestanding sign, such cabinet shall be bordered or backgrounded by the architectural materials and embellishments found within the building design.</p> <p>B. Integration shall also include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signage found on the building.</p> <p>C. Each unused panel on a freestanding monument sign shall have an integrated or decorative cover until said panel is utilized.</p> <p>D. When freestanding, the sign shall not exceed height standards set forth in Section 18.110.210.</p> <p>E. When mounted on a building, the sign shall be located on or below the fascia or parapet wall within the limits of the tenant’s occupied space.</p> <p>F. Raceways shall be mounted behind the letters only, architecturally integrated and painted to match the building.</p> <p>G. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not on an integral part of the sign.</p> <p>H. Signs shall be designed in coordination with landscape plans, planting materials, stormwater retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.</p> <p>I. In no case shall any wall sign exceed 80 percent of the height of the sign band or wall to which the sign is attached, and no such sign shall exceed 80 percent of the length of the leased frontage or 80 percent of the length of the sign band or wall to which the sign is attached. Sign band refers to the specific area on a building or tenant space where signs may be installed.</p>	<p>A. The means of integrating freestanding monument signs with the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. As an example, a cabinet sign mounted atop a masonry base or other fixture shall not be considered as integrated with the architecture of the building. Instead, where a cabinet sign is proposed as a component of a freestanding sign, such cabinet shall be bordered or backgrounded by the architectural materials and embellishments found within the building design.</p> <p>B. Integration shall also include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signage found on the building.</p> <p>C. Each unused panel on a freestanding monument sign shall have an integrated or decorative cover until said panel is utilized.</p> <p>D. When freestanding, the sign shall not exceed height standards set forth in Section 18.110.210.</p> <p>E. When mounted on a building, the sign shall be located on or below the fascia or parapet wall within the limits of the tenant’s occupied space.</p> <p>F. Raceways shall be mounted behind the letters only, architecturally integrated and painted to match the building.</p> <p>G. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not on an integral part of the sign.</p> <p>H. Signs shall be designed in coordination with landscape plans, planting materials, stormwater retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.</p> <p>I. In no case shall any wall sign exceed 80 percent of the height of the sign band or wall to which the sign is attached, and no such sign shall exceed 80 percent of the length of the leased frontage or 80 percent of the length of the sign band or wall to which the sign is attached. Sign band refers to the specific area on a building or tenant space where signs may be installed.</p>	

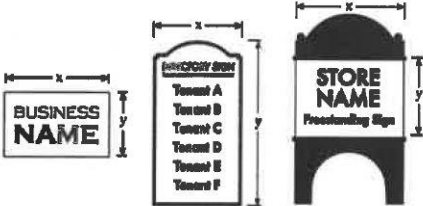

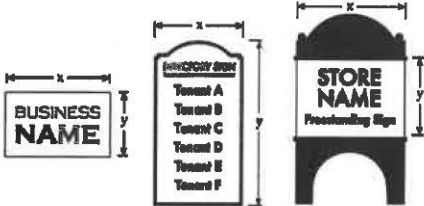

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>18.110.140 Location restrictions for all signs. All signs, whether permanent or temporary, must conform to the following location restrictions:</p> <p>A. Clearance from Fire Escapes, Exits or Standpipes. No sign or structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any standpipe, or any ingress or egress from any door, window, fire escape or any other exit required by building code or fire department regulations.</p> <p>B. Vehicular and Pedestrian Traffic Safety. No sign shall obstruct traffic by obstructing the vision of motorists as determined by the police chief. No detached sign shall be located adjacent to driveways which would result in a traffic hazard. No sign shall obstruct minimum pedestrian clearance required by the Americans with Disabilities Act or as required by this chapter, whichever is greater.</p> <p>C. Signs on Public Property. No person, firm or corporation shall erect or cause to be erected any sign which projects over any public sidewalk, street, alley or public place, except for as hereinafter provided for by these regulations.</p> <p>D. Signs on Natural Features. No sign shall be erected or painted upon or attached to any tree, rock, or other natural feature.</p> <p>E. Signs on Utility Structures. No sign shall be attached to any fence post or utility pole. Hazardous warning or identification signs may be attached to utility structures.</p>	<p>18.110.140 Location restrictions for all signs. Signs are prohibited in the following locations:</p> <p>A. Signs that are erected or painted upon or attached to any tree, rock or other natural feature.</p> <p>B. Signs that are attached to any fence post or utility pole, except for hazardous warnings or identification signs.</p> <p>C. Signs that obstruct a fire exit, stairway or standpipe.</p> <p>D. Signs that interfere with an exit to any window.</p> <p>E. Signs that obstruct any door or required exit from a building</p> <p>F. Signs that obstruct or redirect any required light or ventilation.</p> <p>G. Roof signs</p> <p>H. Wall signs shall not extend above the rooflines or the top of a parapet wall.</p>	<p>These location restrictions were reworked for better clarity</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>F. Signs on Vehicles. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs to protect the aesthetic qualities of the town’s built environment and promote the effectiveness of permitted signs as provided for in Section 18.110.010. No sign shall be erected or attached to any vehicle except for signs that are magnetically attached to or permanently painted or wrapped on the surface of a vehicle. The primary use of such vehicles shall be in the operation of the business, e.g., transporting goods or providing services, and not in displaying a sign. Vehicles shall be operable and properly licensed. When not in use, the vehicle shall be parked in a lawful manner on the business property so as not to be visible from the public right of way, or if this is not possible, as far from the public right of way as possible. Please refer to Figure 140 F.</p> <p style="text-align: center;">Figure 140-F.</p>  <p>G. Signs in Public Right-of-Way. The town of Huachuca City finds that a proliferation of signs in the public right-of-way creates aesthetic blight and visual clutter, which obstructs views, distracts the traveling public and threatens the public health, safety and welfare. The intent herein is to allow a limited number of signs in the public right-ofway to maintain safe visibility and protect the aesthetic beauty of the town’s built environment. As such, no sign shall be erected or maintained in the public right-of-way except for:</p> <ol style="list-style-type: none"> 1. Temporary signs expressly provided for in Section 18.110.260. 2. Official signs posted by the state of Arizona, the town of Huachuca City, or other public authorities. 3. The posting of notices required by law. 	<p>I. Signs on Vehicles. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs to protect the aesthetic qualities of the town’s built environment and promote the effectiveness of permitted signs as provided for in Section 18.110.010. Signs on vehicles parked on a commercial premises is prohibited unless they advertise or identify the business and the products or services offered on the premises.</p> <p>J. Signs in Public Right-of-Way. The town of Huachuca City finds that a proliferation of signs in the public right-of-way creates aesthetic blight and visual clutter, which obstructs views, distracts the traveling public and threatens the public health, safety and welfare. The intent herein is to allow a limited number of signs in the public right-ofway to maintain safe visibility and protect the aesthetic beauty of the town’s built environment. As such, no sign shall be erected or maintained in the public right-of-way except for:</p> <ol style="list-style-type: none"> 1. Temporary signs expressly provided for in Section 18.110.260. 2. Official signs posted by the state of Arizona, the town of Huachuca City, or other public authorities. 3. The posting of notices required by law. 	<p>These regulations were reworked for better clarity</p> <p>This Figure no longer applies, so it has been removed, prompting the requirement of renumbering</p>

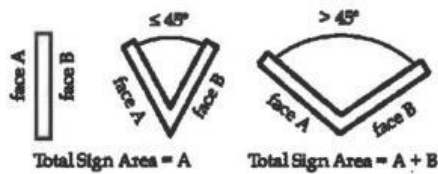
PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>4. Signs protected by Arizona Revised Statutes.</p> <p>18.110.150 Sign area and height calculations. A. Sign area is calculated as follows:</p> <p>1. Signs with Backgrounds. Signs with copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured or constructed as a background for sign copy shall be calculated as that area contained within the smallest rectangle that encloses both the sign copy and the background, not including the supporting structure or architectural embellishments, as shown in Figure 150-A1.</p> <p style="text-align: center;">Figure 150-A1.</p>  <p>2. Signs with Individual Letters or Graphics. The area for signs consisting only of individual letters, numerals, symbols, or other similar components shall be calculated as the area of a single rectangle that encompasses all sign components, as shown in Figure 150-A2.</p> <p style="text-align: center;">Figure 150-A2.</p>  <p>3. Two-Face Signs. Where a sign is double-faced or V-shaped and the interior angle between the two sign faces is 45 degrees or less, only the larger single face shall be used to determine sign area. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces, as shown in Figure 150-A3.</p>	<p>4. Signs protected by Arizona Revised Statutes.</p> <p>18.110.150 Sign area and height calculations. A. Sign area is calculated as follows:</p> <p>1. Signs with Backgrounds. Signs with copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured or constructed as a background for sign copy shall be calculated as that area contained within the smallest rectangle that encloses both the sign copy and the background, not including the supporting structure or architectural embellishments, as shown in Figure 150-A1.</p> <p style="text-align: center;">Figure 150-A1.</p>  <p>2. Signs with Individual Letters or Graphics. The area for signs consisting only of individual letters, numerals, symbols, or other similar components shall be calculated as the area of a single rectangle that encompasses all sign components, as shown in Figure 150-A2.</p> <p style="text-align: center;">Figure 150-A2.</p>  <p>3. Two-Face Signs. Where a sign is double-faced or V-shaped and the interior angle between the two sign faces is 45 degrees or less, only the larger single face shall be used to determine sign area. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces, as shown in Figure 150-A3.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

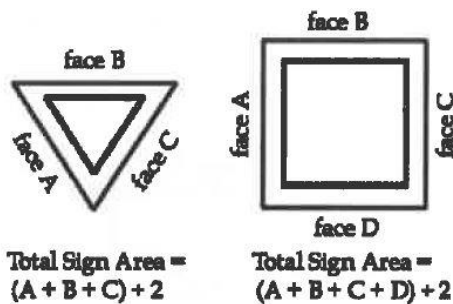
Existing Code

Figure 150-A3.



4. Three- or Four-Face Signs. The sign area for three- or four-face signs shall be calculated as 50 percent of the sum of the areas of all sign faces, as shown in Figure 150-A4.

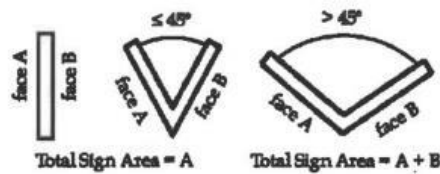
Figure 150-A4.



5. Spherical, Free-Form, Sculptural or Other Nonplanar Signs. The area for nonplanar signs shall be calculated as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 150-A5.

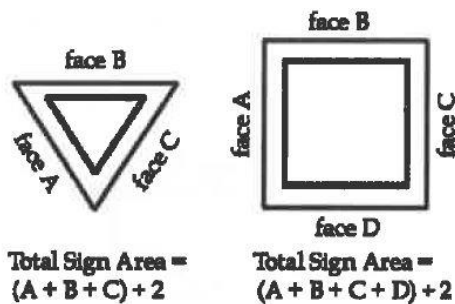
Proposed Changes

Figure 150-A3.



4. Three- or Four-Face Signs. The sign area for three- or four-face signs shall be calculated as 50 percent of the sum of the areas of all sign faces, as shown in Figure 150-A4.

Figure 150-A4.



5. Spherical, Free-Form, Sculptural or Other Nonplanar Signs. The area for nonplanar signs shall be calculated as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 150-A5.

Explanation

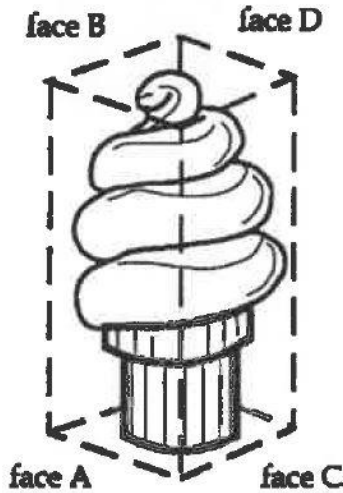
PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code

Proposed Changes

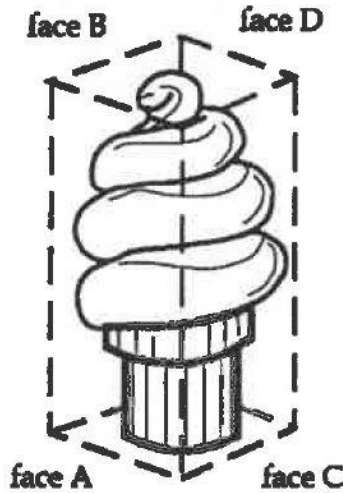
Explanation

Figure 150-A5.



**Total Sign Area =
(A + B + C + D) + 2**

Figure 150-A5.

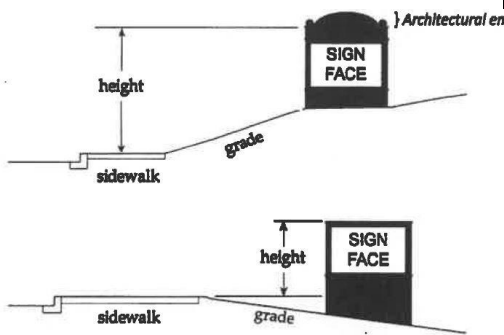


**Total Sign Area =
(A + B + C + D) + 2**

B. Sign height shall be measured as follows:

1. Freestanding Monument Signs. Sign height is measured as the vertical distance from ground level (finished grade of existing sidewalk or, where there is no sidewalk, the street centerline) to the top of the freestanding sign, not including architectural embellishments, as shown in Figure 150-B1.

Figure 150-B1.

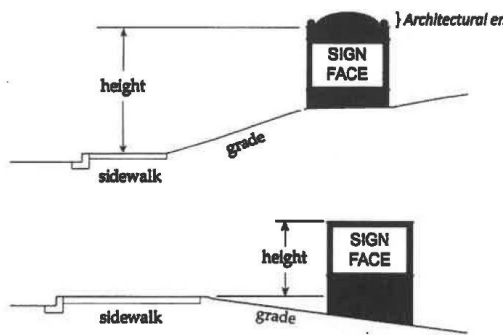


2. Wall Signs. The maximum height of wall, projecting, awning, fascia, mansard, parapet, window-mounted, or other building-mounted signs is the vertical distance measured from the first-floor elevation to the top of the sign or sign structure as shown in Figure 150-B2.

B. Sign height shall be measured as follows:

1. Freestanding Monument Signs. Sign height is measured as the vertical distance from ground level (finished grade of existing sidewalk or, where there is no sidewalk, the street centerline) to the top of the freestanding sign, not including architectural embellishments, as shown in Figure 150-B1.

Figure 150-B1.



2. Wall Signs. The maximum height of wall, projecting, awning, fascia, mansard, parapet, window-mounted, or other building-mounted signs is the vertical distance measured from the first-floor elevation to the top of the sign or sign structure as shown in Figure 150-B2.

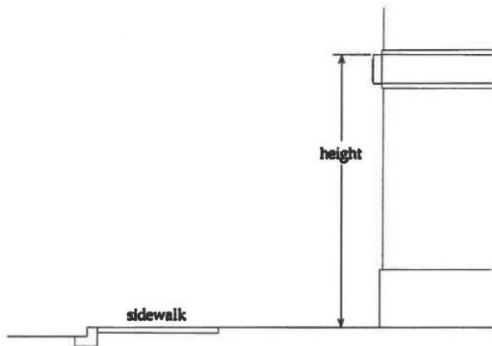
PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code

Proposed Changes

Explanation

Figure 150-B2.



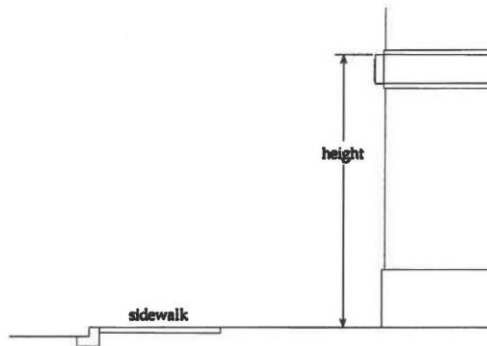
3. Temporary Signs. The maximum height for all temporary signs is measured from the sidewalk to the highest point of any portion of the sign.

18.110.160 Prohibited signs.

A. The following signs are prohibited in all zoning classifications:

1. Signs that pose a traffic hazard due to their position, size, shape, movement, coloring, or manner of illumination which may be confused as a traffic control device or which hide from view any traffic sign or signal; obstruct the view of motor vehicle operators entering the public right-of-way; or create an unsafe distraction or obstruction for motor vehicle operators.
2. Fixed balloons.
3. Signs that contain or consist of exposed incandescent bulbs exceeding 40 watts each, or neon or similar tube type of illumination exceeding 30 milliamps.
4. Signs which are abandoned for a period of 90 days or greater.
5. Any sign which advertises a business no longer conducted, or products no longer sold, at the location of the sign.
6. Signs that have flashing, blinking, fluttering or rotating lights, lasers, or other illuminating devices which exhibit movement, except digital signs as provided for in Section 18.110.250 or when approved for town-sponsored public events.

Figure 150-B2.



3. Temporary Signs. The maximum height for all temporary signs is measured from the sidewalk to the highest point of any portion of the sign.

18.110.160 Prohibited signs.

A. The following signs are prohibited in all zoning classifications:

1. Signs that pose a traffic hazard due to their position, size, shape, movement, coloring, or manner of illumination which may be confused as a traffic control device or which hide from view any traffic sign or signal; obstruct the view of motor vehicle operators entering the public right-of-way; or create an unsafe distraction or obstruction for motor vehicle operators.
2. Fixed balloons.
3. Signs that contain or consist of exposed incandescent bulbs exceeding 40 watts each, or neon or similar tube type of illumination exceeding 30 milliamps.
4. Signs which are abandoned for a period of 90 days or greater.
5. Any sign which advertises a business no longer conducted, or products no longer sold, at the location of the sign.
6. Signs that have flashing, blinking, fluttering or rotating lights, lasers, or other illuminating devices which exhibit movement, except digital signs as provided for in Section 18.110.250 or when approved for town-sponsored public events.

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>7. Signs that produce odor or audible sound.</p> <p>8. Signs that contain mechanical movement or movement controlled by any other means, except for air-activated signs as provided for in Section 18.110.260I.</p> <p>9. Signs that are painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for those required by law.</p> <p>10. Signs that are installed or displayed without the property owner’s approval.</p> <p>11. Billboards.</p> <p>18.110.170 Permanent signs in single-family residential zoning districts. A. Individual Single-Family Lots. Signs may be displayed subject to the following standards:</p> <ol style="list-style-type: none"> 1. A single-family residence is allowed one sign only, not to exceed five feet in height or two square feet in area, if it is freestanding. Said sign shall not be illuminated, except by indirect lighting. No permit shall be required. 2. A residential lot which has been granted a home occupation business license as provided for in Section 18.100.210. <p>B. Single-Family Subdivisions. Subdivision name signs may be displayed subject to the following standards:</p> <ol style="list-style-type: none"> 1. Signs shall be attached to a perimeter wall or a decorative masonry wall in a landscaped setting not to exceed six feet in height. 2. The location of said signs shall be limited to the entrances of single-family subdivisions. 3. Signs shall not be illuminated, except by indirect lighting or halo lighting. 4. Each sign shall not exceed 32 square feet in area. 	<p>7. Signs that produce odor or audible sound.</p> <p>8. Signs that contain mechanical movement or movement controlled by any other means, except for air-activated signs as provided for in Section 18.110.260©.</p> <p>9. Signs that are painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for those required by law.</p> <p>10. Signs that are installed or displayed without the property owner’s approval.</p> <p>11. Billboards.</p> <p>12. Off-premise signs, unless the off-premise business holds a current business license with the Town and the sign is temporary.</p> <p>18.110.170 Permanent signs in single-family residential zoning districts. A. Individual Single-Family Lots. Signs may be displayed subject to the following standards:</p> <ol style="list-style-type: none"> 1. A single-family residence is allowed one sign only, not to exceed five feet in height or two square feet in area, if it is freestanding. Said sign shall not be illuminated, except by indirect lighting. No permit shall be required. 2. A residential lot which has been granted a home occupation business license as provided for in Section 18.100.210. <p>B. Single-Family Subdivisions. Subdivision name signs may be displayed subject to the following standards:</p> <ol style="list-style-type: none"> 1. Signs shall be attached to a perimeter wall or a decorative masonry wall in a landscaped setting not to exceed six feet in height. 2. The location of said signs shall be limited to the entrances of single-family subdivisions. 3. Signs shall not be illuminated, except by indirect lighting or halo lighting. 4. Each sign shall not exceed 32 square feet in area. 	<p>This requirement for a business license for the off-premise sign was added at request of council</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>5. Subject to planning and zoning commission approval as part of the overall subdivision plat, to include an acceptable agreement describing who shall be responsible for maintenance of the sign, wall and landscaping.</p> <p>6. A sign permit shall be required.</p> <p>C. Flags are permitted as provided for in Section 18.110.230.</p> <p>18.110.180 Permanent signs in multiple-family residential zoning districts.</p> <p>A. The total permanent sign area allowed, including wall signs and freestanding signs, is one square foot for each dwelling unit. However, in no instance shall this total sign area exceed 60 square feet, with no more than 32 square feet fronting on any one street.</p> <p>B. For other permitted buildings, the sign area permitted shall not exceed 32 square feet.</p> <p>C. Signs shall not be illuminated, except by indirect lighting or halo lighting.</p> <p>D. A sign permit shall be required.</p> <p>E. Flags are permitted as provided for in Section 18.110.230.</p> <p>18.110.190 Permanent signs in mobile home/RV parks. Signs in manufactured home parks and recreational vehicle parks are the same as provided for multiple-family residential.</p> <p>18.110.200 Permanent signs in quasi-public uses. This section includes all quasi-public uses, institutional uses, churches, fraternal organizations and civic organizations.</p> <p>A. The total amount of permanent sign area allowed, including wall signs and freestanding signs, is 36 square feet.</p> <p>B. One-half of the freestanding sign area may be a change panel or digital sign.</p> <p>C. Permanent signs shall require a sign permit.</p> <p>D. Flags are permitted as provided for in Section 18.110.230. (Ord. 19-03 § 1, 2019)</p>	<p>5. Subject to planning and zoning commission approval as part of the overall subdivision plat, to include an acceptable agreement describing who shall be responsible for maintenance of the sign, wall and landscaping.</p> <p>6. A sign permit shall be required.</p> <p>C. Flags are permitted as provided for in Section 18.110.230.</p> <p>18.110.180 Permanent signs in multiple-family residential zoning districts.</p> <p>A. The total permanent sign area allowed, including wall signs and freestanding signs, is one square foot for each dwelling unit. However, in no instance shall this total sign area exceed 60 square feet, with no more than 32 square feet fronting on any one street.</p> <p>B. For other permitted buildings, the sign area permitted shall not exceed 32 square feet.</p> <p>C. Signs shall not be illuminated, except by indirect lighting or halo lighting.</p> <p>D. A sign permit shall be required.</p> <p>E. Flags are permitted as provided for in Section 18.110.230.</p> <p>18.110.190 Permanent signs in mobile home/RV parks. Signs in manufactured home parks and recreational vehicle parks are the same as provided for multiple-family residential.</p> <p>18.110.200 Permanent signs in quasi-public uses. This section includes all quasi-public uses, institutional uses, churches, fraternal organizations and civic organizations.</p> <p>A. The total amount of permanent sign area allowed, including wall signs and freestanding signs, is 36 square feet.</p> <p>B. One-half of the freestanding sign area may be a change panel or digital sign.</p> <p>C. Permanent signs shall require a sign permit.</p> <p>D. Flags are permitted as provided for in Section 18.110.230. (Ord. 19-03 § 1, 2019)</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>18.110.210 Permanent signs in B/C general business zoning district.</p> <p>A. Single-User Site. Buildings shall be permitted one wall sign and one freestanding sign per lot or parcel. All signs shall require a sign permit and shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Wall sign not to exceed two square feet of sign area for each linear foot of building frontage or two square feet per each five linear feet of property lot frontage. Awning or canopy signs shall be included in the total wall signage and the gross surface area shall not exceed 50 percent of the gross surface area of the largest face of the awning or canopy to which the sign is affixed. Said signs shall be wall- or window-mounted, on or under an architectural projection, and shall not project more than two feet from the building or structure to which it is attached. 2. Freestanding monument sign not to exceed 32 square feet for each side of the sign. The maximum height shall be 10 feet high, measured from the grade of the street. <p>B. Shopping Centers and other Multiuser Commercial Centers. Sign criteria shall be established as part of a preliminary development plan approved by the planning and zoning commission or building/sign plan review process. A sign permit shall be required for all signs provided for herein.</p> <ol style="list-style-type: none"> 1. Wall signs not to exceed two square feet of sign area for each linear foot of building frontage or two square feet per each five linear feet of property lot frontage. Awning or canopy signs shall be included in the total wall signage and the gross surface area shall not exceed 50 percent of the gross surface area of the largest face of the awning or canopy to which the sign is affixed. Said signs shall be wall- or window-mounted, on or under an architectural projection, and shall not project more than two feet from the building or structure to which it is attached. 2. Freestanding Monument Sign. 	<p>18.110.210 Permanent signs in all business and industrial zoning districts</p> <p>A. Single-User Site. Buildings shall be permitted wall sign(s) and one freestanding sign per lot or parcel. All signs shall require a sign permit and shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. Wall sign not to exceed two square feet of sign area for each linear foot of building frontage or two square feet per each five linear feet of property lot frontage (whichever is preferable to Owner). Awning or canopy signs shall be included in the total wall signage and the gross surface area shall not exceed 50 percent of the gross surface area of the largest face of the awning or canopy to which the sign is affixed. Said signs shall be wall- or window-mounted, on or under an architectural projection, and shall not project more than two feet from the building or structure to which it is attached. 2. Freestanding monument sign not to exceed 32 square feet for each side of the sign. The maximum height shall be 15 feet high, measured from the grade of the street. <p>B. Shopping Centers and other Multiuser Commercial Centers. Sign criteria shall be established as part of a preliminary development plan approved by the planning and zoning commission or building/sign plan review process. A sign permit shall be required for all signs provided for herein.</p> <ol style="list-style-type: none"> 1. Wall signs not to exceed two square feet of sign area for each linear foot of building frontage or two square feet per each five linear feet of property lot frontage (whichever is preferable to Owner). Awning or canopy signs shall be included in the total wall signage and the gross surface area shall not exceed 50 percent of the gross surface area of the largest face of the awning or canopy to which the sign is affixed. Said signs shall be wall- or window-mounted, on or under an architectural projection, and shall not project more than two feet from the building or structure to which it is attached. 2. Freestanding Monument Sign. 	<p>New heading wording</p> <p>Elimination of restriction on number of allowable wall signs</p> <p>Wording added per request of Council</p> <p>Wording added per request of Council</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>a. One freestanding sign per arterial street, not to exceed one square foot of sign face area for each linear foot of business frontage. One additional sign may be erected for each additional 300 feet of frontage along an arterial street. Said signs shall not be less than 300 feet apart, except that the zoning administrator may allow a minor deviation from said separation upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. Said reduction shall not exceed 30 feet. In no instance shall a freestanding monument sign be located closer than 50 feet from the property line of a residential development.</p> <p>b. Maximum sign height shall not exceed 10 feet measured from the grade of the street.</p>	<p>a. One freestanding sign per arterial street, not to exceed one square foot of sign face area for each linear foot of business frontage. One additional sign may be erected for each additional 300 feet of frontage along an arterial street. Said signs shall not be less than 300 feet apart, except that the zoning administrator may allow a minor deviation from said separation upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. Said reduction shall not exceed 30 feet. In no instance shall a freestanding monument sign be located closer than 50 feet from the property line of a residential development.</p> <p>b. Maximum sign height shall not exceed 15 feet measured from the grade of the street.</p>	<p>Maximum height of freestanding signs have been raised</p>
<p>18.110.220 – Permanent signs in C-2/C-3 industrial districts.</p>	<p>C. Illumination. All wall and freestanding signs shall be subject to the following requirements for illumination.</p> <ol style="list-style-type: none"> 1. Internally illuminated signs shall not have white backgrounds. This shall apply to any sign required to obtain a permit. 2. Signs may have external illumination provided lights are fully shielded and the fixtures are aimed directly at the sign. 3. Signs with more than 25-watt lamps or bulbs exposed to direct view are prohibited, as are signs with reflective or power spot bulbs, strings of light bulbs or spotlights. Exception would be holiday decorations. 	<p>Some general information has been added regarding sign illumination</p>
<p>A. Wall signs not to exceed two square feet of sign area for each linear foot of business frontage. Said signs shall be wall or window mounted, on or under an architectural projection. The sign shall not project more than two feet from the building or structure to which it is attached. No wall sign shall exceed 250 square feet in area.</p>	<p>18.110.220 Business Property Offset from Highway 90. Any business property that is offset from the main business thoroughfare through Town known as Highway 90 with a different street frontage, but is visible from said Highway 90 is allowed additional height considerations for freestanding signs. Such property is allowed up to 5 feet in additional height, as measured from the business frontage street.</p>	<p>Per request of Council, all business and industrial zones within the Town now have same requirements, so this whole section was eliminated and combined with previous section.</p>
<p>B. Freestanding Monument Signs:</p>		<p>Section was repurposed to provide additional provisions for business locations offset from Highway 90</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>1. One freestanding sign for each developed area or parcel not to exceed one and one half square feet of sign area for each linear foot of business frontage. Where the developed parcel under single ownership has an excess of 300 feet of street frontage, one additional detached bonus sign may be erected for each additional 300 feet of street frontage, not to exceed two detached signs per block. The zoning administrator may allow a minor deviation from the 300 foot separation upon finding that such a reduction is necessary to accommodate a special circumstance that is not self imposed by the property owner or applicant. Said reduction shall not exceed 30 feet. In no instance shall a freestanding monument sign be located closer than 50 feet from the property line of a residential development.</p> <p>2. Freestanding signs for shopping centers and other multiuser sites shall conform to the standards set forth in B/C commercial zoning district in Section 18.110.210(B).</p> <p>3. In no event shall the total combined area of all freestanding signs exceed 450 square feet.</p> <p>4. Maximum sign height shall not exceed 10 feet measured from the grade of the street.</p> <p>C. Wall signs and freestanding monument signs shall require a sign permit.</p> <p>D. Window signs are permitted as provided for in Section 18.110.240.</p> <p>E. Flags are permitted as provided for in Section 18.110.230.</p>	<p>18.110.230 Flags.</p>	<p>Flag poles and flags shall comply with the following standards:</p>
<p>18.110.230 Flags. Flag poles and flags shall comply with the following standards:</p> <p>A. No more than three flag poles shall be installed on each single-family residential lot, multi-family development, model home cluster, commercial development, shopping center, or other multiuser site. Said flag poles may be wall-mounted or permanently installed in the ground.</p>	<p>A. No more than three flag poles shall be installed on each single-family residential lot, multi-family development, model home cluster, commercial development, shopping center, or other multiuser site. Said flag poles may be wall-mounted or permanently installed in the ground.</p>	

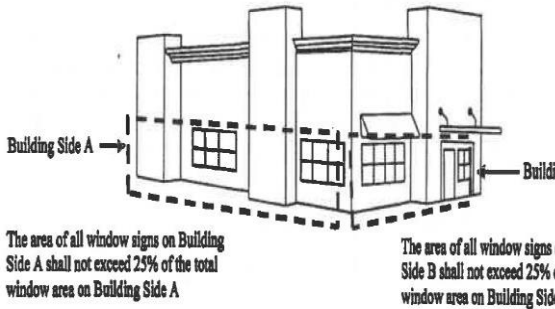
PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>B. Permanently installed in-ground flag poles shall require permit approval to ensure they are structurally sound and comply with the standards provided herein. A permit shall not be required for wall-mounted flag poles. A separate permit shall not be required to display flags.</p> <p>C. The minimum setback for permanently installed in-ground flag poles shall equal one-half the setback required for a principal building as set forth by the zoning district in which it is located.</p> <p>D. Flag Pole Height.</p> <ol style="list-style-type: none"> 1. Permanently installed in-ground flag poles and wall-mounted flag poles in single-family residential districts shall not exceed 25 feet in height or shall not be higher than the highest point of the principal building's roof, whichever is lower. 2. Permanently installed in-ground flag poles and wall-mounted flag poles in multiple-family districts and model home clusters shall not exceed 50 feet in height or shall not be higher than the highest point of the nearest principal building's roof on the premises, whichever is lower. 3. Permanently installed in-ground flag poles and wall-mounted flag poles in nonresidential districts shall not exceed 100 feet in height. <p>E. In any district, the length of each flag, which is the longer side of a flag that is perpendicular to the flag pole, shall not exceed one-third of the maximum height allowed for in-ground flag poles.</p> <p>18.110.240 Window signs. Window signs may be painted on or otherwise displayed from the surface of any window, showcase or other similar facility. The area of such signs shall not exceed 25 percent of the total window area on any one side of a building as illustrated in Figure 240. The area of said sign shall not be included in the total allowed sign area.</p>	<p>B. Permanently installed in-ground flag poles shall require permit approval to ensure they are structurally sound and comply with the standards provided herein. A permit shall not be required for wall-mounted flag poles. A separate permit shall not be required to display flags.</p> <p>C. The minimum setback for permanently installed in-ground flag poles shall equal one-half the setback required for a principal building as set forth by the zoning district in which it is located.</p> <p>D. Flag Pole Height.</p> <ol style="list-style-type: none"> 1. Permanently installed in-ground flag poles and wall-mounted flag poles in single-family residential districts shall not exceed 25 feet in height. 2. Permanently installed in-ground flag poles and wall-mounted flag poles in multiple-family districts and model home clusters shall not exceed 50 feet in height or shall not be higher than the highest point of the nearest principal building's roof on the premises, whichever is lower. 3. Permanently installed in-ground flag poles and wall-mounted flag poles in nonresidential districts shall not exceed 100 feet in height. <p>E. In any district, the length of each flag, which is the longer side of a flag that is perpendicular to the flag pole, shall not exceed one-third of the maximum height allowed for in-ground flag poles.</p> <p>18.110.240 Window signs. Window signs may be painted on or otherwise displayed from the surface of any window, showcase or other similar facility. The area of such signs shall not exceed 25 percent of the total window area on any one side of a building as illustrated in Figure 240. The area of said sign shall not be included in the total allowed sign area.</p>	<p>Flag pole height adjusted to a maximum of 25 feet</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code

Figure 240.



18.110.250 Digital signs.

Digital signs, also known as electronic message displays (EMDs), shall comply with the following criteria:

A. Limited to property located within the B/C general business/commercial, C-2 and C-3 industrial zoning districts only.

B. Limited to freestanding signs (no wall mounted EMDs allowed). The maximum height for such EMDs is 10 feet measured from the grade of the street. The total sign area shall not exceed 32 square feet per sign face.

C. One two-sided freestanding EMD sign is permitted per lot; however, if a lot has more than one access to the property, additional two-sided freestanding EMD signs (limited to one per access) may be allowed by the planning and zoning commission as a conditional use upon application and compliance with additional requirements as the commission deems appropriate.

D. Display only static messages (text and images) that remain constant in illumination intensity and do not have animation, flashing, scrolling, blinking or any other movement or the appearance or optical illusion of movement.

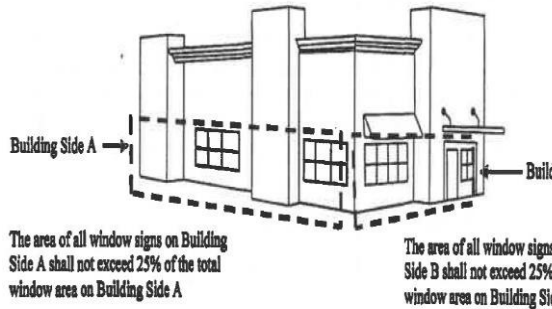
E. The transition between messages shall be instantaneous.

F. The minimum length to display a message shall be 15 seconds.

G. The maximum illumination level from sunset to sunrise shall not exceed 200 nits. For signs adjacent to residential zoning districts that shine

Proposed Changes

Figure 240.



18.110.250 Digital signs.

Digital signs, also known as electronic message displays (EMDs), shall comply with the following criteria:

A. Limited to property located within the B/C general business/commercial, C-2 and C-3 industrial zoning districts only.

B. Display only static messages (text and images) that remain constant in illumination intensity and do not have animation, flashing, scrolling, blinking or any other movement or the appearance or optical illusion of movement.

C. The transition between messages shall be instantaneous.

D. The minimum length to display a message shall be 15 seconds.

E. The maximum illumination level from sunset to sunrise shall not exceed 200 nits. For signs adjacent to residential zoning districts that shine

Explanation

Per request of Council limited use of EMD's as wall signs is to be permitted, so this wording has been deleted, requiring renumbering

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>directly onto residences, the maximum illumination level shall not exceed 100 nits.</p> <p>H. Signs shall be equipped with photo cell sensors that are factory locked to dim the sign to an appropriate light level during daylight hours. The photo cell sensors shall also dim the sign at night to the required nit level as stated in this section. An affidavit from the manufacturer attesting to the brightness level shall be submitted with the sign permit application.</p> <p>I. The electronic message center portion of the sign shall be turned off when the business activities cease on the property.</p> <p>J. Be designed to either freeze the display in one static position, display a full blank screen or turn off in the event of a malfunction.</p> <p>K. Requires a sign permit.</p>	<p>directly onto residences, the maximum illumination level shall not exceed 100 nits.</p> <p>F. Signs shall be equipped with photo cell sensors that are factory locked to dim the sign to an appropriate light level during daylight hours. The photo cell sensors shall also dim the sign at night to the required nit level as stated in this section. An affidavit from the manufacturer attesting to the brightness level shall be submitted with the sign permit application.</p> <p>G. The electronic message center portion of the sign shall be turned off when the business activities cease on the property.</p> <p>H. Be designed to either freeze the display in one static position, display a full blank screen or turn off in the event of a malfunction.</p> <p>I. Freestanding EMDs.</p> <ol style="list-style-type: none"> 1. The maximum height for freestanding EMDs is 15 feet measured from the grade of the street. The total sign area shall not exceed 32 square feet per sign face. 2. One two-sided freestanding EMD sign is permitted per lot; however, if a lot has more than one access to the property, additional two-sided freestanding EMD signs (limited to one per access) may be allowed by the planning and zoning commission (or hearing officer in the absence of an active planning and zoning commission) as a conditional use upon application and compliance with additional requirements as the commission deems appropriate. <p>J. Wall EMDs</p> <ol style="list-style-type: none"> 1. Must conform to maximum size requirements for wall signs as noted in Section 18.110.210. 2. Limited to one wall EMD per property 3. Messages must remain static with no message change. <p>K. All EMD's requires a sign permit.</p>	<p></p> <p>Added new Section for freestanding and wall EMDs</p> <p>Height of freestanding sign has been increase to 15 feet</p> <p>Added provision for hearing officer in the absence of an active Planning and Zoning Commission</p> <p>Added provisions for wall mounted EMDs</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>110.260 Temporary signs. The town of Huachuca City finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and visual clutter that threatens the public’s health, safety and welfare. The town also recognizes a legitimate need for temporary signs for a wide variety of functions or special occasions. The purpose of these regulations is to allow temporary signs in such a manner that limits the distractions to the traveling public and eliminates or reduces aesthetic blight and visual clutter caused by temporary signs.</p> <p>A. General Regulations for All Temporary Signs.</p> <ol style="list-style-type: none"> 1. Temporary signs shall be allowed only in compliance with the provisions of this section. 2. Temporary signs shall not be attached to any public facility such as government signs and supporting poles, utility poles, street lights, light poles, and trees on public property. 3. Temporary signs shall not obstruct view or paths in a manner that creates a hazard for pedestrian or vehicular traffic. 4. Temporary signs shall be of sufficient weight, made of durable material and be properly secured to withstand wind gusts, storms and other natural elements. 5. No temporary signs shall be mounted on a building roof. 6. No temporary signs shall emit sound or odor except for seasonal decorations. 7. No temporary signs shall have animated or moving parts, except for seasonal decorations and air-activated signs as provided for in subsection C of this section. 8. No temporary signs shall imitate traffic control signs, or obscure actual municipal or other public traffic control signs or devices. 9. No temporary signs shall be placed upon private property without the property owner’s approval. 	<p>18.110.260 Temporary signs. The town of Huachuca City finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and visual clutter that threatens the public’s health, safety and welfare. The town also recognizes a legitimate need for temporary signs for a wide variety of functions or special occasions. The purpose of these regulations is to allow temporary signs in such a manner that limits the distractions to the traveling public and eliminates or reduces aesthetic blight and visual clutter caused by temporary signs.</p> <p>A. General Regulations for All Temporary Signs.</p> <ol style="list-style-type: none"> 1. Temporary signs shall be allowed only in compliance with the provisions of this section. 2. Temporary signs shall not be attached to any public facility such as government signs and supporting poles, utility poles, street lights, light poles, and trees on public property. 3. Temporary signs shall not obstruct view or paths in a manner that creates a hazard for pedestrian or vehicular traffic. 4. Temporary signs shall be of sufficient weight, made of durable material and be properly secured to withstand wind gusts, storms and other natural elements. 5. No temporary signs shall be mounted on a building roof. 6. No temporary signs shall emit sound or odor except for seasonal decorations. 7. No temporary signs shall have animated or moving parts, except for seasonal decorations and air-activated signs as provided for in subsection C of this section. 8. No temporary signs shall imitate traffic control signs, or obscure actual municipal or other public traffic control signs or devices. 9. No temporary signs shall be placed upon private property without the property owner’s approval. 	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>10. No temporary signs located in single-family residential zones shall be illuminated, except for seasonal decorations.</p> <p>11. Search lights, strobe lights, intermittent or flashing illumination, holographic projections, laser light displays, beacons and other similar temporary signs or effects shall be prohibited.</p> <p>12. The zoning administrator may remove or cause to be removed any temporary sign erected, displayed upon, or projecting into public property that is not expressly allowed by this section or protected by state statute, or which presents a critical safety hazard requiring immediate action.</p> <p>13. Exceptions to general regulations for all temporary signs provided herein and specific temporary sign types as provided for in this section may be permitted when approved as part of a town-sponsored public event.</p>	<p>10. No temporary signs located in single-family residential zones shall be illuminated, except for seasonal decorations.</p> <p>11. Search lights, strobe lights, intermittent or flashing illumination, holographic projections, laser light displays, beacons and other similar temporary signs or effects shall be prohibited.</p> <p>12. The zoning administrator may remove or cause to be removed any temporary sign erected, displayed upon, or projecting into public property that is not expressly allowed by this section or protected by state statute, or which presents a critical safety hazard requiring immediate action.</p> <p>13. Exceptions to general regulations for all temporary signs provided herein and specific temporary sign types as provided for in this section may be permitted when approved as part of a town-sponsored public event.</p>	
<p>B. General Regulations for A-Frame or T-Frame Signs.</p>	<p>B. General Regulations for A-Frame or T-Frame Signs.</p>	
<p>1. Area and Height. The area of any single sign shall not exceed 12 square feet in area nor exceed four feet in height.</p>	<p>1. Area and Height. The area of any single sign shall not exceed 12 square feet in area nor exceed four feet in height.</p>	
<p>2. Location, Number of Signs and Duration.</p> <p>a. Each business or nonresidential use located in a commercial or industrial district may place one sign within the building envelope and shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. Said sign shall be displayed only during business hours. Notwithstanding the foregoing, an unlimited number of signs may be displayed when said signs are located within a permitted outside display area.</p>	<p>2. Location, Number of Signs and Duration.</p> <p>a. Each business or nonresidential use located in a commercial or industrial district may place one sign within the building envelope and shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. Said sign shall be displayed only during business hours. Notwithstanding the foregoing, an unlimited number of signs may be displayed when said signs are located within a permitted outside display area.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>b. Each business or nonresidential use which occupies a building that fronts onto and abuts the edge of the public right-of-way may place one sign on the public sidewalk within the building envelope. The placement of said sign shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the public sidewalk. Said sign shall be displayed only during business hours.</p> <p>c. Each single-family lot or model home may place one sign anywhere on the property, and each single-family lot or model home cluster may place one additional sign at each turning movement beginning at the subject property and extending for a maximum of one-mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only on days when the property is open to the public (e.g., garage/yard sale, open house, and model home business hours).</p> <p>d. Each multiple-family development, mobile home park, or mobile home subdivision may place one sign within the building envelope of the building containing the office. Said sign shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian path located therein. Said sign shall be displayed only during office hours.</p>	<p>b. Each business or nonresidential use which occupies a building that fronts onto and abuts the edge of the public right-of-way may place one sign on the public sidewalk within the building envelope. The placement of said sign shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the public sidewalk. Said sign shall be displayed only during business hours.</p> <p>c. Each single-family lot or model home may place one sign anywhere on the property, and each single-family lot or model home cluster may place one additional sign at each turning movement beginning at the subject property and extending for a maximum of one-mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only on days when the property is open to the public (e.g., garage/yard sale, open house, and model home business hours).</p> <p>d. Each multiple-family development, mobile home park, or mobile home subdivision may place one sign within the building envelope of the building containing the office. Said sign shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian path located therein. Said sign shall be displayed only during office hours.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>e. Each quasi-public or institutional use not located in a commercial or industrial district may place one sign within the building envelope and shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. One additional sign may be placed at each turning movement beginning at the property and extending for a maximum of one-mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only when said property is open to the public.</p> <p>C. General Regulations for Air-Activated Signs.</p> <p>1. Area and Height. Signs shall not exceed 14 feet in height.</p> <p>2. Location.</p> <p style="padding-left: 40px;">a. Signs shall be set back a minimum of five feet from the public right-of-way or a distance that is equal to the height of the sign, whichever is greater.</p> <p style="padding-left: 40px;">b. Air-activated signs shall only be allowed on nonresidential properties, except for seasonal decorations on residential properties, which do not require a permit.</p> <p>3. Number of Signs. No more than two air-activated signs may be displayed concurrently. For the purpose of calculating the number of signs, segments of multiple pennants hung on the same premises shall collectively be considered one sign and segments of streamers hung on the same premises shall collectively be considered one sign.</p>	<p>e. Each quasi-public or institutional use not located in a commercial or industrial district may place one sign within the building envelope and shall maintain a minimum five-foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. One additional sign may be placed at each turning movement beginning at the property and extending for a maximum of one-mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only when said property is open to the public.</p> <p>C. General Regulations for Air-Activated Signs.</p> <p>1. Area and Height. Signs shall not exceed 14 feet in height.</p> <p>2. Location.</p> <p style="padding-left: 40px;">a. Signs shall be set back a minimum of five feet from the public right-of-way or a distance that is equal to the height of the sign, whichever is greater.</p> <p style="padding-left: 40px;">b. Air-activated signs shall only be allowed on nonresidential properties, except for seasonal decorations on residential properties, which do not require a permit.</p> <p>3. Number of Signs. No more than two air-activated signs may be displayed concurrently. For the purpose of calculating the number of signs, segments of multiple pennants hung on the same premises shall collectively be considered one sign and segments of streamers hung on the same premises shall collectively be considered one sign.</p>	

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>4. Duration. Each multiple family development, business or nonresidential use shall be allotted no more than 30 cumulative days within each six month period in a calendar year to display air activated signs, banners, or feather signs.</p> <p>One day shall be counted as being exhausted from the total allotment for each day that one or any combination of the aforementioned signs is displayed.</p> <p>5. Other Requirements.</p> <p style="padding-left: 40px;">a. Signs shall be fastened to the ground or a structure so that they cannot shift more than three feet horizontally under any condition.</p> <p style="padding-left: 40px;">b. Signs shall require compliance with applicable building codes.</p> <p>D. General Regulations for Banners.</p> <p style="padding-left: 20px;">1. Area and Height.</p> <p style="padding-left: 40px;">a. Banners shall not exceed the square footage of installed and/or permitted wall signs as provided for in Sections 18.110.170 through 18.110.220.</p> <p style="padding-left: 40px;">b. Notwithstanding the foregoing, each vertical banner shall not exceed 12 square feet in area.</p> <p style="padding-left: 40px;">c. Banners attached to buildings and vertical banners affixed to a structure located within a permitted outside display area shall not project above the roof line or exceed a height of 25 feet from finished grade to the top of the banner, whichever is lower. Said banners shall maintain a minimum clearance of seven feet above finished grade when placed upon an area open for common or general use of the public.</p> <p style="padding-left: 40px;">D. Detached banners in residential areas shall not exceed a height of eight feet measured from finished grade to the top of the banner.</p> <p style="padding-left: 20px;">2. Location.</p> <p style="padding-left: 40px;">a. Banners shall not be attached to single-family homes.</p>	<p>4. Condition. Sign shall be kept in good condition and replaced when condition has deteriorated.</p> <p>5. Other Requirements.</p> <p style="padding-left: 40px;">a. Signs shall be fastened to the ground or a structure so that they cannot shift more than three feet horizontally under any condition.</p> <p style="padding-left: 40px;">b. Signs shall require compliance with applicable building codes.</p> <p>D. General Regulations for Banners.</p> <p style="padding-left: 20px;">1. Area and Height.</p> <p style="padding-left: 40px;">a. Banners shall not exceed the square footage of installed and/or permitted wall signs as provided for in Sections 18.110.170 through 18.110.220.</p> <p style="padding-left: 40px;">b. Notwithstanding the foregoing, each vertical banner shall not exceed 12 square feet in area.</p> <p style="padding-left: 40px;">c. Banners attached to buildings and vertical banners affixed to a structure located within a permitted outside display area shall not project above the roof line or exceed a height of 25 feet from finished grade to the top of the banner, whichever is lower. Said banners shall maintain a minimum clearance of seven feet above finished grade when placed upon an area open for common or general use of the public.</p> <p style="padding-left: 40px;">d. Detached banners in residential areas shall not exceed a height of eight feet measured from finished grade to the top of the banner.</p> <p style="padding-left: 20px;">2. Location.</p> <p style="padding-left: 40px;">a. Banners shall not be attached to single-family homes.</p>	<p>Per request from Council time constraints have been deleted. New Section for condition of signs has been added.</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p>b. Detached banners shall not be displayed in single-family residential areas except when located at neighborhood entrances.</p> <p>c. Detached banners shall be set back a minimum of five feet from the public right-of-way and driveways. Said setback shall not apply to banners affixed to a temporary construction fence.</p> <p>D. Vertical banners shall only be displayed in permitted outside display areas.</p> <p>3. Number of Signs.</p> <p>a. Each multiple-family development, business or nonresidential use may display no more than one banner, which may be attached to a building or detached. Notwithstanding the foregoing, an unlimited number of vertical banners may be displayed when affixed to structures that are located within a permitted outside display area.</p> <p>b. Each single-family neighborhood may display no more than one detached banner per neighborhood entrance.</p> <p>4. Duration.</p> <p>a. Each multiple family development, business or nonresidential use shall be allotted no more than 30 cumulative days within each six month period in a calendar year to display air activated signs, banners, or feather signs. One day shall be counted as being exhausted from the total allotment for each day that one or any combination of the aforementioned signs is displayed, except that the display of vertical banners located in permitted outside display areas and banners that are displayed during construction of a site or during a city funded or designated construction project that is located adjacent to the business or nonresidential use erecting said sign shall not be counted toward said allotment.</p>	<p>b. Detached banners shall not be displayed in single-family residential areas except when located at neighborhood entrances.</p> <p>c. Detached banners shall be set back a minimum of five feet from the public right-of-way and driveways. Said setback shall not apply to banners affixed to a temporary construction fence.</p> <p>d. Vertical banners shall only be displayed in permitted outside display areas.</p> <p>3. Number of Signs.</p> <p>a. Each multiple-family development, business or nonresidential use may display no more than one banner, which may be attached to a building or detached. Notwithstanding the foregoing, an unlimited number of vertical banners may be displayed when affixed to structures that are located within a permitted outside display area.</p> <p>b. Each single-family neighborhood may display no more than one detached banner per neighborhood entrance.</p> <p>4. Condition. Any banner that is partially torn, loose or otherwise unsecured shall be deemed unsafe and shall be immediately replaced, refastened, removed or replaced.</p>	<p>Per request from Council time constraints have been deleted. New Section for condition of signs has been added.</p>

PROPOSED CHANGES TO TITLE 18.110 SIGN CODE

Existing Code	Proposed Changes	Explanation
<p data-bbox="188 233 626 415">b. Detached banners located at neighborhood entrances shall be displayed only on days when a neighborhood event is open to the public (e.g., neighborhood yard sale, neighborhood cleanup).</p> <p data-bbox="139 443 386 470">5. Other Requirements.</p> <p data-bbox="188 499 610 648">a. Detached banners shall be secured to a freestanding temporary support structure, uprights, stakes or poles that are sufficiently anchored to withstand wind pressure.</p> <p data-bbox="188 678 597 768">b. Banners shall not be tethered to or otherwise affixed to trees or any other landscaping.</p> <p data-bbox="188 798 623 947">c. Any banner that is partially torn, loose or otherwise unsecured shall be deemed unsafe and shall be immediately replaced, refastened, removed or replaced.</p> <p data-bbox="188 976 626 1066">D. Banners shall not be affixed to or displayed over a freestanding monument sign.</p> <p data-bbox="82 1295 584 1352">E. Temporary Freestanding Signs (Seven to 80 Square Feet).</p> <p data-bbox="139 1381 354 1409">1. Number of Signs.</p>	<p data-bbox="704 436 954 464">5. Other Requirements.</p> <p data-bbox="756 493 1179 642">a. Detached banners shall be secured to a freestanding temporary support structure, uprights, stakes or poles that are sufficiently anchored to withstand wind pressure.</p> <p data-bbox="756 672 1166 762">b. Banners shall not be tethered to or otherwise affixed to trees or any other landscaping.</p> <p data-bbox="756 791 1192 940">c. Any banner that is partially torn, loose or otherwise unsecured shall be deemed unsafe and shall be immediately replaced, refastened, removed or replaced.</p> <p data-bbox="756 970 1192 1060">d. Banners shall not be affixed to or displayed over a freestanding monument sign.</p> <p data-bbox="756 1089 1172 1266">e. Detached banners located at neighborhood entrances shall be displayed only on days when a neighborhood event is open to the public (e.g., neighborhood yard sale, neighborhood cleanup).</p> <p data-bbox="651 1295 1153 1352">E. Temporary Freestanding Signs (Seven to 80 Square Feet).</p> <p data-bbox="704 1381 922 1409">1. Number of Signs.</p>	<p data-bbox="1219 233 1469 289">This Section has been relocated below.</p> <p data-bbox="1219 1121 1520 1178">This section was relocated from above</p>

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Existing Code	Proposed Changes	Explanation
<p>a. Each parcel may display one midsize temporary freestanding sign, except when it is a corner lot, in which case two such signs may be used, one sign per street front. Parcels with an excess of 300 feet of street frontage may display one additional sign along each street front for each additional 300 feet of said street front. Said signs shall not be less than 300 linear feet apart, except signs posted on different parcels may be less than 300 linear feet apart from each other. The zoning administrator may allow a minor reduction from said separation of signs displayed on the same parcel upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. Said reduction shall not exceed 30 feet.</p> <p>b. Notwithstanding the foregoing, an unlimited number of the following signs may be displayed, which shall not be counted towards the number of signs permitted herein:</p> <p style="padding-left: 40px;">i. Signs or notices required or posted by government.</p> <p style="padding-left: 40px;">ii. Signs leading to or displayed within a model home cluster which are not visible from an arterial or collector street.</p> <p>2. Area, Height, Location and Materials.</p> <p style="padding-left: 40px;">a. The sign face of said signs shall not exceed 80 square feet in area.</p> <p style="padding-left: 40px;">b. Signs displayed on nonresidential developments shall not exceed a height of 10 feet.</p> <p style="padding-left: 40px;">c. Signs displayed on residential properties shall not exceed a height of six feet.</p>	<p>a. Each parcel may display one midsize temporary freestanding sign, except when it is a corner lot, in which case two such signs may be used, one sign per street front. Parcels with an excess of 300 feet of street frontage may display one additional sign along each street front for each additional 300 feet of said street front. Said signs shall not be less than 300 linear feet apart, except signs posted on different parcels may be less than 300 linear feet apart from each other. The zoning administrator may allow a minor reduction from said separation of signs displayed on the same parcel upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. Said reduction shall not exceed 30 feet.</p> <p>b. Notwithstanding the foregoing, an unlimited number of the following signs may be displayed, which shall not be counted towards the number of signs permitted herein:</p> <p style="padding-left: 40px;">i. Signs or notices required or posted by government.</p> <p style="padding-left: 40px;">ii. Signs leading to or displayed within a model home cluster which are not visible from an arterial or collector street.</p> <p>2. Area, Height, Location and Materials.</p> <p style="padding-left: 40px;">a. The sign face of said signs shall not exceed 80 square feet in area.</p> <p style="padding-left: 40px;">b. Signs displayed on nonresidential developments shall not exceed a height of 10 feet.</p> <p style="padding-left: 40px;">c. Signs displayed on residential properties shall not exceed a height of six feet.</p>	

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Existing Code	Proposed Changes	Explanation
<p>d. Signs located in the public right-of-way shall not be closer than 10 feet measured from the sign post to the curb or edge of pavement where there is no curb. The sign face of said sign may encroach no more than two feet into said 10-foot setback.</p> <p>e. No setback shall be required for signs displayed on private property.</p> <p>f. In no event shall any portion of the sign be closer than one foot to a public or private sidewalk.</p> <p>g. All signs shall be made of a rigid and durable material that will withstand the elements.</p> <p>h. No sign shall be installed in the public right-of-way without first determining that no underground facilities will be encountered as required by ARS Section 40-360.22 et seq., also known as the Arizona Blue Stake Law.</p> <p>3. Approval Process and Duration. No permits shall be required. Duration of such signs can exceed the 30-day limitation, but it shall not exceed a time frame of two years.</p> <p>F. Yard Signs (Less Than Seven Square Feet).</p> <p>1. Number of Signs and Location.</p> <p>a. Each single-family lot, model home cluster, and quasi-public or institutional use not located in a commercial or industrial district may place one sign anywhere on the subject property, one additional sign at each turning movement beginning at the subject property and extending for a maximum of one mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only on days when the property is open to the public (e.g., garage/yard sale, open house, and model home business hours).</p>	<p>d. Signs located in the public right-of-way shall not be closer than 10 feet measured from the sign post to the curb or edge of pavement where there is no curb. The sign face of said sign may encroach no more than two feet into said 10-foot setback.</p> <p>e. No setback shall be required for signs displayed on private property.</p> <p>f. All signs shall be made of a rigid and durable material that will withstand the elements.</p> <p>g. No sign shall be installed in the public right-of-way without first determining that no underground facilities will be encountered as required by ARS Section 40-360.22 et seq., also known as the Arizona Blue Stake Law.</p> <p>3. Approval Process and Duration. No permits shall be required. Duration of such signs can exceed the 30-day limitation, but it shall not exceed a time frame of two years.</p> <p>F. Yard Signs (Less Than Seven Square Feet).</p> <p>1. Number of Signs and Location.</p> <p>a. Each single-family lot, model home cluster, and quasi-public or institutional use not located in a commercial or industrial district may place one sign anywhere on the subject property, one additional sign at each turning movement beginning at the subject property and extending for a maximum of one mile distance from said property up to a maximum of 10 signs. Said signs shall be placed away from the street and no closer than five feet from the curb behind the public sidewalk or no closer than five feet from the edge of pavement when there is no public sidewalk. Said signs shall be displayed only on days when the property is open to the public (e.g., garage/yard sale, open house, and model home business hours).</p>	<p>This wording was removed to eliminate a contradiction. This required a renumbering</p>

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<p>b. Notwithstanding the foregoing, signs or notices required or posted by a government agency shall not be counted towards the number of signs permitted herein.</p> <p>c. No sign shall be installed in the public right-of-way without first determining that no underground facilities will be encountered as required by ARS Section 40-360.22 et seq., also known as the Arizona Blue Stake Law.</p> <p>2. Area and Height. Yard signs shall be less than seven square feet in area and shall not exceed four feet in height.</p> <p>3. Approval Process. No permit shall be required to display yard signs.</p>	<p>b. Notwithstanding the foregoing, signs or notices required or posted by a government agency shall not be counted towards the number of signs permitted herein.</p> <p>c. No sign shall be installed in the public right-of-way without first determining that no underground facilities will be encountered as required by ARS Section 40-360.22 et seq., also known as the Arizona Blue Stake Law.</p> <p>2. Area and Height. Yard signs shall be less than seven square feet in area and shall not exceed four feet in height.</p> <p>3. Approval Process. No permit shall be required to display yard signs.</p>	

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