

ARTICLE 22
SIGN PROVISIONS

SEC. 2201 PURPOSE:

The purpose of this Article is to establish comprehensive provisions that will eliminate confusing, distracting and unsafe signs; establish reasonable regulations to promote economic vitality for local businesses and services; and enhance the visual environment of the City of Maricopa.

SEC. 2202 INTENT:

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

SEC. 2203 DEFINITIONS:

For the purpose of this Article the following words, terms and phrases shall have the following meanings and as may be prescribed in Article 4 of this Ordinance:

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

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

Bandit sign: A sign that is temporary and made of cardboard or foam board which is mounted on angle iron or wooden stake.

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

Billboard: Same as "Off site sign".

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

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

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

Community facilities: Include, but are not limited to government buildings, libraries, hospitals, local businesses, parks, and historic sites.

Comprehensive sign plan: A sign plan submitted under the guidelines of Section 2208(E), intended to provide for the establishment of signage criteria that are tailored to a specific development location, and which may vary from specific Ordinance provisions.

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

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

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

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

Fixed balloon: Any air or gas filled inflatable object ground mounted or attached by a tether to a fixed place.

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

Garage sale sign: A temporary sign advertising a temporary garage sale. Refer to regulations in Section 2206(J).

Gasoline fuel price sign: A changeable copy sign advertising gasoline fuel prices only.

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

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

Interior display sign: Any poster, cut-out letters, painted text or graphic or other text or visual presentation placed with one (1) foot behind a window pane, and is placed to be read from the exterior of a building. This does include any item of merchandise normally displayed within a show window of a merchant.

Kiosk sign: A city-provided, informational sign providing directional information to single family and multi-family residential developments, commercial developments, local businesses, not-for-profit agencies, and community facilities.

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

Menu board sign: A sign displaying the bill of fare of a restaurant.

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

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

Off-site sign: A sign located outside the legal description of the property that directs attention for a commercial purpose to a business, commodity, service, entertainment, product or attraction that is not sold, offered, or existing on the property where the sign is located.

On site sign: A sign which is either constructed or approved by the property owner that is located within the legal description of the property.

Open house directional sign: A sign used to advertise the sale of a house and direct traffic to the house for sale.

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

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

Portable sign: A temporary sign not affixed to a structure or ground mounted on a site. It rests on the ground and consists of two sign faces, i.e. but not limited to A-frame signs.

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

Reader panel sign: A sign designed to permit immediate change of copy using individual letters, such as electronic or digital in nature. The use of an electronic/digital panel sign is prohibited in Residential Zoning Districts and only allowed in Commercial and Industrial Zoning Districts.

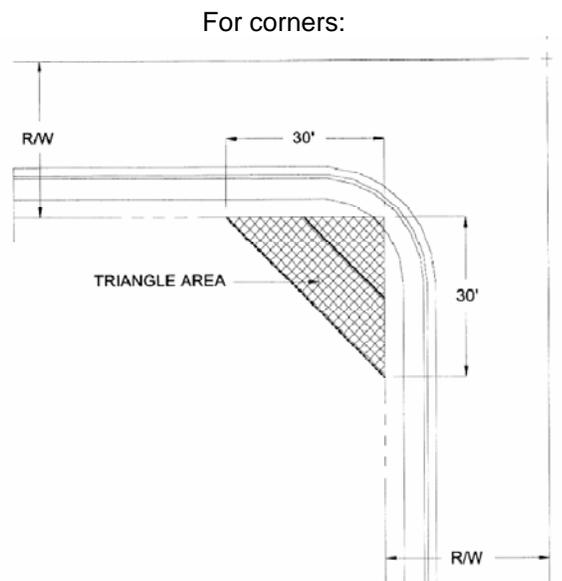
Real estate sign: A sign advertising for sale, lease, auction or rent of the property or building upon which it is located.

Right-of-way: The right of passage over the property of another.

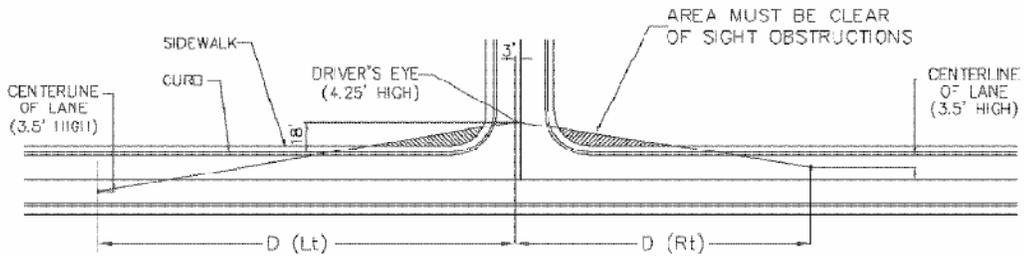
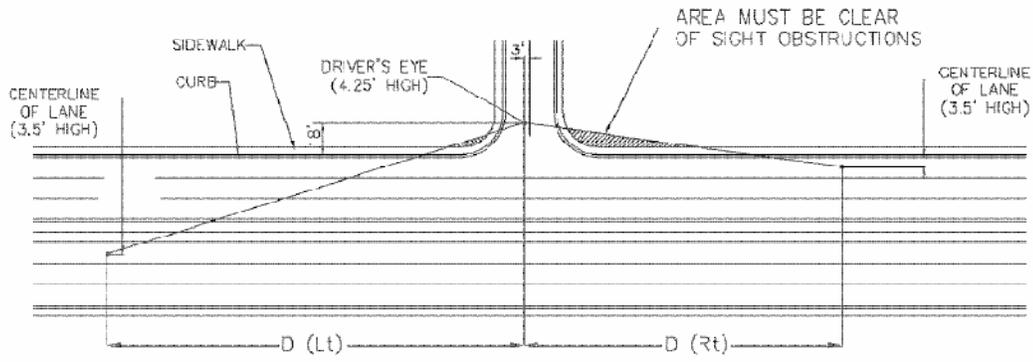
Roof sign: A sign erected on, above, or over the roof of a building so that it projects above the highest point of the roofline, parapet, or fascia.

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

Sight visibility triangle: The area of visibility on a street corner to allow for safe operations of vehicles, pedestrians, and cyclists in the proximity of intersecting streets, rail lines, sidewalks, and bicycle paths. Please see below for sight visibility restrictions.



For driveways:



TRAFFIC SPEED (MPH)	20	25	30	35	40	45	50	55	60
D (Lt)	225	280	335	390	445	500	555	610	665
D (Rt)	195	240	290	335	385	430	480	530	575

PER AASHTO - 2001

Sign: Any object, display, structure, or device (copy: including but not limited to letters, words, numerals, figures, symbols, pictures, outline, character, color, illumination, trademark, logo, or any part or combination) used for visual communication which is intended to attract the attention of the public by providing identification, advertising or directional information for a specific business, service, product, person, organization, place or building and is visible from the public rights-of-way or other properties i.e. wall signs, under canopy signs, single business monument sign, individual sign panel on a multi-tenant monument sign, (which may require structural permit from the Building Safety Division) temporary banner, portable signs, etc.

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

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

Sign walker: A person, who wears, holds or balances a sign that conveys a commercial message, including a costume sign.

Special sign permit: A sign that is otherwise prohibited in this Ordinance yet is approved by the Planning and Zoning Commission.

Temporary sales event: Any temporary promotional sign used to advertise special sales, new products or services, or promotions of a business, and may include but not limited to A-frames, balloons, banners, flags, and pennants.

Temporary sign: A sign of a non permanent nature advertising a special event, sale, product or service.

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

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

Window sign: A permanent sign affixed to the exterior of a window so as to attract the attention of persons outside the building.

SEC. 2204 GENERAL SIGN REGULATIONS:

- A. The regulations, requirements, and provisions set forth in this Article shall apply to all signs erected, placed, or constructed within the City of Maricopa. This includes all signage in an approved Comprehensive Sign Plan, wall signs, under canopy signs, monument signs, individual sign panel on a multi-tenant monument sign, (which may require a structural permit from the Building Safety Division) temporary banners and as deemed necessary by the Zoning Administrator or his/her designee.
1. Sign permits and a zoning clearance shall be required for all signs except those signs specified in Section 2210. The City of Maricopa sign permit number shall be affixed to the sign. The City of Maricopa shall issue a sign permit only if the proposed sign, construction, alteration, re-erection, maintenance and location of the sign comply with these regulations.
 2. All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the City of Maricopa adopted codes and Ordinances.
 3. All signs and sign structures, conforming and nonconforming, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the Zoning Administrator.
 4. Signs shall not be located in a manner that interferes with pedestrian or vehicular travel, or poses a hazard to either pedestrians or vehicles, or within the specified sight visibility triangle.
 5. Signs shall not be located within or projecting over any public street, right-of-way, or other public property, except for City of Maricopa approved kiosk sign structures, under canopy signs and projecting signs as permitted by this Ordinance. The City of Maricopa may install signs on its own property to identify public buildings and uses, to provide necessary traffic control and directional information.
 6. Signs directly facing residential districts shall not be illuminated.
 7. The source of the sign's illumination, except neon illumination, shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements that shall be limited to use within the Commercial Zoning Districts only.
 8. There shall be no visible angle iron supports, guy wires, braces or secondary supports except in the case of under canopy signs. All sign supports shall be an integral part of the sign design.
 9. Where there is a conflict between these regulations and other City of Maricopa regulations or a Comprehensive Sign Plan the more restrictive shall apply.
 10. Signage within approved Planned Area Developments or Master Planned Developments (residential or non-residential) may deviate only from the requirements governing the total aggregate sign area and sign dimensional requirements of this article provided the PAD or MPD has an approved Comprehensive Sign Plan, and all proposed signage within the PAD or MPD is in compliance with an approved Comprehensive Sign Plan.
 11. Signs and/or banners shall not be placed in such a manner that they obstruct city required informational, traffic or safety signs.
 12. The overall building height is inclusive of any signs projecting above the building or roofline.
 13. The Planning and Zoning Commission shall have the authority to review and recommend issuance of a Special Sign Permit for signs which are designed into and are part of an integrated architectural feature of a building where the provisions of this Ordinance would otherwise prohibit such signs. In making such findings, the Commission shall determine that the overall signage in such a request shall not undermine the sign area and height standards provided in this Ordinance.

Final approval of such request for said Special Sign Permit shall be made by the Planning and Zoning Commission.

14. All lighting for signage shall be in conformance with the adopted City of Maricopa codes.

B. **“Sign Area”** is defined and shall be measured as follows:

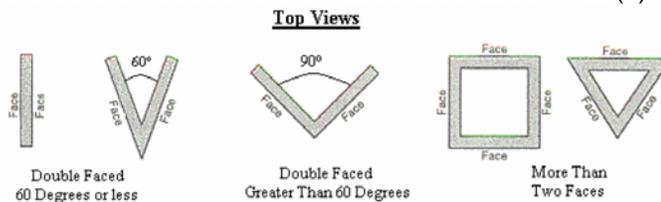
1. Sign copy mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy shall be measured as that area within the outside dimensions of the background panel or surface. The base of a freestanding monument sign shall not be calculated as sign area unless said base contains signage (see definition of a sign).
2. Sign copy mounted as individual letters and/or graphics against a wall, fascia, or other structure that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangle that will enclose each word, grouping of such letters, words, or graphics in the total sign copy.



SIGN AREA

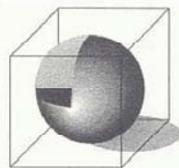
3. Multi-face signs shall be measured as follows:

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



MULTI-FACE SIGNS

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



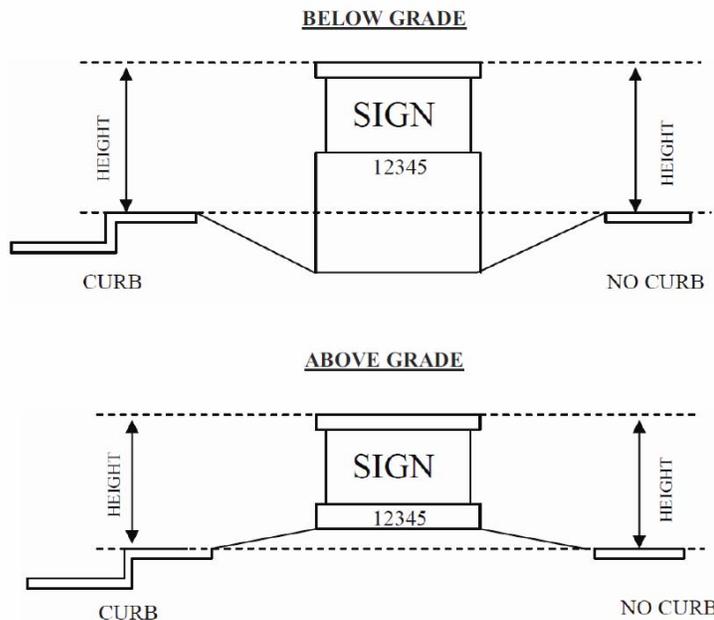
NON-PLANAR SIGNS

4. The aggregate sign area for all signs on a lot or parcel shall be the sum of the areas of all the signs except, the area for the following:
 - a. Directional signs, assisting in the flow of traffic, which do not exceed an area of three (3) square feet or a height of three (3) feet and do not include advertising or logos.

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

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

1. The height of a freestanding monument sign shall be measured as the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or sidewalk, or the street grade of the nearest adjacent roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign, above curb, sidewalk or street grade, shall be measured as part of the sign height.



2. Wall or fascia sign height shall be measured as the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.

SEC. 2205 PERMITTED PERMANENT SIGNS:

- A. **“Residential Districts”**: For all signs within the residential Zoning Districts (including single and multi-family) the following shall apply. Additionally, any residential district that has an approved PAD or MPD may apply for a Comprehensive Sign Plan. Refer to Section 2208(E).

1. **Single Residence Uses:**

- a. May be illuminated or non-illuminated.
- b. Two (2) nameplate signs may be permitted per lot or parcel.
- c. Within the “CR-1A”, “CR-1”, “CR-2”, “CR-3”, “CR-4”, and “CR-5” Zoning Districts a total aggregate area of four (4) square feet may be permitted.
- d. Within the “CAR”, “SR”, “SR-1”, “SH”, “GR”, “GR-5”, and “GR-10” Zoning Districts a total aggregate area of twelve (12) square feet may be permitted.

2. **Multi-Family Uses:**

- a. Within the “CR-4”, “CR-5”, and “TR” Zoning Districts.
 - b. One (1) nameplate sign may be permitted per unit.
 - c. Nameplate sign area shall not exceed a total aggregate area of two (2) square feet.
 - d. Building number or letter signs for multiple building developments shall be in compliance with Fire Department requirements and shall not be counted as part of the aggregate sign area.
 - e. A maximum of two (2) freestanding monument identification signs with an aggregate area of twenty-four (24) square feet may be permitted per development. The maximum height shall be five (5) feet. Signs should be located near the main entrance(s) and may include only the name of the development and the street address.
3. **Non-residential Uses:** Examples of non-residential uses in a residential zone include, but are not limited to, assembly uses , schools, public buildings, assisted living facilities (with more than five (5) persons receiving care) and farms; but do not include home occupations.
- a. One (1) wall mounted sign per lot or parcel not exceeding thirty-two (32) square feet in area shall be permitted. The sign may include only the name of the facility, organization or development and the street address.
 - b. Additionally, any complex/single building development in excess of 15,000 square feet (gross floor area) may submit a Comprehensive Sign Plan to be reviewed and approved by the City of Maricopa. Refer to Section 2208(E).
 - c. One (1) freestanding monument sign per lot, not exceeding thirty-two (32) square feet in area nor a height of five (5) feet, may be permitted. The sign may include only the name of the facility, organization or development and shall include the street address.
4. **Subdivision Entry/Identification Signs:**
- a. A wall or monument sign may be permitted at no more than two (2) of the entryway(s) of a subdivision. The signage shall be integrated to complement the streetscape and landscaping frontages. A maximum aggregate area of no more than forty-eight (48) square feet per subdivision nor more than one sign on each side of the entry, if wall mounted, may be permitted. Backlit signs are preferred; using external spot lights to light signage is strongly discouraged. All lighting shall be in conformance with the adopted City of Maricopa codes.
 - b. The maximum height shall be five (5) feet. The sign copy may include only the name of the development and the street address.
5. **Reader Panel Signs:**
- a. Assembly uses may use up to one-half (½) of the allowed freestanding monument sign area for a reader panel.
6. **Total Signage:**
- a. Single Residential Uses: Maximum of two (2) nameplate signs per lot or parcel may be permitted.
 - b. Multi-Family Uses: Only one (1) nameplate sign per individual unit or dwelling may be permitted. A maximum of two (2) freestanding monument signs per development may be permitted.
 - c. Non-Residential Uses: Maximum of two (2) signs per lot or parcel may be permitted. If located on a corner lot a maximum of two (2) wall signs, one (1) per public street frontage, and one (1) monument sign may be permitted.

- B. **“Commercial and Industrial Districts”**: For all signs within the Commercial and Industrial Zoning Districts of “TR”, “CB-1”, “CB-2”, “CI-B”, “CI-1”, and “CI-2”, the following regulations shall apply. Additionally, any complex of two (2) or more businesses or any single building development in excess of 5,000 square feet (gross floor area) may submit a Comprehensive Sign Plan and any single building development in excess of 25,000 square feet shall be required to submit a Comprehensive Sign Plan to be reviewed and approved by the City of Maricopa.

1. **Wall or Building Signage:**

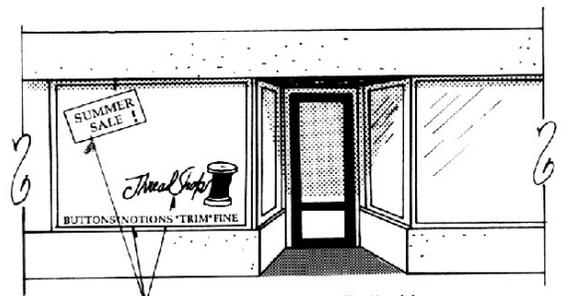
- a. The sign area for any one (1) business or individual tenant shall not exceed one and a half (1 ½) square foot for each two (2) linear feet of street or store frontage with the maximum not to exceed thirty-two (32) square feet.
- b. Single buildings/businesses with less than 25,000 square feet (gross floor area) are allowed one (1) wall or building sign per business.
- c. Single buildings/businesses with two (2) street frontages are allowed one (1) wall sign per street frontage.
- d. Signage shall not extend horizontally a distance greater than fifty (50%) percent of the width of the building wall on which it is displayed.

2. **Freestanding or Monument Signage:**

- a. One (1) freestanding identification sign shall be permitted per development and may include only the name of the business and shall include the address.
- b. The sign shall not exceed six (6) feet in height.
- c. For a single tenant building the sign area shall not exceed one and a half (1 ½) square foot for each two (2) lineal feet of street frontage with the maximum not to exceed thirty-two (32) square feet.
- d. If street frontage is not available then the allowable sign area may be based on the lineal foot of store frontage at a ratio of one (1) square foot of signage for each five (5) linear feet of store frontage.
- e. For multiple building developments or commercial centers one (1) sign may be permitted for every three hundred thirty (330) feet of street frontage for the entire development with a maximum of two (2) signs per street frontage if applicable. The individual buildings within the development and/or the pad sites within the commercial center shall not be considered as separate developments. The minimum distance between two (2) signs on the same street frontage shall be three hundred thirty (330) feet. Each sign may be a maximum of forty-eight (48) square feet in area and may be either a center identification sign or a multi-tenant identification sign.

3. **Directory & Directional Signs:**

- a. One (1) directory sign per complex entrance may be used when useful to identify the location of various buildings, offices or businesses within a complex. A directory sign may be internally illuminated, externally illuminated or non-illuminated and have a maximum area of six (6) square feet and a maximum height of six (6) feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular business.
- b. One (1) directional sign may be used for each entrance and exit to or from a parking area or drive-thru lane provided that the sign is limited to three (3) square feet in area and four (4) feet in height. A directional sign may be double faced



Window signs are limited to 25% of the window area.

and shall contain no business identification, advertising copy, or logo.

4. Window and Interior Display Signage:

- a. The total aggregate area of all window and interior display signs shall not exceed fifty (50) percent of the total area of the windows through which they are visible.

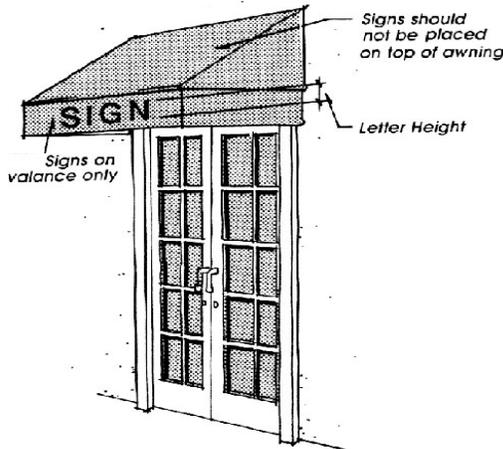
5. Flags:

Window and interior display signs are limited to 50% of the window area.

- a. Flag poles shall not exceed eighty (80) feet in height, measured from the top of ground to top of pole.
- b. No more than one (1) United States, one (1) State of Arizona, one (1) foreign national flag or one (1) corporate flag shall be flown on any one site with a maximum of three (3) poles per site.
- c. Any flag flown in conjunction with the United States or State of Arizona flag shall be flown beneath them and shall not exceed them in size.
- d. United States and State of Arizona flags shall be maintained with flag etiquette.

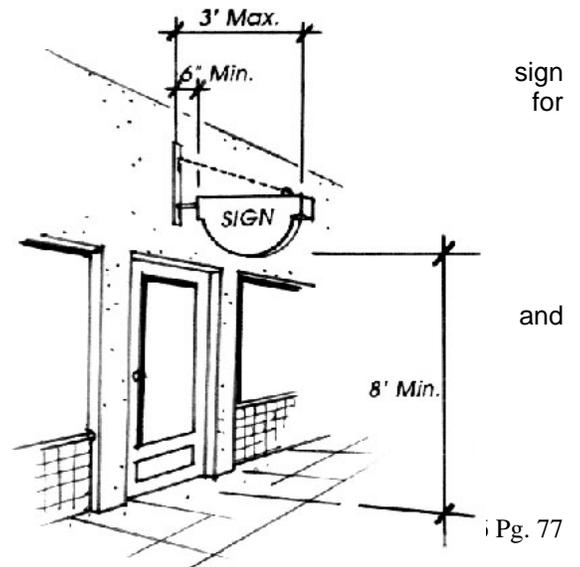
6. Awning Signs:

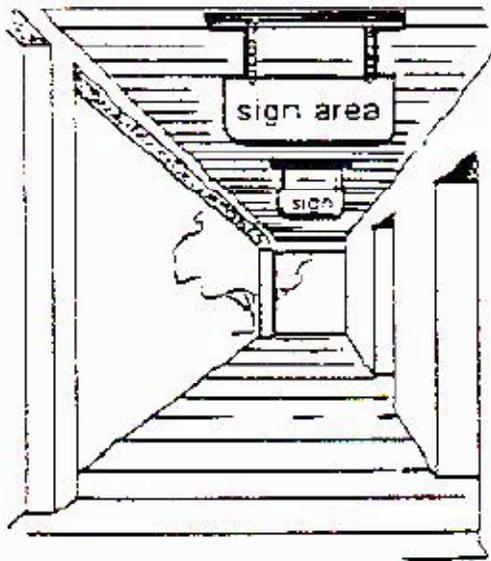
- a. A maximum of twenty-five (25) percent of the front face area of the awning may be used for signage.
- b. Signage shall be specific to the tenant.



7. Under Canopy Signs and Projecting Signs:

- a. One (1) under canopy sign or projecting which is designed and oriented primarily the aid of pedestrians may be allowed per primary business and shall be located immediately adjacent to the business it identifies.
- b. Shall have an eight (8) foot minimum clearance between the bottom of the sign the sidewalk.





- c. Projecting and under canopy signs shall not project less than six (6) inches nor more than three (3) feet from the building wall or building face.
- d. Under canopy signs shall have a maximum area of three (3) square feet.
- e. Projecting signs for each ground floor business, on a street, shall not exceed one (1) square foot for each linear street frontage of business, up to a maximum of fifteen (15) square feet.
- f. Sign shall be specific to the primary tenant.
- g. A wall or fascia sign is not permitted if a projecting sign is used to identify the business on the same wall.

8. Menu Boards:

- a. Each drive-through lane and/or drive-in restaurant may be permitted one (1) preview board and one (1) ordering menu board. These boards may be freestanding or wall-mounted; located not less than forty-five (45) feet from the street property line and the front of the board shall not be visible from the public street.
- b. Maximum sign area shall not exceed forty-eight (48) square feet and shall not be included in calculating the total aggregate area for signage allowed on a parcel or lot or for a particular business.
- c. The sign shall not exceed six (6) feet in height.
- d. Menu boards fronting roadways shall be screened with a decorative wall and/or landscaping.

9. Price Signs and Canopy Signs: (For gasoline service stations only)

- a. One freestanding sign per street frontage on which the service station has frontage; but not including freeway or interstate frontage.
- b. Maximum sign area for a price sign shall not exceed twelve (12) square feet.
- c. Maximum sign height for a freestanding sign shall not exceed six (6) feet. (see "sign height" definition)
- d. One (1) canopy sign per street frontage.
- e. Maximum sign area of canopy sign shall not exceed twelve (12) square feet per sign.

- f. Price sign can not be located on the canopy or building.

10. Total Signage:

- a. The combination of all of the above types and styles of allowed signage shall be included in calculating the total aggregate sign area; except where specifically excluded or otherwise exempted by this Ordinance. For corner buildings or developments only the main entrance frontage shall be measured when determining the allowable signage.
- b. The combined total aggregate sign area of all signs for any one (1) business in the “TR” and “CB-1” Zoning Districts shall not exceed seventy-five (75) square feet.
- c. The combined total aggregate sign area of all signs for any one (1) business in “CI-B”, “CI-1”, and “CI-2” Zoning Districts shall not exceed eighty (80) square feet.
- d. The combined total aggregate sign area of all signs for any one (1) business in the “CB-2” Zoning District shall not exceed one-hundred (100) square feet.

C. “Parks and Open Space District”: For all signs within the “Open Space District” – “OS” or “Public Parks”, the following shall apply:

1. Wall Sign:

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

2. Freestanding Sign:

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

3. Directional or Informational Signage:

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

4. Scoreboards:

- a. No advertising shall be affixed to the rear of the scoreboard directly facing a road way or residential Zoning Districts.

5. Banners:

- a. Sign shall be one sided and may only be displayed on park fences facing internal to the park.

D. “Government Signage”: For all City of Maricopa Facilities (City of Maricopa Facilities include but are not limited to City Hall, Libraries, Fire Stations, Community Centers, Police Stations, City Parks etc.) The following regulations shall apply.

1. Wall or Building Signage:

- a. Sign shall not exceed one and a half (1 ½) square foot for each two (2) linear feet of street or building frontage with the maximum not to exceed thirty-two (32) square feet.
- b. Signage shall not extend horizontally a distance greater than fifty (50%) percent of the width of the building wall on which it is displayed.

- c. Only one (1) wall or building sign per facility.
- d. City of Maricopa may submit a Comprehensive Sign Plan. Refer to Section 2208(E).

2. Freestanding or Monument Signage:

- a. One (1) freestanding identification sign shall be permitted per city facility and may include only the name of the facility and the address.
- b. The sign shall not exceed six (6) feet in height.

SEC. 2206 TEMPORARY SIGNS:

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

1. For home builder signs please refer to Section 2206(G).
2. Banners, pennants, and other promotional displays (A-frames, balloons, banners, flags, etc) for temporary sales events may be permitted within the Commercial, Residential, Multi-Family and Industrial Zoning Districts. A business may request such signs and displays a maximum of eight (8) times per year for a maximum period of thirty (30) consecutive days on each occasion. A minimum of fourteen (14) days shall pass between each such display. Such signs and displays shall be removed immediately upon termination of the sale that they advertise or after the thirty (30) day period, whichever occurs first. Special requests for temporary sales event shall be submitted for review and approval by the Zoning Administrator or his/her designee.
3. Written approval must be obtained, from the Zoning Administrator, or his/her designee, prior to the installation of any temporary sales event or grand opening banners, pennants, signs, balloon, or other promotional displays.
4. Banners and pennants shall be displayed only on the building and not within the parking area, perimeter landscape, or some other area of the development.
5. The maximum banner size shall be four (4) feet by eight (8) feet or thirty-two (32) square feet and shall be limited to one (1) per street frontage for the business.
6. No pennant, banner or promotional display shall be placed on or above the roof of any building.
7. Promotional displays shall be located on the premises to which they pertain and shall not be placed in the public right-of-way or attached to any street light, traffic signal pole, or utility pole.
8. Promotional displays in forms of balloons shall be subject to the following safety standards:
 - a. Balloons shall be securely fastened.
 - b. Balloons shall not project above the building roofline.
 - c. Balloons shall not project no more than fifteen (15) feet above grade when a building is not present.
9. New Business Identification Banners:
 - a. Allowed from the date of issuance of a Certificate of Occupancy for the business until the date of the installation of a permanent sign.
 - b. Interim banners shall not exceed thirty-two (32) square feet and be placed upon the building wall of the business.
 - c. Allowed to be displayed for a period of ninety days (90) with a renewal for an additional forty-five (45) days contingent upon the approval of a new permanent sign application.

- d. All temporary signs shall be marked to show permit number and expiration date.

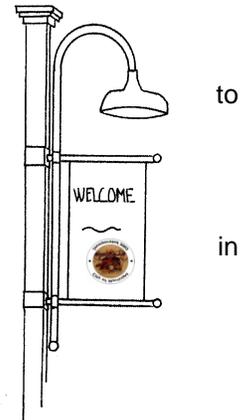
B. "Special Events":

1. Off-Site Event/Directional Signs:

- a. A sign plan shall be required in conjunction with the Special Event Permit. Said sign plan shall show the proposed location, placement, and size of all off-site event/directional signs.
- b. Directional signs shall be no greater than four (4) square feet and event signs shall be no greater than thirty-two (32) square feet. Said signs may be permitted within the City of Maricopa right-of-way, excluding medians, in accordance with the approved sign plan for an approved Special Event Permit and an approved Right-of-Way Permit.
- c. Directional signs may be placed twenty-four (24) hours prior to event and event signs may be placed five (5) days prior to the event or as specified in the approved Special Event Permit request and shall be removed within forty-eight (48) hours after the conclusion of the event.

2. Banners and Promotional Signs:

- a. Banners shall be made of cloth, nylon, or similar material.
- b. Banners may be fastened to streetlights that are specifically designed accommodate banners. Such banners may advertise a city-authorized special event or a community wide event or a community message but not for individual businesses.
- c. Banners shall be placed five (5) days prior to the event or as specified the approved Special Event Permit request and shall be removed within forty-eight (48) hours after the conclusion of the event.
- d. All banners shall be reviewed and approved by the Zoning Administrator or his/her designee.



C. "Political Signs":¹

- 1. Political signs are permitted in all zones.
- 2. In accordance with A.R.S § 16-1019, political signs shall not be displayed earlier than sixty (60) days prior to an election and shall be removed fifteen (15) calendar days after the specific election to which they refer. (If a candidate is in a run-off election the sign may remain fifteen (15) calendar days after the completion of the run-off election).
- 3. In accordance with A.R.S. § 16-1019, political signs shall not be placed in any portion of the sight visibility triangle (see section 2203 for definition of sight visibility triangle) or right of ways (ROW) on state highways or routes, or overpasses over those state highways or routes
- 4. In accordance with A.R.S. § 16-1019, the total sign area permitted on any residentially-zoned lot or parcel is a maximum of sixteen (16) square feet.
- 5. Signs placed on any commercial or industrial property are allowed with the owner's permission. Signs shall not be higher than five (5) feet in height and shall be setback seven (7) feet from the edge of any city street, pavement or sidewalk. In accordance with A.R.S.16 § 16-1019, the maximum area of any political sign in a non-residential zoned district shall be thirty two (32) square feet.
- 6. In accordance with A.R.S. § 16-1019, the sign shall contain the name and telephone number of the candidate or campaign committee contact person.

¹ Amended by Ordinance 11-12 on 10/04/2011

7. In accordance with A.R.S. §16-1019, the sign shall support or oppose a candidate for public office or support or oppose a ballot measure.
8. In accordance with A.R.S. § 16-1019, signs shall not be placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the American with Disabilities Act (42 United States Code section 12101 through 12213 and 47 United States Code sections 225 and 611).
9. All other requirements shall adhere to A.R.S. § 16-1019, as may be amended from time to time.

D. **“Real Estate Signs”**: Signs advertising the sale, auction, and lease or renting of a building, suite, dwelling or lot shall conform to the following regulations and are exempt from the total aggregate sign area.

1. Real estate signs are permitted in all zones.
2. In single residential Zoning Districts one (1) non-illuminated sign, located on the subject property, shall be permitted. Said sign shall not exceed six (6) square feet in area or six (6) feet in height and such signage shall be displayed upon the street frontage of subject property.
3. For multi-family developments the real estate signs shall be placed at the dwelling unit.
4. In Commercial Zoning Districts one (1), non-illuminated sign, located on the subject property, shall be permitted. Said sign shall not exceed twelve (12) square feet in area or six (6) feet in height.
5. A maximum of four (4) “Open House,” “Auction,” directional signs, including any such sign on the property of the home for sale, may be posted for each home not within the public right-of-way. Each sign shall have a maximum height of three (3) feet. The signs may be posted only when a sales person is on duty at the home and for no longer than twelve (12) hours during any twenty-four (24) hour period.
6. Not allowed in sight visibility triangle.
7. All real estate signs shall be removed upon closing of the sale.

E. **“Future Development Signs”**:

1. Future developments signs are allowed in all Zoning Districts and are allowed one (1) construction sign to be posted on the lot or parcel.
2. One (1) future development sign may be posted on a lot or parcel, indicating only the name of the future business/development and the leasing information, only after the land is in escrow. The sign shall have a maximum area of thirty-two (32) square feet, however when development exceeds ten (10) acres in size the sign(s) may be increased four (4) square feet for each additional 10 acres, not to exceed ninety-six (96) square feet and a maximum height of six (6) feet. If the development is located on a corner lot or parcel then two (2) signs of the dimensions outlined above may be permitted. A letter from the property owner will be required that states the land is in escrow, giving permission for the posting of the future development sign, outlines the maintenance responsibilities and the parties responsible for the removal of the sign after the required sign permit has expired. The sign shall be limited to one (1) year with the ability to renew for one (1) additional year.
3. In all cases, such signs shall be removed within ten (10) days following the first issuance of a Certificate of Occupancy for the project.

F. **“Architect, Contractor and Subcontractor signs”**:

1. One (1) non-illuminated sign is allowed per contractor or subcontractor. Sign shall not exceed thirty-two (32) square feet in area and a maximum height of six (6) feet in height.

2. Said signs shall be removed within (10) days after the function of the contractor or subcontractor on the property is complete.
- G. **“Builder Sign Plan”**: A builder sign plan is required for each residential development prior to any Certificate of Occupancy being issued for a temporary use permit for sales trailer/model home complex. The following shall apply for the builder’s sign plan.
1. A sign permit for a builder sign plan is valid for one (1) year from the date of issuance. A builder sign plan may be renewed annually upon formal application to the City of Maricopa.
 2. All signs permitted per the builder sign plan shall be removed upon the expiration of the Temporary Use Permit.
 3. On site signage shall mean the lot(s) for the specific Temporary Use Permit. A maximum of two-hundred-forty (240) square feet of on site signage is permitted for each builder in a recorded subdivision plat. Sign area includes all on site signage including builder/real estate, model home complex signs, welcome signs, banners, awnings, and residential builder attention flags. All signs less than thirty-two (32) square feet shall be set back a minimum of ten (10) feet from the front yard lot line and shall not encroach upon sight visibility triangle. The height of any sign shall be a maximum of twelve (12) feet.
 4. No more than two (2) directional builder signs shall be allowed and no larger than ninety-six (96) square feet of sign area. Builder signs shall be limited to twelve (12) feet in height and shall be set back a minimum of ten (10) feet from the right-of-way.
 5. Residential builder attention flags are permitted, not to exceed fifteen (15) feet in height. Flags shall be spaced a minimum of forty (40) feet apart and shall be set back a minimum of five (5) feet behind the right-of-way. Maximum of three (3) flag poles allowed per lot in the Temporary Use Permit. Each flag shall have a maximum area of twelve (12) square feet may contain lettering or logo and may not be higher than fifteen (15) feet above grade.
 6. No more than one (1) flag pole for either the State of Arizona or the United States of America flag may be placed per Temporary Use Permit. Flag poles shall be limited to eighty (80) feet in height. Any flag flown in conjunction with the United States or State of Arizona flag shall be flown beneath them and shall not exceed them in size.
 7. No builder signage shall be allowed to be placed outside the recorded subdivision in which the builder is located.
- H. **“Sign Walkers”**: means a person who wears, holds or balances a sign.
1. Sign walkers shall be located thirty (30) feet from a street or driveway intersection measured from the back of the curb or edge of pavement if no curb exists.
 2. Once thirty (30) feet from the street or driveway intersection, the sign walker must stand at least five (5) feet back from the roadway, measured from the back of curb or edge of pavement if no curb exists.
 3. Sign walkers must maintain a minimum distance of twenty (20) feet from any other sign walker.
 4. Signs held by sign walkers must be held, worn or balanced at all times. At no time is a sign walker allowed to toss or throw their sign.
 5. Sign walkers shall allow a minimum distance of four (4) feet for pedestrian passage on all sidewalks and walkways.
 6. The following elements are prohibited for use on the signs held by sign walkers and on costume signs:
 - a. Any form of illumination, including flashing, blinking, or rotating lights.

- b. Animation on the sign itself.
- c. Mirrors or other reflective materials.
- d. Attachments including, but not limited to balloons, ribbons and speakers.

I. **“Portable Signs”:**

1. Portable signs shall be allowed only in the “CB-1”, “CB-2”, “CI-1”, and “CI-2”, Zoning Districts. Signs shall be placed in a manner that does not impede or restrict vehicular, non-vehicular, or pedestrian traffic and with the property owner’s permission. No portable signs shall be allowed within the sight visibility triangle at driveways or corner intersections.
2. Portable signs shall not exceed three (3) feet in height or eight (8) square feet in area per side and shall not exceed one (1) sign per business.
3. Portable signs shall not be used for real estate sales.
4. Portable signs may be located a maximum of three hundred (300) feet away from the business though still within the development/property with property owner authorization, as allowed by the zoning as specified above and a minimum of seven (7) feet from the back of the curb, or edge of pavement where no curb exists.

J. **“Yard, Carport, or Garage Sale Signs”:**

1. Yard, carport, or garage sale signs shall be limited to residential Zoning Districts and shall not exceed four (4) square feet per residence. Such signs shall not be up longer than three (3) consecutive days.
2. Yard, carport, or garage sales shall be limited to no more than eight (8) sales events per calendar year.
3. One (1) temporary, unlighted, two-sided sign shall be allowed to be placed at the residence of the sale.
4. Up to four (4) directional signs may be placed for announcing the holding of a yard, carport, or garage sale and shall be allowed to be posted in the residential Zoning District
5. Signs cannot be placed on public sidewalks or within the sight visibility triangle. Signs may be placed a minimum of seven (7) feet from the back of the curb, or seven (7) feet from the edge of the pavement where no curb exists.
6. Yard, carport, or garage sale signs shall not be placed on: walls; utility poles and housings; traffic control poles or control panels; and mailboxes.
7. The property owner of the yard, carport, or garage sale event shall be responsible of noting the name and address on the back of each sign.

K. **“Temporary Assembly Directional Signs”:** Temporary signs for assembly facilities shall be permitted subject to the following regulations.

1. Signs shall be no greater than three (3) feet in height and eight (8) square feet in area.
2. No more than four (4) temporary directional signs shall be allowed.
3. Signs shall be placed on private property with consent of the property owner and no closer than seven (7) feet from the back of the curb, or edge of pavement where no curb exists.
4. Prohibited locations: sight visibility triangles, fences, boulders, planters, other signs, vehicles, utility facilities, or any structure.

5. Temporary directional signs may be placed no earlier than four (4) hours prior to the service/meeting and removed no later than two (2) hours after the service/meeting.

SEC. 2207 COMMUNITY KIOSK SIGNS:

- A. **“Kiosk Signs”:** Sign panels on a City of Maricopa approved kiosk structure may be authorized for the purpose of providing directional information for single family and multi-family residential developments, commercial developments, local businesses, not-for-profit agencies, and Community Facilities. Sign panels may be single or double faced. Maximum sign height for a single sign structure (kiosk) shall be twelve (12) feet.
 1. Sign panels shall be located on designated City of Maricopa kiosk structures within the public right-of-way, or, upon finding that such location will not permit adequate directional information, kiosk structures may be approved on private property (with a sign easement designating the City of Maricopa as a third party beneficiary) with the written permission of the property owner. Such permission shall include the consent of the property owners to allow the City of Maricopa, in the event of non-compliance, to enter said property and remove the sign. A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Zoning Administrator or his/her designee, prior to the acceptance of a sign permit application.
 2. Each City of Maricopa kiosk sign panel may contain only the name of the subdivision or builder or new multi-family development, commercial development, local businesses, not-for-profit agencies, community facilities, the corporate logo, and a directional arrow.
 3. No kiosk sign shall be placed within one hundred (100) feet of another except when they are on opposite sides of the same street.
 4. Any directional sign panels shall conform to colors and design standards approved by the Zoning Administrator or his/her designee.
 5. Any sign panel approved for a particular development project within the City of Maricopa shall not be changed to another project without prior approval of the Zoning Administrator or his/her designee.

SEC. 2208 SUBMITTAL AND PERMIT REQUIREMENTS:

- A. Approval of a sign permit is required for constructing or altering any non-exempt sign. A sign permit application shall be made in writing on forms provided by the City of Maricopa. The following information shall be required as part of all sign permit applications:
 1. Business owner’s name, address, telephone and fax number.
 2. Sign contractor’s name, address, telephone and fax number.
 3. Inventory of all existing signs on the property showing the type and dimensions of each sign as well as a site plan showing the locations of each sign.
 4. Fully dimensioned plans and elevations showing the dimensions, design copy, and location of each proposed sign in relation to the property line(s) and public right-of-way.
 5. Plans indicating the scope and structural detail of the work to be done; including details of all connections, supports, footings, and materials to be used.
 6. Required information for an electrical permit for all signage illumination.
 7. Sign contractor and business owner shall have a current City of Maricopa business license.
- B. Two (2) copies of all information listed above in Section 2208(A) shall be submitted with the application for each sign, one (1) copy being returned to the applicant at the time the permit is issued.

- C. Before issuing any sign permit required by this Ordinance, the City of Maricopa shall collect a fee in accordance with a fee schedule established by the City Council. If work, for which a permit is required by this Ordinance, is started before a permit has been issued, the fees specified above shall be doubled. The payment of such double fee shall not relieve any persons from complying fully with the requirements of this Ordinance in the execution of the work or from any penalties prescribed herein.
- D. All signs for which a permit is required shall be subject to inspections or additional permits during various stages of construction as prescribed by the City of Maricopa Building Safety Division and the City of Maricopa sign permit number affixed to each sign.
- E. A Comprehensive Sign Plan shall comply with the standards and submittal requirements as outlined below. A Comprehensive Sign Plan is intended to provide for the establishment of signage criteria that are tailored to a specific development location, and which may vary from specific Ordinance provisions. The intent is to provide flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs. A Comprehensive Sign Plan shall demonstrate consistency and uniformity among all signs. Additionally, all "signs" with an approved Comprehensive Sign Plan must have an approved sign permit with the City of Maricopa and any additional permits as necessary.

The requirements of a Comprehensive Sign Plan shall apply for any business and/or development within a related project even if the properties have been subdivided, applies for or is required to have a Comprehensive Sign Plan, shall be evaluated based upon the following criteria:

1. Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features and structures. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not a wall of the space is occupied by those tenants.
2. Quantity. The number of signs that may be approved within any development shall not be greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and/or development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
3. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, amount of sign copy, and placement of display (location and height), lettering style and the presence of distractive influences. Specific justification must be made if a request is submitted for a free-standing or wall sign to exceed by more than twenty-five percent (25%) any maximum height standard or by fifty percent (50%) any maximum area standard allowed in the regular Ordinance.
4. Materials. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.
5. Context. The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.
6. Submittal Plan three (3) copies of the following should be submitted with the sign application to be reviewed by the City of Maricopa staff and Planning and Zoning Commission. The specific submittal shall include at a minimum the following information:
 - a. Information regarding the color(s), material(s), type of sign (e.g. attached or detached), and letter samples that are for all tenant, freestanding center identification signage, directional signs, window signs and any other information deemed necessary by the City of Maricopa to adequately review the Comprehensive Sign Plan (both in a graphic and written format).

- b. A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
 - c. Preliminary site/landscape plan including property boundaries and dimensions. Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk improvements noted to centerline. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
 - d. Show location of proposed freestanding signs including dimensions, height, materials and colors, and method of illumination. Include elevations of buildings showing wall sign locations with dimensions.
- F. **Amendments.** Applications for amendments to the Comprehensive Sign Plan shall be processed in the same way as an original application. Revisions or amendments to the Comprehensive Sign Plan shall require documentation from all tenants and/or property owners on the property prior to approval.
- G. **Minor Alterations.** Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the Zoning Administrator.

SEC. 2209 DISCONTINUE/CHANGE:

- A. Whenever the use of land or structures changes, signs including any supporting structures that do not relate to the new use or to any product or service associated with the new use, shall be removed or appropriately altered within thirty (30) days of the cessation of such use.

SEC. 2210 EXCEPTIONS:

- A. **Permits Not Required:** Sign permits are not required for the following signs provided that such signs are subject to all other provisions of this Ordinance. Note: Electric permit required for all exterior electric signs.
 - 1. Standard sign maintenance.
 - 2. Yard, carport or garage sale signs.
 - 3. Political signs.
 - 4. Real Estate and Open House signs (see Section 2206(D) for regulations).
 - 5. Nameplate signs for individual residences.
 - 6. Messages painted directly on, or adhesive vinyl film affixed to, the exterior surface of existing mineral glass windows; except that the aggregate square footage of such signs shall be calculated as window signage.
 - 7. Signs required by a county, state or federal agency provided such signs are regulated by those agencies and signs are posted per the regulations as determined by the governing agency.
 - 8. Portable signs.
- B. **Exempted Signage:** The provisions of this Ordinance shall not apply to the following. (Note: Electric permits are required for all exterior electric signs).
 - 1. Pennants or insignia of any nation, state, county, city, or school.

2. Memorial plaques, statuary or remembrances of persons or events non commercial in nature, or building identification signs and building cornerstones when cut or carved into a masonry surface or when made of non-combustible material and made an integral part of the building or structure.
3. Works of fine art, historic or cultural artifacts when not displayed in conjunction with a commercial enterprise that may derive direct commercial gain from such display.
4. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events.
5. Signs that are relevant to the function of the property that are not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
6. Signs displayed within the interior of a building.
7. The placement and maintenance of official traffic, fire and police signs, signals and devices and markings of the State of Arizona and the City of Maricopa or other authorized public agency, and the posting of notices as required by law.
8. Signs displayed during recognized holidays as identification of temporary sales areas for trees and similar holiday items in conjunction with an approved Temporary Use Permit. Such signs shall be exempted only when displayed within thirty (30) days of the recognized holiday.

SEC. 2211 PROHIBITED, UNSAFE AND ILLEGAL SIGNS:

- A. **Prohibited Signs:** Any sign not specifically listed as permitted by this Ordinance is prohibited, including, but not limited to, the following:
 1. Billboards are prohibited in the City of Maricopa.
 2. Signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily, or left in a location for more than twenty-four (24) hours, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes. This does not prohibit the identification of a firm or its principal products on a vehicle operating during the normal course of business or being taken home.
 3. Signs attached to any utility pole or structure, streetlight, traffic signal, tree, fence, fire hydrant, park bench or other location on public property unless otherwise specifically addressed in this chapter.
 4. The use of pennants, banners, balloons, streamers, and similar displays except as permitted in Section 2206.
 5. Off-site signs; except those listed in Section 2206 and Section 2207 of this Ordinance.
 6. Subdivision weekend directional signs (bandit signs).
 7. Signs displayed in a manner or locations that prevent free ingress and egress from a door, window or other exit.
 8. Signs displayed in a location in such a manner as to obstruct or interfere with an official traffic sign, signal or device, or signs that obstruct or interfere with the driver's view of approaching, merging or intersecting traffic and signs within the road medians or signs that are otherwise prohibited by this Ordinance.
 9. The use of reader panel signs except as permitted in Section 2205 of this Ordinance.
 10. Fixed balloons, as defined in Section 2203 of this Ordinance used for promotional and advertisement purposes.
 11. Signage on wireless communication facilities unless otherwise required by the City of Maricopa.

13. Signs placed on: walls; utility poles and housings; traffic control poles or control panels; and mailboxes.

B. Unsafe Signs:

1. If the Building Official, or his designee, determines any sign or sign structure to be in an unsafe condition, he shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.
2. If the correction has not been made within forty-eight (48) hours, the Building Official, or his/her designee, may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.
3. Where permitted, all electric digital signs shall comply with the following requirements:
 - a. Each message displayed on an electronic sign must be static or depicted for a minimum of thirty (30) seconds.
 - b. Where text is displayed on a background, the text shall be brighter than the background, i.e., dark text shall not be displayed on a bright background.
 - c. Electronic signs may not contain animation or any flashing of lights, moving lights or any type of video.
 - d. Lighting from the sign must no exceed an intensity of 0.5 foot candles of light at the property line.

C. Illegal Signs:

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

SEC. 2212 NONCONFORMING LIMITATIONS ON SIGNS:

A. Legal Nonconforming Signs:

1. Legal nonconforming sign(s) shall mean a sign which is/are lawfully existing at the time of the enactment of this Ordinance which does not conform to the regulations as specified in this Ordinance.
2. A legal nonconforming sign may continue to be utilized in association with an approved permitted use only in the manner and to the extent that it existed at the time of the adoption of this Ordinance or any amendment thereto.
3. A legal nonconforming sign may not be altered in any manner not in conformance with this Ordinance.
4. This does not apply to the normal repair, maintenance or replacing of existing copy provided that structural alterations are not required as part of the repairs, maintenance, or replacing of existing copy.
5. Any sign which becomes nonconforming subsequent to the effective date of this Ordinance, either by reason of annexation to the City of Maricopa or amendment to this Ordinance, shall be subject to the provisions of this Ordinance.
6. Notwithstanding any other provision of this article, legal nonconforming signs that are located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal nonconforming status of that sign provided that the nonconforming sign:
 - a. Is not increased in area or height;

- b. Remains structurally unchanged except for reasonable repairs or alterations;
- c. Is placed in the same relative position on the remaining property that it occupied prior to the relocation; and
- d. Is relocated in a manner so as to comply with all applicable safety requirements.

B. Signs For a Legal Nonconforming Use:

- 1. New or additional signs for a nonconforming use shall not be permitted.
- 2. A nonconforming sign for a nonconforming use which ceases to be used for a period of three hundred sixty-five (365) consecutive days or is suspended by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

C. Alteration or Removal of Nonconforming Signs:

- 1. A nonconforming sign structure shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this Ordinance; except as provided for in Section 2212(A)(5) of this Ordinance.
- 2. Any construction permit which invokes Certificate of Occupancy requirements shall specify and require that any nonconforming sign located within the boundaries of the development site authorized by said permit shall be brought into conformance with the provisions of this Ordinance. Provided that if the nonconforming sign is a type of sign that is prohibited under Section 2211 of this Ordinance, it shall be removed.
- 3. Any nonconforming sign that is allowed to deteriorate to such an extent that the cost of repair or restoration is more than fifty (50) percent of the cost of reconstruction shall either be removed or be rebuilt in full conformity with this Ordinance. Notwithstanding this provision, nonconforming signs may be repaired or replaced if the repairs or restoration are necessary due to acts of God, or the negligent act of or vandalism to the sign by a third party.

D. Signs Rendered Discontinued:

- 1. Sign structures which remain vacant, unoccupied, devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies shall be deemed to be discontinued.
- 2. Any sign which is located on property which becomes vacant and unoccupied for a period of ninety (90) consecutive days shall be deemed to be discontinued.
- 3. A sign whose use has been deemed discontinued is prohibited and shall be removed by the owner of the sign or owner of the premises.