RESOLUTION NO. 2014-35

A RESOLUTION OF THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED *"2014 AMENDMENTS TO CHAPTER 10-50, SUPPLEMENTAL TO ZONES, SPECIFICALLY DIVISION 10-50.100, SIGN STANDARDS"*

RECITALS:

WHEREAS, the City Council wishes to incorporate by reference amendments to Chapter 10-50, Supplemental to Zones, specifically Division 10-50.100, Sign Standards, of Title 10, Zoning Code of the Flagstaff City Code, by first declaring said amendments to be a public record; and

WHEREAS**,** three copies of "*2014 Amendments to Chapter 10-50, Supplemental to Zones, Specifically Division 10-50.100, Sign Standards,"* have been deposited in the office of the City Clerk and are available for public use and inspection.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

The *"2014 Amendments to Chapter 10-50, Supplemental to Zones, Specifically Division 10-50.100, Sign Standards,"* attached hereto, and three complete copies of which are on file in the office of the City Clerk, is hereby declared to be a public record.

PASSED AND ADOPTED by the City Council and approved by the Mayor of the City of Flagstaff this 3rd day of November, 2014.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Division 10-50.100: Sign Standards

Sections:

10-50.100.010 Purpose
10-50.100.020 Applicability
10-50.100.030 Sign Permit Requirements
10-50.100.040 General Restrictions for All Signs
10-50.100.050 General Requirements for All Signs
10-50.100.060 Permanent Signs
10-50.100.070 Comprehensive Sign Programs
10-50.100.080 Sign Design Performance Standards
10-50.100.090 Temporary Signs
10-50.100.100 Sign Districts of Special Designation
10-50.100.110 Nonconforming Signs
10-50.100.120 Enforcement
10-50.100.140 Appeals
10-50.100.150 Severability

Updated: October 15, 2014 (**Draft to City Council for October 21st Hearing – CLEAN. Revisions from October 14th in TrackChanges**)

10-50.100.010 Purpose

A. The Council finds that the natural surroundings, climate, history, and people of the City provide the Flagstaff community with its unique charm and beauty. This Division has been adopted to ensure that all signs installed in the City are compatible with the unique character and environment of the community, and in compliance with the General Plan.

B. The purpose of this Division is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements, including the following specific purposes:

1. To promote and accomplish the goals, policies, and objectives of the General Plan;

2. To balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;

3. To recognize free speech rights by regulating signs in a content-neutral manner;

4. To improve pedestrian and traffic safety by promoting the free flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;

5. To protect the aesthetic beauty of the City's natural and built environment for the citizens of and visitors to the City, and to protect prominent view sheds within the community;

6. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or made of flimsy materials;

7. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape; and

8. To provide consistent sign design standards that enables the fair and consistent enforcement of these sign regulations.

C. A summary of sign types addressed within this Division are listed in Table A (Sign Types). Table A also identifies the permitted uses of each sign type and whether it may be located in a walkable urban environment (Urban) or drivable suburban environment (Suburban), or both, as further defined and explained in the Preamble to this Zoning Code.

Table 10-50.100.010.A: Sign Types

Sign Type and Description	Urban	Sub-urban	Uses		Permit?	Zoning Code Section
Permanent Signs (See Table 10-50.100.060.A (Standards for Permanent Signs by Use))						
Awning Sign	P	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(1)
Building Identification Sign	P	--	SFR MFR	COM IND	Yes	10-50.100.100.A.5.a.(3)
Building Mounted Sign	P	P	SFR MFR	COM IND	Yes/No[1]	10-50.100.060.C.4.b.(2)
Canopy Sign	P	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(3)
Changeable Copy Sign	P	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(4)
Directional Sign	--	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(5)
Directory Sign	P[2]	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(6)
Freestanding Sign	P[2]	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(7)
Interpretative Sign	P	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(8)
Landscape Wall Sign	P[2]	P	SFR MFR	COM IND	Yes	10-50.100.060.C.4.b.(9)

Table 10-50.100.010.A: Sign Types						
Sign Type and Description	**Urban**	**Sub-urban**	**Uses[1]**		**Permit?**	**Zoning Code Section**
Permanent Signs (See Table 10-50.100.060.A (Standards for Permanent Signs by Use))						
Painted Wall Sign	P	P	**SFR**	**COM**	Yes	Table 10.50.100.060.C
			MFR	**IND**		
Projecting Sign	P[2]	P	SFR	**COM**	Yes	10-50.100. 060.C.4.b.(10)
			MFR	IND		
Roof Mounted Sign	--	P	SFR	**COM**	Yes	10.50.100. 060.C.4.b.(11)
			MFR	**IND**		
Service Island Canopy Sign	--	P	SFR	**COM**	Yes	10-50.100. 060.C.4.b.(12)
			MFR	IND		
Suspended Sign	P	P	SFR	**COM**	Yes	10-50.100. 060.C.4.b.(13)
			MFR	**IND**		
Window Sign	P	P	SFR	**COM**	Yes	10-50.100. 060.C.4.b.(14)
			MFR	**IND**		
Temporary Signs (See Section 10-50.100.090. (Temporary Signs))						
Sign Walker	P	P	SFR	**COM**	No	10.50.100.090.C.4
			MFR	**IND**		
Temporary A-frame Sign	P[3]	P	SFR	**COM**	Yes/No[4]	10.50.100. 090.C.3.c.(1)
			MFR	**IND**		
Temporary Civic or Non-Profit Event Sign	P	P	**SFR**	**COM**	No	10.50.100.090.C.1
			MFR	**IND**		
Temporary Directional Signs for Special Events, Recreation Events, and Approved Temporary Uses	P	P	**SFR**	**COM**	No	10.50.100.090.C.2
			MFR	**IND**		
Temporary New Development/ Construction Sign	P	P	**SFR**	**COM**	No	10-50.100. 060.C.4.b.(14)
			MFR	**IND**		
Temporary Sign for Approved Temporary Uses	P	P	**SFR**	**COM**	No	10.50.100.090.C.3.d
			MFR	**IND**		
Temporary Stanchion Sign	P	--	SFR	**COM**	No	10.50.100.100.B.5.b
			MFR	IND		
Temporary Upright Sign:	P[3]	P	SFR	**COM**	Yes/No[4]	10.50.100. 090.C.3.c.(1)
			MFR	**IND**		
Temporary Vertical Banner	--	P	SFR	**COM**	Yes	10.50.100. 090.C.3.c.(2)
			MFR	**IND**		
Temporary Wall Banner	P	P	SFR	**COM**	Yes	10.50.100. 090.C.3.c.(3)
			MFR	**IND**		
Temporary Window Sign	P	P	SFR	**COM**	No	10.50.100. 090.C.3.c.(4)
			MFR	**IND**		

End Notes

[1] Except detached single-family dwellings and duplexes.

[2] This sign type is only allowed in accordance with the provisions of Section 10-50.100.100.A (Flagstaff Central District).

[3] Except, this sign type is not permitted in the Downtown Historic District (Section 10-50.100.100.B).

[4] See Section 10.50.100.090.C.3.c.(1)

Key

XXX	Allowed	XXX	Not Allowed
P	Sign type is permitted within the area type identified in this table.		
--	Sign type is not permitted within the area type identified in this table		

SFR = Single-family Residential; MFR – Multi-family Residential; COM = Commercial; and IND = Industrial

10-50.100.020 Applicability

A. **Applicability**

1. This Division applies to all signs within the City, regardless of nature or location. Three levels of review standards are established in this Division, some or all of which may be applied to the sign depending on its proposed location within the City:

   a. All signs within the City of Flagstaff shall be reviewed based on the standards established in this Division, with the exception of Sections 10-50.100.100.A (Flagstaff Central District) and 10-50.100.100.B (Downtown Historic District);

   b. Signs in the Flagstaff Central District are reviewed based on the standards established in Section 10-50.100.100.A (Flagstaff Central District) in keeping with the urban character and scale of this district as well as the standards and requirements otherwise established in this Division; and

   c. Signs in the Downtown Historic District have the highest standards of review in keeping with the historic character and urban scale of this district. The standards in Section 10-50.100.100.B (Downtown Historic District) shall be applied in addition to the standards established for the Flagstaff Central District as well as the standards and requirements otherwise established in this Division.

Figure A: Map Showing the Relationship Between the Standards applied in the Downtown Historic District, Flagstaff Central District, and the City as a Whole

2. **Applicable to Transect Zones**
   Signs proposed in the transect zones shall comply with the standards established in the following Sections:

   a. Transect Zone T6: Section 10-50.100.100.A (Flagstaff Central District) and Section 10-50.100.100.B (Downtown Historic District).

   b. Transect Zone T5 and T5-O: Section 10-50.100.100.A (Flagstaff Central District) and Section 10-50.100.100.B (Downtown Historic District), where applicable.

   c. Transect Zone T4N.1 and T4N.1-O: Section 10-50.100.100.A (Flagstaff Central District).

   d. Transect Zone T3N.1: Section 10-50.100.100.A (Flagstaff Central District).

B. **Interpretations**
   This Division is not intended to, and does not restrict speech on the basis of its content, viewpoint, or message. Any classification of signs in this Division that permits speech by reason of the type of sign, identity of the sign user, or otherwise, shall also be interpreted to allow non-commercial speech on the sign. No part of this Division shall be construed to favor commercial speech over non-commercial speech. To the extent any provision of this Division is

ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message.

C. **Summary of Incentives**
A summary of the incentives applicable to the permanent signs permitted in this Division is provided in Table A (Summary of Incentives Applicable to Permanent Signs).

Table 10-50.100.020.A: Summary of Incentives Applicable to Permanent Signs

Sign Type	Description	Section or Table
Neon signs	Neon lighting is not included within total outdoor light output limits.	10-50.100.050.C.3.a
Building mounted signs	If painted on a building wall, allowable sign area is increased by 10%.	Table 10-50.100.060.C
Building mounted signs	If 1or more freestanding signs are not utilized, additional building mounted signage is permitted.	Table 10-50.100.060.C
Corner signs	Additional sign area is permitted if a sign is associated with a corner entrance to a building.	Table 10-50.100.060.C
Directory signs	If ≤ 16 sq. ft. in area, not included in total allowable sign area for the use.	Table 10-50.100.060.G
Freestanding signs	Name of the shopping center or development is not included in the area or height limit for the sign.	Table 10-50.100.060.H
Freestanding signs – corner location	If 1freestanding sign is proposed where 2 signs are permitted, the allowable sign area may be increased to a max. of 35%.	Table 10-50.100.060.H
Suspended signs	If ≤ 4 sq. ft. in area, not included in total allowable sign area for the use.	Table 10-50.100.060.M
Comprehensive Sign Program and Sign Design Performance Standards	Allows for increases in sign area and height for building mounted and freestanding signs.	10-50.100.070 and -080
Nonconforming signs	Includes an incentive to replace a nonconforming sign with a new sign that is closer in conformance with applicable standards.	10-20.60.100.B.3

D. **Exemptions**
Unless specifically provided within this Division, the provisions of this Division do not apply to:

1. **Building Identification Signs**
Building identification signs not exceeding one square feet in area are

permitted for residential buildings and two square feet in area for non residential buildings.

2. **Business Name and Address on an Entry Door**
   Name of a business, address information, and/or contact information displayed on an entry door, not to exceed two square feet in area. Sign shall not include any commercial advertising.

3. **Community Bulletin Board**
   A maximum of one community bulletin board per property is allowed. If the community bulletin board is erected in public right-of-way or in a public space, or on private property a maximum of one community bulletin board per block is allowed. The maximum size of a community bulletin board shall be 32 square feet. Signs posted on a community bulletin board shall not exceed a dimension of 11 x 17 inches.

4. **Display Board for Daily Specials**
   Display board such as a white board, chalk board, or black board, on which daily specials are advertised. The display board may be mounted on an easel or similar support structure, or the wall of a building, and measure up to four square feet in area, provided it is not located within a public right-of-way and is not a hazard to pedestrians.

5. **Flags**
   Official flags of national, state, or local governments, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction. The length of the flag shall not exceed one-fourth the height of the flag pole. No more than three flags shall be displayed per lot or parcel. Flags shall be mounted on a single flagpole, or three separate flagpoles installed either on the building or adjacent to a building or use. No flag bearing an explicit commercial message shall be considered an exempt flag.

6. **Governmental Signs**
   Signs installed by the City, County, or a Federal or State governmental agency for the protection of public health, safety, and general welfare, including, but not limited to, the following:

   a. Emergency and warning signs necessary for public safety or civil defense;

   b. Traffic signs erected and maintained by an authorized public agency;

   c. Signs required to be displayed by law;

   d. Signs showing the location of public facilities;

   e. Signs advertising events organized by for the Flagstaff Unified School District and its schools, charter schools, Northern Arizona University, Coconino Community College, Coconino County, or the City,

provided no more than one sign is displayed on any business premises. The signs shall be no larger than 24 square feet in area, mounted no more than six feet in height on a wall or similar surface (signs mounted on stakes are not permitted), installed a maximum of seven days before an event, and removed no more than one day after the event. Illuminated signs are not permitted. The location restrictions listed in Section 10-50.100.040.A below shall apply to all signs falling under this exemption, except for paragraphs 6 and 9; and

f. Any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect the public health, safety, and general welfare.

7. **Heritage Signs in Landmark Zones**
Heritage signs shall be governed by the ordinance designating the Landmark Overlay and its related guidelines (Refer to Division 10-30.30 (Heritage Preservation)).

8. **Historic and Architectural Features**
Historical plaques erected and maintained by non-profit organizations, memorials, building cornerstones, and date-constructed stones; provided that none of these exceed four square feet in area.

9. **Internal Signs and Signs within City Recreation Facilities**
Signs or displays located entirely inside of a building, signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way, and temporary signs located within City Recreation Facilities.

10. **Neighborhood or District Sign**
Signs used to identify a unique neighborhood or district. Such signs may be placed in a public right-of-way with approval of a Right-of-Way Encroachment Permit (See City Code Section 8-03-002-0005 (Other Permitted Encroachments)), provided such signs are not illuminated, and no larger than 20 square feet in area and eight feet in height.

11. **Nonstructural Modifications and Maintenance**

a. Changes to the face or copy of changeable copy signs;

b. Changes to the face or copy of an existing ~~conforming~~ non-illuminated sign~~s~~ from one business to another with no structural or lighting modifications to the sign; and

c. The normal repair and maintenance of conforming or legal non-conforming signs, except as identified in Section 10-50.100.050.E.

12. **Political Signs**
Political signs are permitted in compliance with ARS § 16-1019.

13. **Real Estate Signs**

    a. **All Residential Zones.**

        (1) One real estate sign per street frontage is permitted. Signs must be non-illuminated, constructed of durable materials, placed only on the property for sale, rent, or lease, be no more than six feet in height, and be no larger than eight square feet in area in single-family residential zones and no larger than 12 square feet in area in multi-family residential zones.

        (2) Open house/auction directional signs are permitted within one mile of the residence as measured along the streets used to drive to it. Such signs must be no larger than four square feet in area, a maximum of three feet in height, and only one sign is allowed for each turning movement beginning at the residence for sale. Signs may be placed in a public right way or on off-site private property for the duration of the open house only while a sales person is present, provided such signs do not constitute a hazard to pedestrians or vehicular traffic, are not placed on medians, and they are removed no later than one hour after the conclusion of the open house.

    b. **All Commercial, Industrial, and Non-residential Zones:** One real estate sign per street frontage is permitted. Signs must be non-illuminated, constructed of durable materials, placed only on the property for sale, rent, or lease, be no more than six feet in height, and be no larger than 24 square feet in area.

14. **Seasonal Decorations**
    Temporary, non-commercial decorations or displays that are incidental to and commonly associated with national, local, or religious celebration, provided that such decorations and displays are only displayed during the appropriate time of year, are maintained in an attractive condition, and do not constitute a fire hazard.

15. **Signs Required by Law**

16. **Street Light Banner Sign**
    Street light banner signs as permitted by the City on light poles in certain areas within the City.

17. **Vehicle Signs**
    Signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of a vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to a vehicle or rolling stock, so long as the vehicle is being regularly and consistently used in the normal daily conduct of the business, e.g., when a company vehicle is being used for transporting

and delivering goods or providing services related to the business (see also Section 10-50.100.040.A.7).

18. **Vending Machine and Similar Facilities**
Signs that consitute an integral part of a vending machine or similar facilities located outside of a business. Such signs are included in the total allowable building mounted sign area.

19. **Yard or Garage Sale Signs**
Signs advertising a yard or garage sale, provided they are not displayed more than one day prior to the yard or garage sale and removed when the sale has concluded.

10-50.100.030 Sign Permit Requirements

A. The procedures for submittal, review and approval of Permanent and Temporary Sign Permits, including any required fees, are provided in Section 10-20.40.120 (Sign Permit - Permanent Signs) and Section 10-20.40.130 (Sign Permit - Temporary Signs), except that signs associated with and/or advertising a special event on City property shall be approved as part of the Special Event Permit from the City. All signs not approved in the Special Event Permit are prohibited.

B. No Sign Permit shall be required for a sign on property used exclusively for a single-family residence or duplex that complies with this Division and is limited to one sign per street frontage.

10-50.100.040 General Restrictions for All Signs

A. **Location Restrictions**
Except where specifically authorized in this Division, signs are prohibited in the following locations:

1. Any sign located within a City right-of-way;

2. Any sign located within, on, or projecting over a property line which borders a public or private street, highway, alley, lane, avenue, road, sidewalk, or other right-of-way, except as specifically provided in this Division;

3. Any sign attached to any public utility pole, structure or street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs approved as part of a special event permit on City property. Nothing in this Section shall be construed to prohibit a person from holding a sign while located on City property so long as the person holding the sign is located on public property determined to be a traditional public forum and does not block

ingress and egress from buildings or create a safety hazard by impeding travel on sidewalks, bike and vehicle lanes, and trails;

4. Any sign, which by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;

5. Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code currently in effect, or by Fire Department regulations;

6. Any commercial, advertising, or business sign that is not located on the premises of the business to which it refers;

7. Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when the principal use of the vehicle at the time of the display is for the display of the sign and the vehicle is parked, stored, or displayed conspicuously on public or private property for the purpose of exhibiting commercial advertising, advertising an on-site or off-site business, or supplying directional information to an off-site business or service. This provision excludes:

    a. Signs that are permanently painted or wrapped on the surface of a vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to a vehicle or rolling stock, so long as the vehicle is being regularly and consistently used in the normal daily conduct of the business, e.g., when a company vehicle is being used for transporting and delivering goods or providing services related to the business. Such vehicles shall be operable, properly licensed, and when not being used to conduct daily business, parked or stored in a lawful and authorized manner on the business property so as not to be visible from the public right-of-way. Where parking limitations on the business property prevent the business owner from parking the vehicle in a manner not to be visible from the public right-of-way, the vehicle shall be parked as far from the public right-of-way as possible; and

    b. Vehicles and equipment engaged in active construction projects, and the on-premise storage of equipment and vehicles offered to the general public for rent or lease.

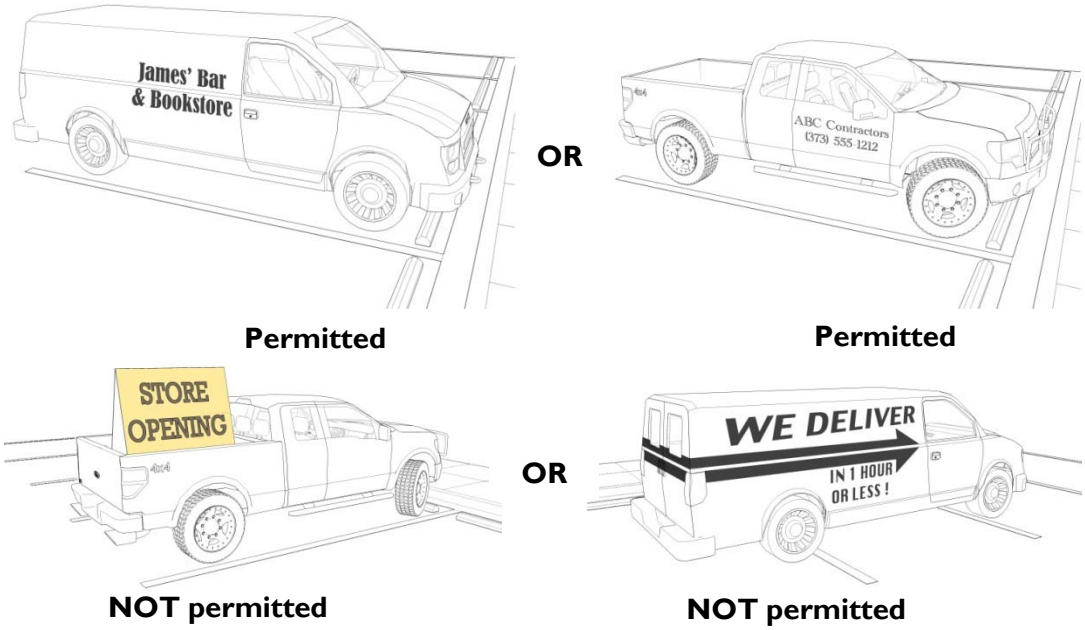

Figure A. Signs on Vehicles Used for Business Purposes

8. Any sign painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for a manufacturer's or installer's identification, appropriate warning signs and placards, and information required by law;

9. Any sign tacked, painted, burned, cut, pasted or otherwise affixed to the walls of any building, barn, shed, accessory structure, or other structures that are visible from a public way;

10. Any sign tacked, painted, burned, cut, pasted or otherwise affixed to trees, rocks, poles, posts, fences, ladders benches, that is visible from a public way;

11. Any sign that covers the architectural features of a building, such as dormers, insignias, pilasters, soffits, transoms, trims, or other architectural feature;

12. Billboards; and

13. Bandit signs.

B. **Display Restrictions**

1. **Purpose**
The purpose of this Subsection is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mar the natural and architectural aesthetics of the City.

2. **Applicability**
The following display features are prohibited:

a. Any sign or lighting device, whether on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser projection, or any device creating the illusion of motion;

b. Any sign with an exposed light source, except for neon incorporated into the design of the sign;

c. Any sign which emits sound, odor, smoke, laser or hologram lights, or other visible matter, including any sign that uses motion picture projection;

d. Any sign animated by any means, including fixed aerial displays, balloons, spinners, strings of flags and pennants, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means. Barber poles no larger than three feet high and 10 inches in diameter, and clocks, are excepted from this restriction;

e. Any sign in which the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means;

f. Electronic Display signs;

g. Any changeable copy LED or similar signs, except fixed illumination display signs used to indicate that a business is "open", display prices, or to confirm an order placed in a drive through lane; and

h. Animated signs or costumed character (except as permitted in Section 10-50.100.090.C.6 (Sign Walkers), stuffed or inflated animals, vehicle(s) used as a sign or sign structure (except as permitted in Sections 10-50.100.020.D.17 (Vehicle Signs) and 10-50.100.040.A.7), and strings of lights arranged in the shape of a product, arrow, or any commercial message.

10-50.100.050 General Requirements for All Signs

A. **Sign Message**
Any permitted sign may contain, in lieu of any other message or copy, any lawful non-commercial message, so long as the sign complies with the size, height, area, location, and other requirements of this Division.

B. **Sign Measurement Criteria**

1. **Sign Area Measurement**
   Sign area for all sign types is measured as follows:

   a. Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background, as shown in Figure A.

   b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign, as shown in Figure B.

   c. Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy, as shown in Figure C. Such elements may include, but are not limited to, lit canopy fascia signs, and/or interior lit awnings.

   d. Multi-face signs, as shown in Figure D, are measured as follows:

      (1) Two face signs: If the interior angle between the two sign faces is 45 degrees or less, the sign area is of one sign face only. 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.

      (2) Three or four face signs: The sign area is 50 percent of the sum of the areas of all sign faces.

   e. Spherical, free-form, sculptural or other non-planar sign area is measured 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 D. Signs with greater than four polyhedron faces are prohibited.

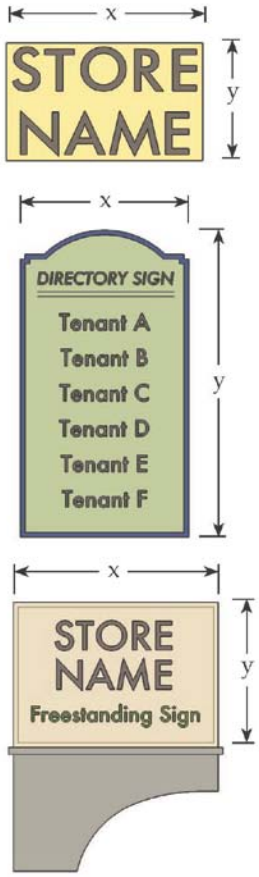

Figure A. Sign Area for Signs on Background Panel

Figure B. Sign Area for Signs with Individual Letters

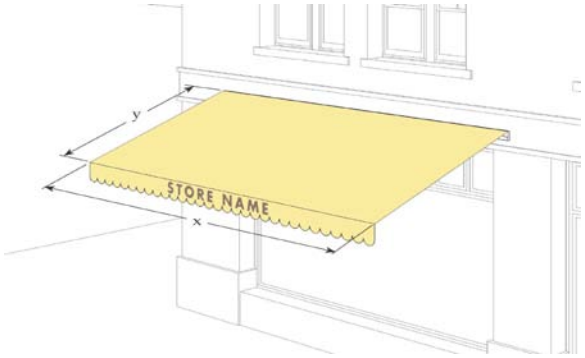

Figure C. Sign Area for Signs with Illuminated Surfaces

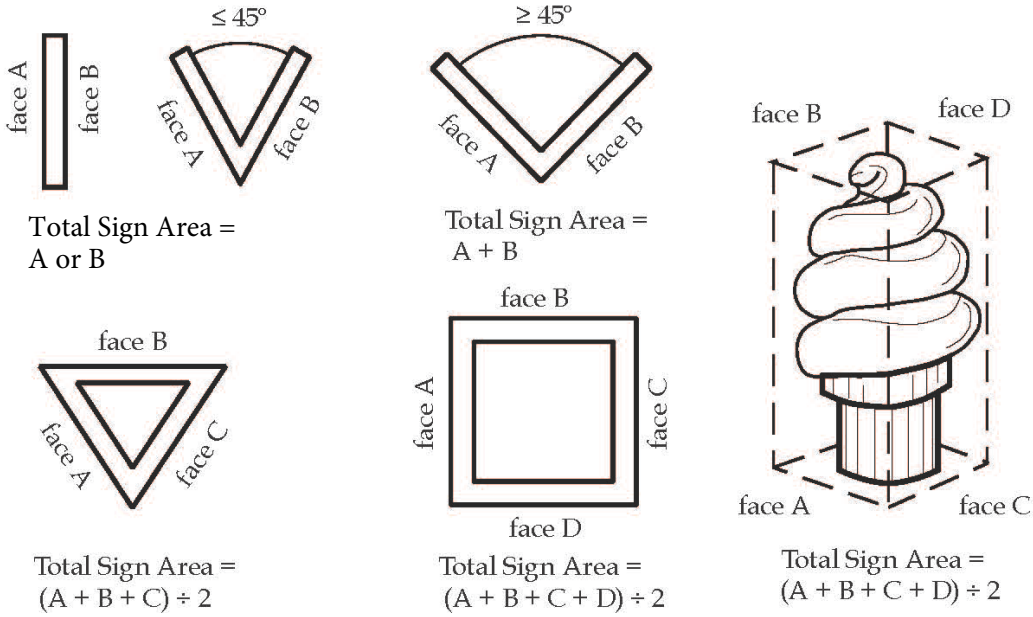

Figure D. Sign Area for Multi-face Signs or Free Form Signs

2. **Sign Height Measurement.**
Sign height is measured as follows:

a. **Freestanding Signs**
Sign height is measured as the vertical distance from the average elevation of the finished grade within an eight-foot radius from all sides of the sign at the base of a sign to the top of the sign, exclusive of any filling, berming, mounding or landscaping solely for the purpose of locating the sign, excluding decorative embellishments as permitted in Table 10-50.100.060.H (Standards for Freestanding Signs).

(1) If natural grade at the base of a sign is higher than the grade of the adjacent road, sign height shall be measured from the base of the sign, as shown in Figure E.

(2) If natural grade at the base of a sign is lower than the grade of an adjacent road, the height of the sign shall be measured from the top of curb elevation, as shown in Figure F.

b. **Building Mounted Signs**
The height of wall, fascia, mansard, parapet, or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure, as shown in Figure G.

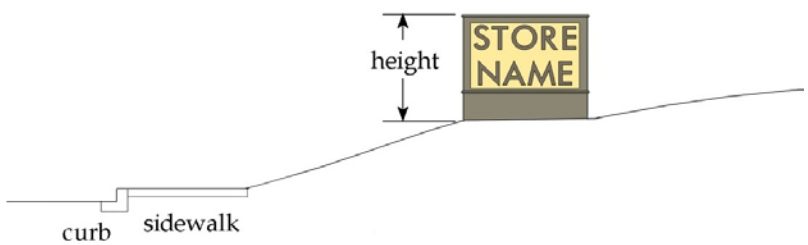

Figure E. Freestanding Sign Height – Signs Higher than the Grade of an Adjacent Road

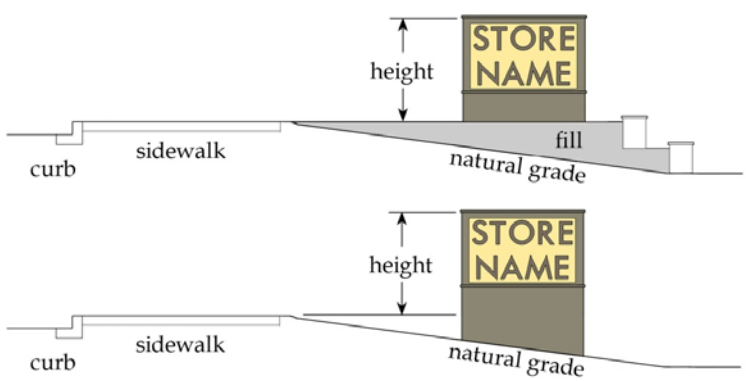

Figure F. Freestanding Sign Height – Signs Lower than the Grade of an Adjacent Road

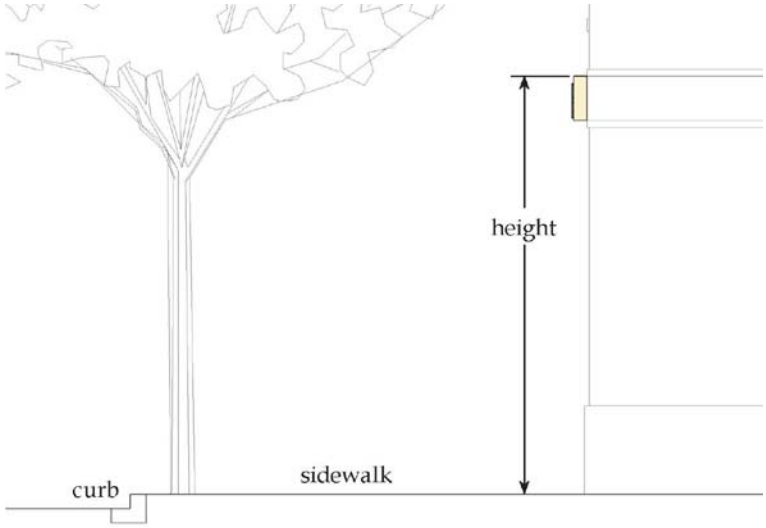

Figure G. Building Mounted Sign Height

C. **Sign Illumination**
Allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All illuminated signs shall comply with the time limitations of Section 10-50.70.050.H. All permanent signs for single-family residences or duplexes and all temporary signs shall be non-illuminated.

1. **Externally Illuminated Sign Standards**

a. Lighting Class: External illumination for signs shall comply with all provisions of this Division, and shall be treated as Class 1 lighting, as defined in Section 10-50.70.050.B. All external sign lighting is included within the total outdoor light output limits of Section 10-50.70.050.C, and shall comply with applicable lamp source and shielding restrictions.

b. Except as provided in Subsection c, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face provided:

(1) The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and,

(2) The uppermost portion of the fixture's opening is located no higher than the top of the sign face, as shown in Figure H. Light fixtures aimed and installed in this fashion shall be considered

fully shielded for purposes of calculating the total outdoor light output limits of Section 10-50.70.050.C.

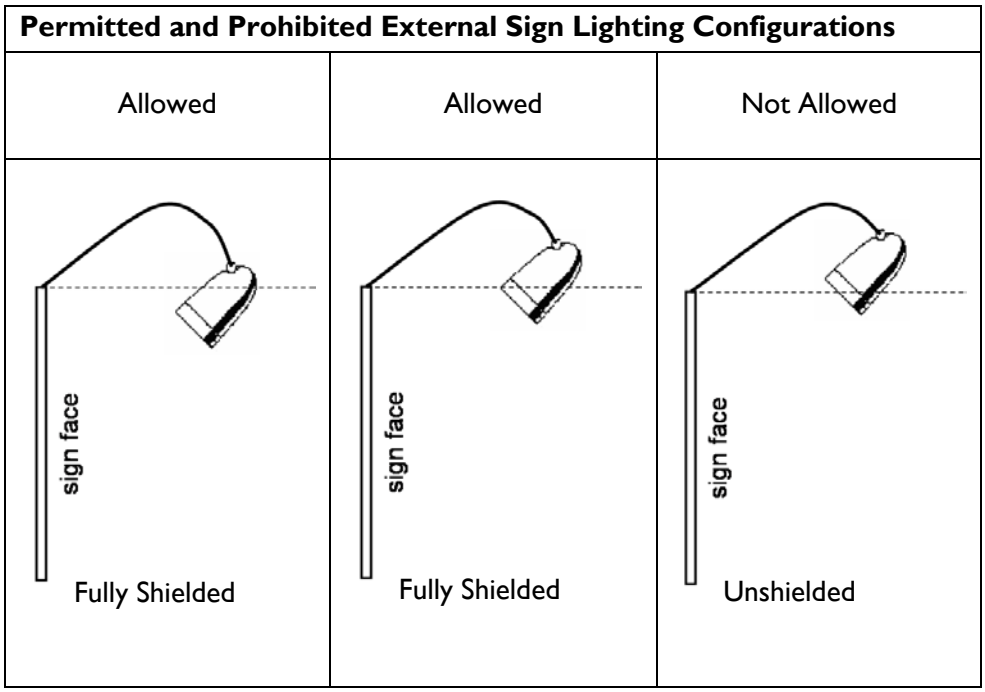

Figure H. External Sign Lighting Configurations

2. **Internally Illuminated Sign Standards**

a. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure I). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of Section 10-50.70.050.C.

(1) **Lighting Zone 1**
The sign face(s) shall be composed of illuminated text and symbols against an opaque (non-illuminated) background. The colors of these elements are not restricted.

(2) **Lighting Zones 2 and 3**
The sign face(s) shall be either composed of illuminated text and symbols against an opaque background (as in Subsection (1) above), or with generally lighter text and symbols against a colored (not white, off-white, light gray, ~~or~~ cream, or yellow) background. Text and symbols may be white, off-white, light gray, or cream (See Figure I).

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

Figure I. Internally Illuminated Signs

b. Other internally illuminated panels or decorations not considered to be signage according to this Division (such as illuminated canopy margins, building faces, or architectural outlining), shall be considered Class 3 lighting, as defined in Section 10-50.70.050.B, and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in Section 10-50.70.050.C.

3. **Neon Sign Standards**

a. Exposed neon sign lighting is only permitted in non-residential zones and shall be treated as Class 3 (decorative) lighting. Allowed neon signs shall not be included within the total outdoor light output limits of Section 10-50.70.050.C.

Figure J. Neon Sign

b. Neon lighting extending beyond the area considered to be the sign area (as defined in this Division) shall comply with all provisions of Division 10-50.70 (Outdoor Lighting Standards).

4. **Single-Color LED Sign Standards**
   Single-color LED signs permitted under Section 10-50.100.040.B.2.g. shall be considered internally illuminated signs, and shall not have their lumen output counted toward the total outdoor light output limits of Section 10-50.70.050.C. Any lighting extending beyond the area considered to be the sign area (as defined in this Division) shall be treated as Class 3 lighting and shall comply with the lumen limits of Section 10-50.70.050.C.

5. **Time Limitations**
   All signs shall be turned off by 9:00 p.m. if located in Lighting Zone 1 and 11:00 p.m. if located in Lighting Zones 2 or 3, or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers. See Division 10-90.50 (Lighting Zone Map) for lighting zones.

D. **Structure and Installation**

1. **Raceway Cabinets**
   Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area permitted for the site or business. Examples of raceway cabinets are shown in Figure K.

Figure K. Raceway Cabinets

2. **Support Elements**
   Any angle iron, bracing, guy wires, or similar features used to support a sign shall not be visible to the extent technically feasible.

3. **Electrical Service**
   When electrical service is provided to freestanding signs or landscape

wall signs, all such electrical service is required to be underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A Building Permit (electrical) shall be issued prior to installation of any new signs requiring electrical service.

4. **Limitation on Attachments and Secondary Uses**
All permitted sign structures and their associated landscape areas shall be kept free of supplemental attachments or secondary uses including, but not limited to, supplemental advertising signs not part of a permitted sign, light fixture, newspaper distribution rack, or trash container. The use of sign structures and associated landscape areas as bicycle racks or support structures for outdoor product display is prohibited.

5. **Durable Materials**
All permanent signs permitted by this Division shall be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of an urban environment.

E. **Sign Maintenance**
It shall be unlawful for any owner of record, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land to fail to maintain the property and all signs in compliance with the Zoning Code. Failure to maintain a sign constitutes a violation of this Division, and shall be subject to enforcement action in compliance with the provisions of Division 10-20.110 (Enforcement).

1. **Maintenance**
All signs, whether or not in existence prior to adoption of this Division, shall be maintained. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to comply with the requirements and contents of the sign permit issued for its installation and provisions of this Division.

2. **Landscape Maintenance**
Required landscaped areas contained by a fixed border, curbed area, or other perimeter structure shall receive regular repair and maintenance. Plant materials that do not survive after installation in required landscape areas are required to be replaced within six months of the plant's demise or within the next planting season, whichever event comes first.

3. **Removal of Unused Sign Support Structures**
Any vacant and/or unused sign support structures, angle irons, sign poles, or other remnants of old signs which are not currently in use or proposed for immediate reuse evidenced by a Sign Permit application for

a permitted sign, shall be removed. When a building mounted sign is removed, the wall shall be repaired and restored to its original condition.

4. **Obsolete Signs**
Sign structures permitted as on-premises business signs may remain in place after the business vacates the premises, provided the sign is left non-illuminated and sign copy is removed within 30 days after the business vacates the premises. If an on-site use for the sign is not commenced within six months of the termination of the previous on-site use, the sign shall be deemed abandoned and subject to the provisions of Section 10-50.100.110 (Nonconforming Signs).

5. **Removal of Unsafe Sign Structures**
In addition to the remedies provided in Division 10-20.110 (Enforcement), the Director shall have the authority to order the repair, maintenance, or removal of any sign or sign structure that has become dilapidated or represents a hazard to safety, health, or public welfare. If such a condition is determined by the Director to exist, the Director shall give notice by certified mail to the sign owner at the address shown on the Sign Permit, unless more recent information is available. If compliance has not been achieved within 30 days from service of notice, the Director may cause the sign to be removed or repaired, and the cost of such removal or repair will be charged to the sign owner and/or the property owner.

F. **Sign Placement at Intersection**
Applicable requirements for the placement of signs at intersections are provided in the *Engineering Standards*, Section 13-10-006-0002 (Intersection Sight Triangles, Clear View Zones).

10-50.100.060 Permanent Signs

A. Permanent signs shall comply with the sign area, height, number, type, and other requirements of this Section and Table A (Standards for Permanent Signs by Use), except as otherwise provided in Subsections B. and C. Unless specifically indicated, Sign Permits are required for all permanent signs in accordance with Section 10-20.40.120 (Sign Permit - Permanent Signs).

Table 10-50.100.060.A: Standards for Permanent Signs by Use				
Land Use	**Allowed Sign Types**	**Number of Signs[1]**	**Max. Ht. (in ft.)**	**Max. Area (sq. ft.)**
Single-family Residential or Duplex (includes Home Occupations and Bed and Breakfasts)				
	Building Mounted	1[2]	6	6
	Freestanding	1[2]	3	6
Single-family Subdivision, Multi-family Developments, Manufactured Home Parks				
	Building Mounted	1	6	4
	Freestanding	1[3]	6	24
	Landscape Wall	1[3]	4	24
Master Planned Communities				
	Building Mounted[4]	N/A	N/A	N/A
	Freestanding	1[3] per major vehicular entrance	8	36
	Landscape Wall	1[3] per major vehicular entrance	8	36
Institutional Use in all Zones				
	Building Mounted[4]	1	8	24
	Freestanding	1[3]	6	32
	Landscape Wall	1[3]	4	32
Non-Residential Use in Commercial or Industrial Zone – Live/Work, Single Tenant Building, Multi-Tenant Buildings, Development Sites, Shopping Centers, and Detached Buildings within a Multi-Tenant Development or Shopping Center[5]				
	Building Mounted – Single Frontage[4]	Limited by max. sign area	25	1 sq. ft. to 1 linear ft. of primary building frontage - 100 sq. ft. max.
	Building Mounted – Multiple Frontages[46]	Limited by max. sign area	25	1 sq. ft. to 1 linear foot of primary building frontage – 100 sq. ft. max. 1 sq. ft. to 0.5 linear foot of auxiliary building frontage – 80 sq. ft. max.
	Freestanding Type A	Limited by frontage length	10	40
	Freestanding Type B	Limited by frontage length	8	32

End Notes

[1] Number of signs per development site or parcel.

[2] Either 1 building mounted or 1 freestanding sign permitted.

[3] Either 1 freestanding or 1 landscape wall sign permitted.

[4] The area of signs painted onto the wall of a building may be increased by 10% (See Table 10-50.100.060.C).

[5] Signs for single- and multi-tenant buildings or developments that contain elements exceeding the otherwise applicable area or height standards may only be approved in accordance with Sections 10-50.100.070 (Comprehensive Sign Programs) and 10-50.100.080 (Sign Design Performance Standards).

[6] Multiple frontages include corner buildings or buildings with two or more frontages.

B. **Signs for Residential Uses in All Zones**

1. Building mounted and freestanding signs for detached single-family residences and duplexes are allowed without a Sign Permit. The standards in Table 10-50.100.060.A (Standards for Permanent Signs by Use) shall apply.

2. Building mounted, freestanding, and landscape wall signs for single-family subdivisions, multi-family developments and Manufactured Home Parks are allowed with a Sign Permit subject to the standards established in Table 10-50.100.060.A (Standards for Permanent Signs by Use).

C. **Signs for All Non-residential Uses in All Zones**

1. Building mounted, freestanding, and landscape wall signs for institutional uses in all Zones are allowed with a Sign Permit subject to the standards established in Table 10-50.100.060.A (Standards for Permanent Signs by Use).

2. Building mounted and freestanding signs for all other non-residential uses in all Zones, including single tenant buildings, live/work units, detached buildings within a multi-tenant development or shopping center, and multi-tenant buildings, development sites, or shopping centers are allowed with a Sign Permit subject to the standards established in Table 10-50.100.060.A (Standards for Permanent Signs by Use).

3. **Hotel and Motel Room Rate Signs**
Signs for hotels and motels that post room rates on an outdoor advertising sign shall comply with the requirements of City Code Chapter 3-04 (Motels and Hotels).

4. **Standards for Specific Sign Types**

a. All signs shall comply with the following standards. Each sign type listed in this Section shall be included in the calculation of the total sign area allowed on a parcel or development site by this Section, except as explicitly provided otherwise in this Subsection. Each sign shall also comply with the sign area, height, and other requirements of Section 10-50.100.050 (General Requirements for All

Signs), and all other applicable provisions of this Division. Any non-commercial message may be substituted for the sign copy on any commercial sign allowed by this Division.

b. The following sign types are permitted, subject to the criteria listed under each sign type.

(1) **Awning Sign**

(a) Awning Signs are not permitted in residential zones.

(b) The standards provided in Table B (Standards for Awning Signs) shall apply.

Table 10-50.100.060.B: Standards for Awning Signs

	Standard	Other Requirements
Sign Area – (Copy, including logo)	1 sq. ft. of sign area per lineal foot of awning width. Included in the total allowable sign area for building mounted signs.	
Mounting Height	Max. 25 feet for ground floor awnings. Min. of 8 feet from the bottom of the awning to the nearest grade or sidewalk.	
Sign Placement	Only above the doors and windows of the ground floor of a building. An awning shall not project above, below or beyond the edges of the face of the building wall or architectural element on which it is located. Displayed only on the vertical surface of an awning. Sign width shall not be greater than 60% of the width of the awning face or valance on which it is displayed[1].	
Valance Height	Max. 6 inches	
Setback from Back of Curb	Min. 18 inches	
Illumination	Not permitted.	
Permitting	Sign Permit is required.	

End Notes

[1]If an awning is placed on multiple store fronts, each business is permitted signage no greater than 60 percent of the store width or tenant space.

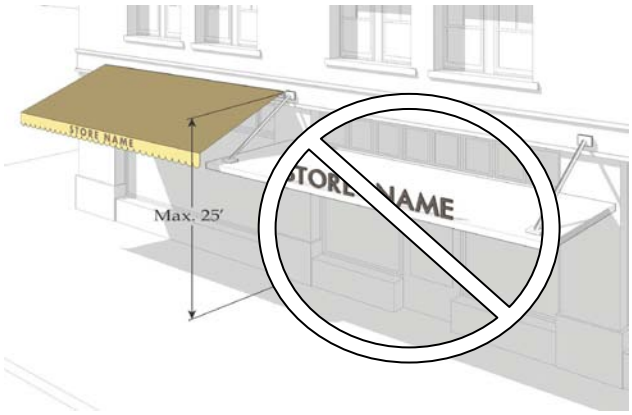

Figure A. Awning Sign

(2) **Building Mounted Sign**

(a) The standards provided in Table C. (Standards for Building Mounted Signs) shall apply to building mounted signs in all zones where allowed by Table 10-50.100.060.A. (Standards for Permanent Signs by Use).

Table 10-50.100.060.C: Standards for Building Mounted Signs

	Standard
Sign Area	See this Section and Table A (Standards for Permanent Signs by Use).
Mounting Height	See Table A (Standards for Permanent Signs by Use).
Sign Placement	The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, except: (1) At least 1 sign shall be associated with the building entry zone[1] (may be wall mounted, projecting, awning, etc.). (2) No sign shall face an adjoining residential zone. (3) Signs shall be placed the lesser of 12 inches or 20% of the width and height of the building element on which they are mounted. The width of the sign shall not be greater than 60% of the width of the building element on which it is displayed. Individual tenants in multi-tenant buildings are permitted building mounted signs only on the primary entrance elevation of the space occupied by the business. If vertically placed on a mansard roof, structural supports shall be minimized, and secondary supports (angle irons, guy wires, braces) shall be enclosed/ hidden from view.
Total Allowable Sign Area	Max. sign area for businesses with multiple frontages, and all building elevations on a single stand-alone business is 200 sq. ft., subject to the provisions of this Section, including Sections 10-50.100.070 and 10-50.100.080.

Table 10-50.100.060.C: Standards for Building Mounted Signs	
	Standard
2 or more Businesses Served by a Single Common Building Entrance	Considered 1 business for sign computation purposes; max. of 1.5 sq. ft. for each linear foot of building frontage of the entrance.
Sign for Non-Customer Service Entry	Max. 1 non-illuminated building mounted sign; max. 6 sq. ft. in area; must be located adjacent to the entry.
Illumination	Permitted - See Section 10-50.100.050.C; except for single-family residences and duplexes.
Permitting	Sign Permit is required, except for single-family residences and duplexes.
Special Provisions	
Single Business with 1Frontage – Increased Sign Area	Additional sign area is permitted if the owner forgoes display of a freestanding sign permitted for the site, to a max. of 1.5 sq. ft. per linear foot of building frontage, to a max. sign area of 100 sq. ft.[2,3]
Corner Sign Area Incentive	Additional sign area is permitted for a sign mounted on the corner of a building and associated with a corner entrance; determined by adding 50% of the allowed sign area for the primary building frontage and 50% of the allowed sign area for the auxiliary building frontage (included in the total allowable sign area for building mounted signs).
Single Business with 2 or more Frontages - Increased Sign Area	Additional sign area is permitted for one or both building mounted signs if the owner forgoes display of one or both freestanding signs permitted for the site, to a max. of 1.5 sq. ft. per linear foot of building frontage along each street where no freestanding sign will be displayed, up to a max. sign area of 100 sq. ft. per building frontage.[2,3]
Additional Increases in Sign Area (Section 10-50.100.080 (Sign Design Performance Standards))	Additional sign area may be sought under Section 10-50.100.080 (Sign Design Performance Standards), but is limited to a max. sign area of 100 sq. ft.
Painted Wall Signs	Painted wall signs are permitted on any exterior building wall of an individual tenant space or building. Painted wall signs shall be included in the total allowable area for building mounted signs. The allowable area for a painted wall sign shall be increased by 10%. Shall be professionally painted. Non-illuminated or externally illuminated with down directed, fully shielded fixtures only.

End Notes

[1] Building entries in this context do not include service entries or separate doors for lodging rooms.

[2] Requests to use this provision are reviewed under the normal Sign Permit application procedure, in accordance with Section 10-20.40.120 (Sign Permit - Permanent Signs).

[3] A release of rights to a freestanding sign for the duration of use of a larger building mounted sign is required with a Sign Permit, evidenced by a recordable form of acceptance signed by the property owner.

Figure B. Standards for Building Mounted Signs

(3) **Canopy Sign**

(a) Canopy Signs are not permitted in residential zones.

(b) The standards provided in Table D (Standards for Canopy Signs) shall apply.

Table 10-50.100.060.D: Standards for Canopy Signs

	Standard	Other Requirements
Sign Area – (Copy, including logo)	1 sq. ft. of sign area per lineal foot of canopy width.	Included in the total allowable sign area for building mounted signs.
Mounting Height	Max. 25 feet on ground floor canopies. Min. of 8 feet from the bottom of the awning to the nearest grade or sidewalk.	
Sign Placement	Only above the doors and windows of the ground floor of a building. A canopy shall not project beyond the edges of the face of the building wall or architectural element on which it is located. Shall not extend horizontally a distance greater than 60% of the width of the canopy on which it is displayed[1].	
Setback from Back of Curb	Min. 18 inches	

Table 10-50.100.060.D: Standards for Canopy Signs	
	Standard
Illumination	Internal illumination only for the letters or logos mounted on a canopy. May also be non-illuminated.
Permitting	Sign Permit is required.

End Notes

[1]If a canopy is placed on multiple store fronts, each business is permitted signage no greater than 60 percent of the store width or tenant space.

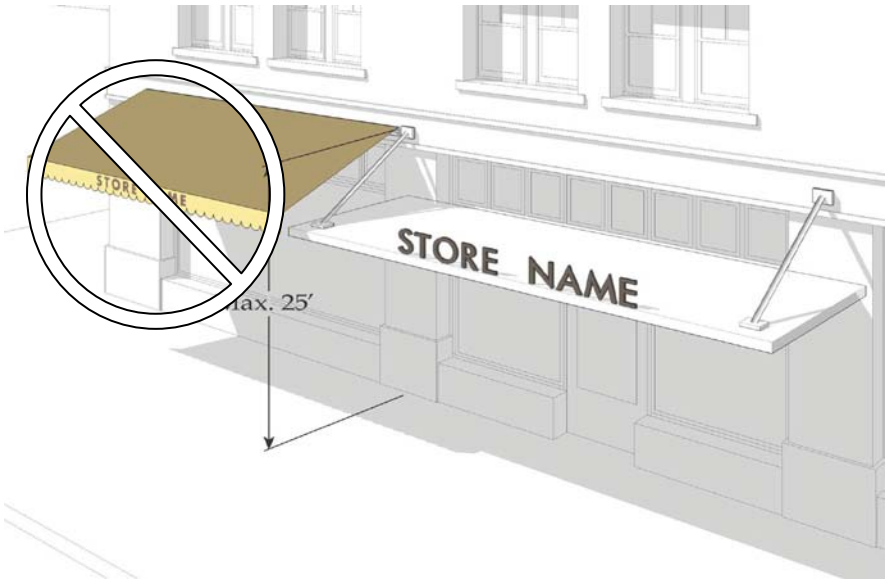

Figure C. Canopy Sign

(4) **Changeable Copy Sign**
The standards provided in Table E (Standards for Changeable Copy Signs) shall apply.

Table 10-50.100.060.E: Standards for Changeable Copy Signs

	Standard
Sign Area	Max. of 20% of the permitted sign face area (does not apply to signs required by law). Changeable copy sign area is included in the total allowable sign area.
Sign Placement	Permitted only as an integral part of a building mounted sign or a freestanding sign.
Background Color and Illumination	Illumination permitted - See Section 10-50.100.050.C (Sign Illumination), except that a white, off-white, or cream background is permitted.
Permitting	Sign Permit is required.

Figure D. Changeable Copy Sign

(5) **Directional Sign**

(a) Directional signs are only permitted as part of a Comprehensive Sign Program, and are exempted from the total allowable sign area permitted for each use.

(b) The standards provided in Table F (Standards for Directional Signs) shall apply.

Table 10-50.100.060F: Standards for Directional Signs

	Standard	Other Requirements
Sign Area	3 sq. ft. per face.	May be double-sided. Included in the total allowable sign area for building mounted signs.
Mounting Height – Building Mounted Sign	Max. 8 feet.	Flat against a wall of the building.
Mounting Height – Freestanding Sign	Max. 3 feet from grade.	
Number of Signs	Max. 1 at each driveway or drive through.	
Illumination	Internal illumination only.	May also be non-illuminated.
Permitting	Sign Permit is required.	

Figure E. Directional Sign

(6) **Directory Sign**
The standards provided in Table G (Standards for Directory Signs) shall apply.

Table 10-50.100.060.G: Standards for Directory Signs

	Standard	Other Requirements
Sign Area	Signs ≤ 16 sq. ft. and not visible from the public right-of-way are not included in the total allowable sign area.	Signs > 16 sq. ft. in area or visible from the public right-of-way are counted in the total allowable sign area.
Mounting Height	Max. 12 feet.	
Freestanding Sign Height	Max. 6 feet.	
Sign Placement	Building mounted preferred; may be mounted on a low profile freestanding sign structure.	Shall be associated with the building entry zone of the businesses within a multi-tenant development, and/or within pedestrian-oriented open spaces.
Illumination	Non-illuminated, internally illuminated, or indirectly illuminated. See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

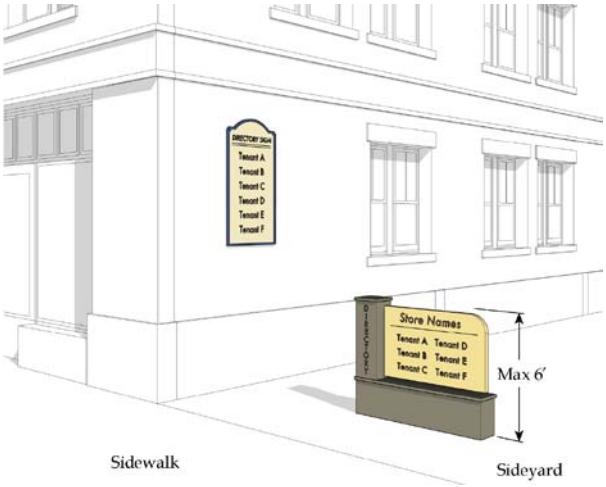

Figure F. Directory Sign

(7) **Freestanding Sign**

(a) The number and type of freestanding signs allowed for single and multiple tenant uses are derived from the use, zone, location, and length of development site frontage as outlined in this Section and Table A (Standards for Permanent Signs by Use).

(b) Sign types are classified as "Type A" and "Type B" based on street designations established and mapped in the General Plan (See Appendix 8 (List of Major Arterial Streets)). These classifications are used to determine the number of signs allowed on a development site and their permitted size and height. Type A signs are allowed on street frontages longer than 100 feet on major arterials, while Type B signs are allowed on street frontages less than 100 feet on minor arterials or smaller street types.

(c) A freestanding sign may consist of more than one sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed that does not utilize the maximum sign area permitted, any supplemental additions shall comply with, and be compatible with, the existing sign structure.

(d) The standards provided in Table H (Standards for Freestanding Signs) shall apply.

Table 10-50.100.060.H: Standards for Freestanding Signs		
Non-Residential Use in Commercial or Industrial Zone – Live/Work, Single Tenant Building, Multi-Tenant Buildings, Development Sites, Shopping Centers, and Detached Buildings within a Multi-Tenant Development or Shopping Center		
Standard		
Sign Area	See this Section and Table A (Standards for Permanent Signs by Use).	
Sign Height	See this Section and Table A (Standards for Permanent Signs by Use). Elements to enhance the design of a sign structure may extend above the sign to a max. of 20% of the sign's allowed height.	
Number and Type of Signs	Determined by the length of the development site frontage.[1 3]	
Street Type	**Major arterials.**	**Minor arterials or other streets.**
Frontage of ≤100 ft.	Max. 1 Type B Sign.	Max. 1 Type B Sign.
Frontage >100 ft. but <400 ft.	Max. 1 Type A Sign.	Max 1 Type B Sign.
Frontage ≥400 ft.	Max. 1 Type A Sign and Max. 1 Type B Sign, but the combined area of the Type A and Type B signs shall not exceed the maximum area permitted in Table 10-50.100.060.A.[3] Must be separated by min. 150 feet measured on the street frontage.	
Special Provisions		
	Standard	
Sign Width	The sign base shall have a min. aggregate width of 60% of the width of the sign cabinet or face.	
Sign Placement	Freestanding signs may only be placed on the street frontage on which the sign is authorized in accordance with this Section and	

Table 10-50.100.060.H: Standards for Freestanding Signs	
	Table A (Standards for Permanent Signs by Use), and not interstate highways. On a development site where more than 1freestanding sign is permitted, signs are not transferable in whole or in part, from 1 street frontage to another. Flag lot sites with frontage on a public street are permitted 1 sign on the frontage providing primary access to the site.
Name of Shopping Center or Development Site	The name of a shopping center or development site is exempt from the area and height limits for freestanding signs; it may have a max. height of 2 feet and be no wider than the width of the sign.
Setbacks	Min. of 5 feet from the street side property line. Min. of 15 feet from any interior side lot line. Min. of 30 feet from any residential zone.
Single or Multi Tenant Development Site with Corner Location[2] – Increased Sign Area	When only 1 freestanding sign is proposed where 2 are permitted, the allowable sign face area may be increased to a max. of 35% over the largest freestanding sign permitted in Table A (Standards for Permanent Signs by Use).[1] A sign located at a corner is permitted in compliance with *Engineering Standards*, Section 13-10-006-0002 (Intersection Sight Triangles, Clear View Zones).
Additional Increases in Sign area	Increases in allowable sign area granted under Section 10-50.100.080 (Sign Design Performance Standards) shall not be greater than 50% of the largest area permitted for freestanding signs in Table A (Standards for Permanent Signs by Use).
Landscaping	A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 feet on center is required around the base of all freestanding signs. The landscape area must be a min. of 2 ½ sq. ft. for each 1 sq. ft. of sign area. Where appropriate, trees required under Division 10-50.60 (Landscaping Standards) shall be planted in a manner to frame or accent the sign.
Illumination	Permitted - See Section 10-50.100.050.C.; except for single-family residences and duplexes.
Permitting	Sign Permit is required, except for single-family residences and duplexes.

End Notes

[1] For development sites with frontage on more than 1 street, the signage for each street shall be determined by the length of each individual frontage of the site.

[2] A Sign Permit issued under this provision requires a release of rights to additional freestanding signs for the duration of use of the single larger sign, evidenced by a recordable form of acceptance signed by the property owner.

[3] Refer to Section 10-20.60.110 (Nonconforming Signs) if an existing nonconforming sign(s) exists on the property.

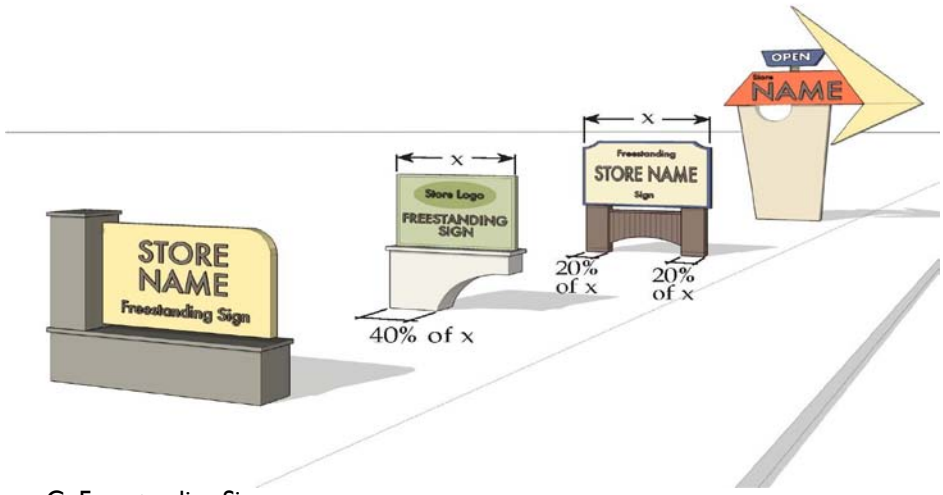

Figure G. Freestanding Sign

(8) **Interpretative Sign**
The standards provided in Table I (Standards for Interpretative Signs) shall apply.

Table 10-50.100.060.I: Standards for Interpretive Signs

	Standard	Other Requirements
Sign Area		
Low-profile sign	Max. 6 sq. ft.	Not included in the total allowable sign area for freestanding signs.
High-profile sign	Max. 12 sq. ft.	Max. of 3 high-profile signs may be combined as 1sign panel.
Height		
Low-profile sign	Max. 3 feet from grade.	
High-profile sign	Max. 7 feet from grade.	
Sign characteristics	Pedestrian scaled and oriented. Context sensitive design. Shall not include advertising for any facility of organization. Shall not direct a reader to another site, event, or subject.	
Number of Signs	No limit.	
Illumination	Not permitted.	
Permitting	Sign Permit is required.[1]	

End Notes

[1] Interpretive signs for environmental purposes shall be submitted for content review by the Open Spaces Commission and interpretive signs for heritage, cultural, or historic purposes shall be submitted for content review by the Heritage Preservation Commission prior to staff review.

Figure H. High-profile and Low-profile Interpretative Sign

(9) **Landscape Wall Sign**
The standards provided in Table J (Standards for Landscape Wall Signs) shall apply.

Table 10-50.100.060.J: Standards for Landscape Wall Signs

	Standard	
Sign Area	Non-Residential Use in Commercial or Industrial Zone	Max. 24 sq. ft.
	Single-family Subdivision, Multi-family Developments, or Manufactured Home Parks	Max. 24 sq. ft.
	Master Planned Communities	Max. 36 sq. ft.
	Institutional Uses in All Zones	Max. 32 sq. ft.
	Landscape Wall Signs are included in the total allowable sign area for building mounted signs. May also be considered a freestanding sign, e.g. when used as a subdivision entry sign.	
Height of Landscape Wall	Max. 5 feet. from grade.	
Mounting Height	The sign copy shall be a min. of 6 inches below the top of the wall and 12 inches above ground level. Signs shall not project above or beyond the top or sides of the landscape wall.	
Number of Signs	Multiple signs are permitted to a maximum of 24 sq. ft., and sign(s) shall not cover more than 40% of the landscape wall's background area.	
Sign Placement	Perimeter/screen walls and all signs located at a corner shall comply with *Engineering Standards*, Section 10-06-020 (Intersection Sight Triangles, Clear View Zones), unless the wall on which the sign is located is less than 30 inches in height.	
Illumination	Permitted - See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

Figure I. Landscape Wall Sign

(10) **Projecting Sign**
The standards provided in Table K (Standards for Projecting Signs) shall apply.

Table 10-50.100.060.K: Standards for Projecting Signs	
	Standard
Sign Area	Max. 16 sq. ft. (included in the total allowable sign area for building mounted sign area).
Mounting Height	Min. of 8 feet from the bottom of the sign to the nearest grade or sidewalk.
Number of Signs	Max. 1 per business.
Maximum Projection	Shall extend a max. of 4 feet from the building.
Illumination	Non-illuminated or externally illuminated with down directed, fully shielded fixtures only.
Permitting	Sign Permit is required.

Figure J. Projecting Sign

(11) **Roof Mounted Sign**
The standards provided in Table L (Standards for Roof Mounted Signs) shall apply.

Table 10-50.100.060.L: Standards for Roof Mounted Signs

	Standard	Other Requirements
Sign Area	See Table A (Standards for Permanent Signs by Use).	Such signs are included in the total allowable sign area for building mounted signs.
Mounting Height	Max. 25 feet from grade.	
Number of Signs	See Table A (Standards for Permanent Signs by Use).	
Sign Placement	Permitted on sloped roof buildings only where no walls exist to accommodate a building mounted sign. Only on the lowest 1/3 of the slope of the roof, such that the sign does not project above the roof peak or break the silhouette of the building as viewed from the front of the sign face.	
Installation	Roof mounted signs shall be installed so that the structural supports of the sign are minimized. Angle irons, guy wires, braces or other secondary supports shall appear to be an integral part of the roof or roof sign.	
Illumination	Permitted – See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

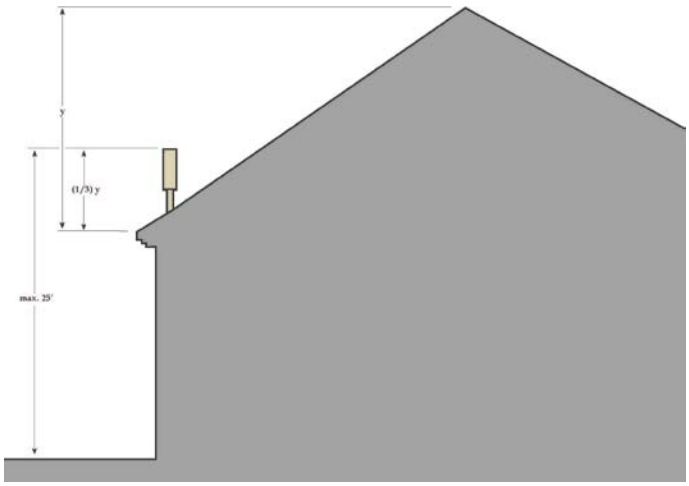

Figure J. Roof Mounted Sign

(12) **Service Island Canopy Sign**
The standards provided in Table M (Standards for Service Island Signs) shall apply.

Table 10-50.100.060.M: Standards for Service Island Canopy Signs	
	Standard
Sign Area	Included in the total allowable building mounted sign area.
Illumination	Permitted - See Section 10-50.100.050.C.
Permitting	Sign Permit is required.

Figure K. Service Island Canopy Sign

ADD DRAWING

(13) **Suspended Sign**
The standards provided in Table N (Standards for Suspended Signs) shall apply.

Table 10-50.100.060.N: Standards for Suspended Signs		
	Standard	**Other Requirements**
Sign Area	Signs ≤ 4 sq. ft. are not included in the total allowable sign area for building mounted sign area.	Signs > 4 sq. ft. in area are included in the total allowable building mounted sign area.
Sign Placement	On or immediately adjacent to the business the sign identifies.	Min. of 8 feet from the bottom of the sign to nearest grade/sidewalk. Sign shall not extend beyond the edge of the building façade or overhang on which it is placed.
Number of Signs	Max. 1.	
Illumination	Permitted - See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

Figure L. Suspended Sign

(14) **Window Sign**
The standards provided in Table O (Standards for Permanent Window Signs) shall apply.

Table 10-50.100.060.O: Standards for Permanent Window Signs

	Standard	Other Requirements
Sign Area	Area of temporary and permanent window signs combined shall not exceed 25% of the area of the window on or within which they are displayed.	Combined window coverage shall not exceed 25% of the area of any 1 window. Signs constructed of perforated vinyl or painted on the window shall be included as part of the 25% area calculation. Permanent window signs are included in the total allowable sign area for building mounted signs.
Sign Placement	No higher than 1st story windows.	Inside mounting preferred.
Illumination	Neon illumination only.	
Permitting	Sign Permit is required.	

Figure M. Window Sign

(14) **Other Sign Types**
The standards provided in Table P (Standards for Other Sign Types) shall apply.

Table 10-50.100.060.P: Standards for Other Sign Types

	Standard	Other Requirements
Drive Through Menu Board and Confirmation Signs		
Sign Area	Menu Board = Max. 40 sq. ft. Order Confirmation Board = Max. 2 sq. ft.	If the sign area for both signs combined is greater than 42 sq. ft., the sign area is included in the total allowable building mounted sign area.
Sign Placement	One each per drive though lane	
Illumination	Internally illuminated only.	
Permitting	No Sign Permit required.	
Fuel Pump Signs		
Sign Dimensions	Max. 1.5 ft. high and ≤ the width of the fuel pump.	Sign area is excluded from the total allowable building sign area.
Sign Placement	Max one fuel pump sign per fuel pump.	1 fuel pump topper sign, max. 2 sq. ft., per fuel pump also permitted.
Illumination	Internally illuminated only.	
Permitting	No Sign Permit required.	

Table 10-50.100.060.P: Standards for Other Sign Types		
	Standard	**Other Requirements**
Menu Display Box		
Sign Area	4 sq. ft.	If > 4 sq. ft., area is included in the total allowable building mounted sign area.
Sign Placement	On a wall or within a window of the bar or restaurant it serves.	Designed to be architecturally compatible with the building.
Illumination	Non-illuminated or externally illuminated with down directed, fully shielded fixtures only.	
Permitting	No Sign Permit required for menu display box ≤ 4 sq. ft.	Sign Permit required for menu display box > 4 sq. ft.
Open Sign		
Sign Area	Max. 2 sq. ft.	Not included in the total allowable building mounted sign area.
Sign Placement	Max. 1 sign per business.	
Illumination and Display	Fixed copy or display only – no flashing, scrolling, blinking, or moving text or images.	
Permitting	No Sign Permit required.	
Vending Machine and Similar Facilities		
Sign Area	When placed outside of a business, signs that are an integral part of such machines shall be included in total allowable building mounted sign area.	

10-50.100.070 Comprehensive Sign Programs

A. **Purpose**

1. The purpose of this Section is to provide a process to respond to special signage needs for proposed or existing multi-family residential and non-residential uses, as well as to provide sign design incentives that promote superior sign design, materials, and methods of installation.

2. A Comprehensive Sign Program provides non-residential and multi-family residential uses with flexibility to develop innovative, creative and effective signage and to improve the aesthetics of the City. This program also provides an alternative to minimum standard signage subject to sign design performance standards.

B. **Applicability**
Comprehensive Sign Programs apply to proposed or existing non-residential and multi-family residential uses as follows:

1. A Comprehensive Sign Program is required for:

a. All proposed non-residential single-tenant, multi-tenant, or multi-story developments, and residential master planned communities; and

b. Existing non-residential multi-tenant uses, when:

(1) A building addition and/or an increase of use is proposed in terms of gross floor area, seating capacity, or other units of measurement indicating an intensification of use of 25 percent or more; or

(2) An exterior structural remodeling of the building facade is proposed which affects signage.

2. A Comprehensive Sign Program may voluntarily be developed and maintained by the owner, applicant, or representative of any new or existing non-residential and multi-family residential use, when the owner, applicant or representative seeks allowed adjustments under Section 10-50.100.080 (Sign Design Performance Standards). Any adjustments authorized under a Comprehensive Sign Program using the Sign Design Performance Standards apply to all building mounted signs and freestanding signs within the boundaries of the subject site.

C. **Review**

1. Applications for a Comprehensive Sign Program, including a Comprehensive Sign Program that utilizes the sign design performance standards provided in Section 10-50.100.080 (Sign Design Performance Standards), shall be reviewed by the Director.

2. All Comprehensive Sign Program submittals shall be reviewed for compliance with the requirements of this Division, and the Director shall either approve, conditionally approve, or deny the proposed Comprehensive Sign Program. Following approval by the Director, a copy of the approved Comprehensive Sign Program will be made available to the applicant. Individual signs for multi-tenant developments included within the approved Comprehensive Sign Program are subject to the issuance of separate Sign Permits in compliance with this Division. A Comprehensive Sign Program for a single-tenant development requires only one sign permit.

3. The Planning Commission shall review all Comprehensive Sign Programs that request an increase in allowable sign height and area beyond the limits established in Section 10-50.100.080 (Sign Design Performance Standards) for freestanding signs for multi-tenant buildings or shopping centers.

D. **Supplemental Provisions**

1. Modifications to an approved Comprehensive Sign Program may be requested in compliance with the procedures set forth in this Section.

2. No sign identified in this Section may be placed upon real property without the consent of the real property owner(s), who shall either sign and submit the application for a Comprehensive Sign Program or designate in writing an authorized representative.

3. A Comprehensive Sign Program may be implemented in phases.

E. **Submittal Requirements**
A complete application for Comprehensive Sign Program review and approval is required following, or in conjunction with, the approval of the required site plan for the development, and prior to issuance of a building permit. The application shall be signed by the property owner(s), and/or their authorized agent(s), if appropriate, of the property covered by the Comprehensive Sign Program, and shall include the following:

1. An accurate site plan of the overall development, including all parcels included within the multi-tenant development or master planned community, at a scale determined by the Director;

2. The location and sizes of existing and proposed buildings, parking lots, driveways, streets and landscaped areas of the development;

3. The size, location, height, color, lighting source, and orientation of all proposed signs for the development, with a computation of sign area for each sign type;

4. A complete set of sign standards, including but not limited to, style, colors, type(s), placement, letter size, and number of signs and sign material(s);

5. A narrative description of the development to demonstrate that the sign program meets the required findings and/or sign design standards;

6. A non-refundable sign permit fee as provided in Appendix 2 (Planning Fee Schedule); and

7. Any other information deemed necessary to meet the findings noted above.

F. **Individual Signs Authorized by an Approved Comprehensive Sign Program**
Sign Permits, which must be obtained in compliance with Section 10-20.40.120 (Sign Permit - Permanent Signs), are required for individual signs authorized by an approved Comprehensive Sign Program, provided:

1. The signs comply with all applicable conditions of the approved Comprehensive Sign Program;

2. Sign Permit applications are submitted within a time period specified as part of the conditions of the content or review of the Comprehensive Sign Program, where applicable; and

3. Sign Permit applications are submitted prior to any subsequent amendment to this Division which is more restrictive than provisions existing when the Comprehensive Sign Program was approved.

10-50.100.080 Sign Design Performance Standards

A. **Sign Design Elements**
Increases in the allowable area and/or height of certain types of signs may be approved to encourage permanent signs with design features that are preferred by the City and the community at large.

The preferred design features detailed below shall apply to both freestanding and building mounted signs subject to the limitations in Subsection B. These preferred design features are in addition to the base maximum area and height limitations described in Table 10-50.100.060.A (Standards for Permanent Signs by Use). In addition, all signs located in multi-tenant centers are required to comply with the center's comprehensive sign program, if such a plan has been approved by the City.

1. **Raised Letter Signs**
This standard encourages the use of individual lettered business and logo design, or where appropriate, signs containing copy, logo and/or decorative embellishments in relief on the face of the sign. Such improved sign design enhances the readability of sign copy and projects a positive image of the business or use. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be approved for sign designs that display either:

a. Pan channel letters without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall; or,

Figure A: Raised Letter Sign

b. Where appropriate, carved signs with a three-dimensional textured surface that is integral to its design, such as extensively carved, routed and/or sandblasted signs containing the business name and/or logo.

Figure B. Carved Sign

2. **Simplified Letter and/or Logo Copy**
The purpose of this standard is to encourage easily recognizable business identification while simplifying the appearance of the city streetscape. A sign area and/or height increase, as established in Table A (Percentage

Increases for Design Features Used), may be approved for the signs utilizing this design standard.

3. **Sign Structure Materials**
This standard encourages the use of native or natural materials in the construction of sign structures, resulting in improved and innovative sign design and an improved image of the business or development to which it refers. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be approved for the sign designs in which a minimum of 75 percent of the sign structure and face are constructed of native or natural materials, including malpais rock, flagstone, river rock, redwood, cedar, treated pine, used brick, and/or unpainted or unfinished non-reflective metals.

Figure C. Sign Structure Materials

4. **Sign Structure which Blends with the Development Site**
This standard encourages the incorporation of a sign and sign structure into a major element of a building façade or significant landscape feature, resulting in the creation of a unique image for the development or premises on which it is located. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be approved for the sign designs that integrate major architectural elements or details of the development site into the building façade for a building mounted sign, or the support structure for a freestanding sign.

Figure D. Sign Structure which Blends with Development Site

5. **Freestanding Signs of Reduced Height**
This standard encourages the reduction of the overall height of freestanding signs the limitations of which are established in Table 10-50.100.060.H (Standards for Freestanding Signs), while maintaining sign and site compatibility and improving the image of the business or development. See Table A (Percentage Increases for Design Features Used) for percentage increases allowed.

Table 10-50.100.080.A: Percentage Increases for Design Features Used

Single Tenant Use	Freestanding Sign		Building Mounted Sign	
	Area Increase	Height Increase	Area Increase	Height Increase
1. Raised Letter	15%	10%	10%	5%
2. Simplified Letter and/or Logo Copy	15%	10%	10%[1]	5%
3. Sign Structure Materials	15%	15%	10%	5%
4. Sign Structure which blends with Development Site	15%	15%	10%	5%
5. Freestanding Signs of Reduced Height	15% area increase for each 1-foot in height reduction		N/A	
Multi-Tenant Use				
1. Raised Letter	15%	10%	10%	5%
2. Simplified Letter and/or Logo Copy[2]	15%	20%	N/A	
3. Sign Structure Materials	15%	15%	10%	5%
4. Sign Structure which blends with Development Site	15%	15%	10%	5%
5. Freestanding Signs of Reduced Height	15% area increase for each 1-foot in height reduction		N/A	

Table 10-50.100.080.A: Percentage Increases for Design Features Used

End Notes

[1]Also applies to an individual occupancy within a multi-tenant building, development, or shopping center.

[2]Applies to multi-tenant building, development, or shopping center.

B. **Cumulative Adjustments**
Where more than one feature listed in Subsection A is proposed, the adjustment allowed for each individual feature is cumulative. Such sign area and/or height adjustment is measured and based upon the permitted sign area and height for the applicable site as determined in Section 10-50.100.060 (Permanent Signs) of this Division. Cumulative adjustments for sign area and sign height for freestanding and building mounted signs are provided in Table B (Cumulative Adjustments).

Table 10-50.100.080.B: Cumulative Adjustments

# of Features Used	Freestanding Signs		Building Mounted Sign	
	Area	Height	Area	Height
2	30%	20-30%[1]	20%	10%
3	45%	35-40%[1]	30%	15%
4	60%	50%	40%	20%
Standard #5 w/ Standards 1-4	Not to exceed 75% of original max. permitted sign area	N/A	N/A	N/A
Cumulative Maximum Sign Area Increase Allowed	75%	50%	50%	20%

End Notes

[1] This percentage varies depending on which design features listed in Table A are utilized.

10-50.100.090 Temporary Signs

A. **Purpose**
The Council finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and litter that threatens the public's health, safety, and welfare. The purpose of these regulations is to ensure that temporary signs are not used to continuously advertise goods, services, or other events, and to limit the distractions to the traveling public by eliminating the aesthetic blight and litter caused by temporary signs by allowing them only in the time, place, and manner specified in this Section.

B. **General to All**

1. Temporary signs are allowed only in compliance with the provisions of this Section;

2. Unless specifically indicated, a Temporary Sign Permit is required for all temporary signs in accordance with Section 10-20.40.130 (Temporary Sign Permits). The applicable fee for a Temporary Sign Permit is established in Appendix 2 (Planning Fee Schedule).

3. Temporary signs shall not be illuminated;

4. Temporary signs associated with events restricted to a City park or other City-owned or operated public property, including streets, vacant land, and parking lots, shall be reviewed and approved by the Recreation Services Section in compliance with the Special Event Permit Policy;

5. The following elements shall be prohibited on temporary signs:

   a. Any form of illumination, including flashing, blinking, or rotating lights;

   b. Animation;

   c. Reflective materials; and

   d. Attachments, including, but not limited to, balloons, ribbons, loud speakers, etc.

6. Temporary signs are not allowed on any City property except as specifically authorized and permitted by the City. This prohibition does not apply to temporary signs held by individuals and not affixed to or placed on City property, so long as the individual holding the sign is on property determined to be a traditional public forum and the individual is not blocking ingress or egress from buildings or creating a safety hazard by impeding travel on sidewalks, bicycle and vehicle lanes, or trails;

7. Temporary signs shall not be placed in clear view zones at street intersections or driveways (Refer to Section 10-50.100.050.F (Sign Placement at Intersection)) and are not allowed within the public right-of-way, including, but not limited to, travel lanes, bicycle lanes, street shoulders, parkway strips, medians, curbs, sidewalks, and trails; and

8. The Director may remove or cause to be removed any temporary or portable sign erected or displayed upon, or projecting into public property.

C. **Specific to Commercial and Industrial Zones, Transect Zones T5 and T6, and Multi-family Residential Zones**
A summary of permitted temporary sign types permitted in this Section are listed in Table A (Summary of Permitted Temporary Sign Types) below. Table A also identifies whether temporary directional off-premise signs, temporary off-premise signs, or temporary on-premise signs are permitted.

Table 10-50.100.090.A: Summary of Permitted Temporary Sign Types				
Temporary Sign Type	**Off-premise Directional Sign**	**Off-premise Sign**	**On-site Sign**	**Section 10-50.100.090**
Approved Temporary Uses	P	P[1]	P	C.1
Civic or Non-Profit Events	P	P[1]	P	C.2
City Special Event or Recreation Event	P	P[1]	P[2]	C.3
On-Premises Business Signs	--	--	P	C.4
Temporary Development/ Construction Signs	--	--	P	C.5
Sign Walkers	--	P[3]	P	C.6

End Notes

[1] Permitted only on the City's approved sign support structures.

[2] Such signs are permitted subject to the standards applicable to City Special Events.

[3] Only allowed on private property or on a public sidewalk immediately adjacent to the business or use being advertised.

Key	
P	Permitted Sign
--	Sign Not Allowed

Temporary signs on the exterior of a structure or on private property are allowed on property zoned commercial, industrial, or transect zones T5 and T6 in compliance with the following standards:

1. **Signs for Approved Temporary Uses**
   Signs displayed in connection with an approved temporary use as established in Section 10-20.40.150 (Temporary Use Permits) shall comply with the standards provided in Table B (Standards for Approved Temporary Uses at the Location of the Event).

Table 10-50.100.090.B: Standards for Approved Temporary Uses at the Location of the Event		
	Standard	**Other Requirements**
Sign Area	Max. 24 sq. ft.	
Placement	Only on the site for which the temporary use is authorized. Securely attached to a stationary structure, canopy, fence or vehicle associated with the temporary use.	Not in public right-of-way or on public property. Shall not create a hazard for pedestrian or vehicular traffic. See Section 10-50.100.090.B.

Table 10-50.100.090.B: Standards for Approved Temporary Uses at the Location of the Event		
	Standard	**Other Requirements**
Period of Use	Max. 7 days before an event.	
Removal	Within 1 day after event.	
Number of Signs	Max. 1 per street frontage for the approved temporary use. If the temporary use has multiple vendors, each vendor may have 1 sign, max. 12 sq. ft., and it must be located at the vendor's booth.	
Directional Signs	See Table 10-50.100.090.E	
Material	Rigid materials only.	Banners, balloons and pennants prohibited.
Illumination	Not permitted.	
Permitting	No Sign Permit required. Reviewed as a part of the Temporary Use Permit for the use.	

2. **Civic and Non-Profit Event Signs**

   a. All signs advertising events organized and implemented by civic and non-profit organizations, or events for which a Special Event Permit has been approved by the Recreation Services Section, shall comply with the standards provided in Table C (Standards for Temporary Civic or Non-Profit Event Signs at the Location of the Event) and Table D (Standards for Temporary Off-Premise Signs on City Approved Sign Support Structures for City Special and Recreation Events, and Civic or Non-Profit Events).

Table 10-50.100.090.C: Standards for Temporary Civic or Non-Profit Event Signs at the Location of the Event	
	Standard
Period of Use	Max. 7 days before an event.
Removal	Shall be removed within 1 day after an event.
Sign Placement	Only on the property where the event will be held. Not in public right-of-way, street medians, or FUTS trails. Shall not create a hazard for pedestrian or vehicular traffic. See Section 10-50.100.090.B.
Mounting Height	Max. 6 feet.
Sign Area	Max. 24 sq. ft.
Number of Signs	Max. 1 per frontage.
Illumination	Not permitted.
Permitting	No permits required.

Table 10-50.100.090.D: Standards for Temporary Off-Premise Signs on City-Approved Sign Support Structures for City Special or Recreation Events, and Civic and Non-Profit Events	
Number of Events	No more than 3 events per organization per year may be advertised on City-approved sign support structures.
Period of Use	Max. 7 days before an event.
Sign Placement	Only at approved locations (See b. below).
Mounting Height	Max. 6 ft.
Sign Size and Area	Max. 3' by 8'; Max. 24 sq. ft.
Banner Details	Grommets shall be placed at each of the corners of the banner for secure attachment to the support structure. Banners shall not have brand identification, such as "Sponsored by XYZ Corporation" or a product brand across the face of the banner as a background. Logos for sponsors of the event or the banner shall be limited to max. 20% of the area of the banner.
Number of Signs	1 sign for each event per support structure, to a max. of 3 sign support structures.
Removal	Within 1 day after an event.
Illumination	Not permitted.
Permitting	No permit required.

b. An application may be submitted to the Director for the placement of up to three banners on City-approved sign support structures (illustrated in Figure A) for the purpose of promoting a forthcoming civic or non-profit event, a City Recreation Services event, or an event for which a Special Event Permit has been approved by the Recreation Services Section. Placement on these structures is reserved on a first come, first serve basis up to three-months in advance of the event. The locations of the City's approved sign support structures are available on a map on file with the Planning Section.

Figure A. Civic or Non-Profit Event Sign Structure

3. **Temporary Directional Signs for City Special Events, Parks and Recreation Events, and Approved Temporary Uses**
The standards provided in Table E (Standards for Temporary Directional Signs for City Special Events, Recreation Events, Civic and Non-Profit Events, and Approved Temporary Uses) shall apply.

Table 10-50.100.090.E: Standards for Temporary Directional Signs for City Special Events, Recreation Events, Civic and Non-Profit Events, and Approved Temporary Uses

	Standard	Other Requirements
Area	Max. 6 sq. ft.	
Height	Max. 4 feet.	
Placement	Private property only. Only allowed 1 day prior to an event.	Not in public right-of-way or on public property. Shall not create a hazard for pedestrian or vehicular traffic. See Section 10-50.100.090.B.
Removal	Within 1 day after an event.	
Number of Signs	No limit.	
Illumination	Not permitted.	
Permitting	No Sign Permit required - reviewed as part of Special Event Permit.	

4. **Temporary On-Premises Business Signs**
Temporary signs related to an on-premises business use shall be allowed, subject to the following requirements and limitations:

a. **Applicability**
Temporary business signs shall not be used to continually advertise goods, services, or events on a site. Temporary signs shall only be used for short term advertising of promotional or seasonal sales events, and for a new occupancy or use, grand opening, going-out-of-business, or a temporary event such as a farmers market or flea market.

b. **Standards for Specific Temporary Business Signs**
Standards for specific types of temporary business signs are established in Table F (Standards for Specific Temporary Business Signs). Only one of the following temporary business signs may be displayed per 150 linear feet of property frontage or part thereof at any one time, and for no longer than the maximum time allowed for temporary business signs.

Table 10-50.100.090.F: Standards for Specific Temporary Business Signs		
	Maximum Duration	**Other Requirements**
New Occupancy or Use Sign	45 consecutive days within the first 6 months of establishment of a new occupancy or use.	Max. 1 sign per business. May not be combined with a grand opening sign. Sign to be removed when permanent sign is installed.
Grand Opening Sign	30 consecutive days.	Max. 1 sign per business. May not be displayed at the same time as a new occupancy or use sign.
Promotional or Seasonal Sales Sign[1]	Max. of 1 sign for no more than 10 consecutive days, max. 6 times per calendar year.	Only 1 permit is required per calendar year.
Going-Out-of-Business Sign	30 consecutive days.	Max. 1 sign per business. Sign to be removed when business finally closes.

End Notes

[1] Includes Temporary Wall Banners, Temporary Vertical Banners, and Temporary Window Signs.

c. **Types of Temporary Signs**
Wall banners are preferred as the best option for business owners desiring to place temporary business signs. Where the placement of a wall banner is not practical due to limited visibility from a public right-of-way or other constraints a vertical banner may be permitted as an alternative to the wall banner.

(1) **Temporary A-Frame or Upright Signs**
Temporary A-frame signs including upright signs shall comply with the standards provided in Table G (Standards for Temporary A-Frame or Upright Signs).

Figure B. A-Frame Sign

Figure C. Upright Sign

Table 10-50.100.090.G: Standards for Temporary A-Frame or Upright Signs		
	Standard	**Other Requirements**
Placement to advertise promotional or seasonal sales	Private property only at the business location.	Not in public right-of-way or on public property. Shall not create a hazard for pedestrian or vehicular traffic. See Section 10-50.100.090.B.
Duration of use	See Table 10-50.100.090.F.	
Placement as secondary signage	Private property only at the business location.	Only on the walkway directly in front of the store. Shall not interfere with pedestrian travel or encroach upon a required accessible path. Not in public right-of-way, sidewalks, parking areas, driveways, or landscape areas.
Duration of use	No limitation on the number of days they may be used.	
Hours of use	Business hours only.	Removal at the close of business required.
Height	Max. 4 feet.	
Width	Max. 3 feet.	
Number of Signs	Max. 1 per business.	May either advertise a promotional/seasonal sale or be used for secondary signage.
Illumination	Not permitted.	
Permitting	Sign Permit required.	
Design and construction	Shall be: (1) Constructed of min. ¾-inch, high density exterior grade compressed wood or molded plastic; (2) Constructed with a protective, water resistant coating that is impervious to weather conditions; (3) Constructed with cut vinyl graphics and may contain zip tracks for changing of cut vinyl graphics; (4) Of sufficient weight and durability to withstand wind gusts, storms, etc.; and (5) Maintained in a professional manner free of chipping paint, cracks, gouges, and loss of letters, etc.	

(2) **Temporary Vertical Banners**
Temporary vertical banners shall comply with the standards provided in Table H (Standards for Temporary Vertical Banners).

Figure D. Temporary Vertical Banner

Table 10-50.100.090.H: Standards for Temporary Vertical Banners

	Standard	Other Requirements
Placement	Private property only at the business location. Securely fastened to the ground.	Not in public right-of-way or on public property. Shall not create a hazard for pedestrian or vehicular traffic. See Section 10-50.100.090.B.
Mounting	Secure attachment to mounting pole required.	
Hours of use	Business hours only.	Removal at the close of business required.
Duration of use	See Table 10-50.100.090.F.	
Height	Max. 10 feet.	Measured from grade to the top of the vertical banner.
Width	Max. 2 feet.	
Number of Signs	Max. 1 per business.	
Illumination	Not permitted.	
Permitting	Temporary Sign Permit required.	
Design and construction	Professionally crafted.	

(3) **Temporary Wall Banners**
Temporary wall banners are permitted in all commercial and industrial zones in compliance with the standards provided in Table I (Standards for Temporary Wall Banners).

Table 10-50.100.090.I: Standards for Temporary Wall Banners

	Standard	Other Requirements
Placement	Private property only.	Not in public right-of-way. Not attached to a vehicle.
Mounting	Attached to a primary structure only, and not to any part of a roof or the supports for the roof.	Secure attachment to building required.
Mounting Height	Max. 25 feet to top of sign.	
Area	Max. 24 sq. ft.	
Number of Signs	Max. 1 per business.	
Illumination	Not permitted.	
Duration of use	See Table 10-50.100.090.F.	
Permitting	Temporary Sign Permit required.	Wall banners shall not be used as permanent signs.
Design and construction	Professionally crafted.	

Figure E. Temporary Wall Banner

(4) **Window Signs**
Temporary window signs shall comply with the standards provided in Table J (Standards for Temporary Window Signs).

Table 10-50.100.090.J: Standards for Temporary Window Signs

	Standard	Other Requirements
Sign Area	Area of temporary and permanent window signs combined (including signs constructed of perforated vinyl or painted on the window) shall not exceed 25% of the area of the window on or within which they are displayed.	Not included in the total allowable sign area.
Sign Placement	No higher than 1st story windows.	Inside mounting preferred.
Illumination	Not permitted.	
Permitting	No Sign Permit required.	

5. **Temporary New Development/Construction Signs**
Temporary signs announcing new development or construction shall comply with the standards provided in Table K (Standards for Temporary New Development/Construction Signs).

Table 10-50.100.090.K: Standards for Temporary New Development/Construction Signs

Sign Area	Max. 32 sq. ft.	
Sign Placement	Max. 1 sign per street frontage. Only on the site where the new development is proposed.	Only after Site Plan Approval has been granted.
Sign Removal	Prior to issuance of a Certificate of Occupancy.	
Illumination	Not permitted.	
Permitting	No Sign Permit required.	

6. **Sign Walkers**
Sign walkers are allowed, subject to the following standards:

a. Sign walkers shall only be allowed in commercial and industrial zones, and Transect Zones T5 and T6;

b. Sign walkers shall only be located on private property with the property owner's or property manager's written approval, or on a public sidewalk or walkway immediately adjacent to the property for

which the use, activity, business, sale, or advertising is being conducted;

c. Sign walkers shall be located a minimum of 30 feet from a street or driveway intersection measured from the back of the curb or edge of pavement if no curb exists, and shall not be located in any of the following locations:

(1) On any public property or within any public right-of-way except as specified in paragraph b.;

(2) In parking aisles or stalls;

(3) In driving lanes;

(4) On fences, walls, boulders, planters, other signs, vehicles, utility facilities or any other structure;

(5) Within 30 feet from any other sign walker; or,

(6) In a manner that results in sign walkers physically interacting with motorists, pedestrians, or bicyclists;

d. Sign walkers shall be limited to the hours of operation of the business they are advertising;

e. Sign walker signs shall not exceed eight square feet in area, shall not exceed eight feet in height when held or in place, and shall be professionally crafted;

f. Sign walker signs that include any of the following are prohibited:

(1) Any form of illumination, including flashing, blinking or rotating lights;

(2) Animation on the sign itself; or

(3) Spinning, waving, throwing the sign in the air or any other such erratic movement intended to attract attention.

g. No Sign Permit is required for sign walkers.

10-50.100.100 Sign Districts of Special Designation

A. **Flagstaff Central District**

1. **Purpose**
The additional sign regulations provided in this Section for the Flagstaff Central District Area of Special Designation are intended to recognize,

preserve and promote the inherent and unique qualities of Flagstaff's historic downtown area of the City which is an integral part of the City's economic stability and growth. The area designated as the Flagstaff Central District encompasses those areas of the City characterized by narrow streets, smaller lots, and lot frontages, and buildings representative of the early development of Flagstaff.

2. **Applicability**

   a. The Flagstaff Central District is bounded by Columbus Avenue/Switzer Canyon Drive to the north, Butler Avenue to the south, Park Street to the west, and Elden Street to the east. The Flagstaff Central District is mapped on Map 10-90.40.040 (Flagstaff Central District) in Division 10-90.40 (Overlay Maps).

   b. The standards provided in this Section shall be applied in addition to the standards and requirements otherwise established in this Division.

3. **Permits**
   All applications for Sign Permits for signs to be located in the Flagstaff Central District shall follow the sign permitting requirements and procedures established in Section 10-20.40.120 (Sign Permit - Permanent Signs), except that signs to be located in the Flagstaff Central District shall also be reviewed for approval by the Historic Preservation Officer.

4. **Findings for Signs Proposed in the Central District**
   Signs proposed in the Flagstaff Central District shall be reviewed and approved based on application of the following findings to ensure that signs are:

   a. Representative of the character of the surrounding district and adjacent architecture, as well as of the building on which they appear, when considered in terms of scale, color, materials, lighting levels, and adjoining uses;

   b. In proper scale to and expressive of the business or activity for which they are displayed;

   c. Innovative in the use of three dimensional form (i.e. letters, logos, or other sign elements shall have a minimum relief of the lesser of 1 percent of the longest sign dimension or 1.5 inches), profile, and iconographic representation;

   d. Employed with exceptional lighting design;

   e. Employed with exceptional graphic design, including the outstanding use of color, pattern, typography, and materials; and

f. Made of high quality and durable materials appropriate for an urban setting.

Figure A. Local Examples of Signs Appropriately Designed for the Flagstaff Central District

5. **Standards**
Signs within the Flagstaff Central District shall comply with the standards and requirements otherwise established in this Division as well as the following standards:

a. **Building Mounted Signs**
Building mounted signs provide simple business identification. The standards provided in Table A (Standards for Building Mounted Signs in Flagstaff Central District) shall apply.

Table 10-50.100.100.A: Standards for Building Mounted Signs in Flagstaff Central District

	Standard
Total Sign Area for the Building	The greater of: (1) The number of building entries[1] + 1 sign X 30 sq. ft. (e.g. if a building has 6 entries the Total Sign Area = 6 + 1 X 30 = 210 sq. ft.); or (2) 100 sq. ft. max.
Individual Sign Area for Each Business	The lesser of: (1)1 sq. ft. to 1 linear ft. of the width of the business space served by an entrance[2]; or (2) 100 sq. ft. max.; or (3) The total sign area for the building.
Number of Signs	Number of building entries + 1~~1 per business~~.
Sign Placement	No higher than the lesser of either: (1) The 2nd story sill level; or (2) On or above the expression line of any building; or (3) Not above any visible roofing material on the building element; or (4) Max. 25 feet. At least 1 sign shall be associated with the building entry zone[1] (may be wall mounted, projecting, awning, etc.). Sign copy on awnings is only permitted on 1st story windows. Where multiple businesses use a common entrance, a common sign shall be placed adjacent to the sidewalk level building entry[3].
Painted Building Mounted Signs	Shall comply with Table 10-50.100.060.C. The requirement for three dimensional form required in the Findings for Signs Proposed in the Central District shall not apply.
Illumination	See Section 10-50.100.050.C.
Permitting	Sign Permit is required.

End Notes

[1] Building entries in this context do not include service entries or separate doors for lodging rooms.

[2] Where a building has multiple frontages (i.e. a corner building), the shortest frontage shall apply.

[3] Two or more businesses served by a common entrance are considered 1 business for sign computation purposes.

Figure B. Total Sign Area for the Building and Individual Sign Area for Each Business

(1) Signs painted directly on the building when the wall surface already has been painted in a uniform manner are permitted. Signs proposed for previously unpainted rock or brick are not permitted. Heritage signs shall not be defaced or obscured.

(2) **Awning and Canopy Signs**
Awning signs used to enhance a storefront or canopy signs used to accent building entries may be used in lieu of projecting signs, and may be used in coordination with flush building mounted signs. Such signs are subject to the provisions in Section 10-50.100.060.C.4.b.(1) and (3).

Figure C. Awning and Canopy Signs

(3) **Building Identification Sign**
The standards provided in Table B (Standards for Building Identification Signs) shall apply.

Table 10-50.100.100.B: Standards for Building Identification Signs in the Flagstaff Central District		
	Standard	**Other Requirements**
Sign Area	Signs ≤ 12 sq. ft. are not included in the total allowable sign area.	Signs > 12 sq. ft. are included in the total allowable area for building mounted signs.
Mounting Height	No limitation - shall not project above the roof peak or break the silhouette of the building.	
Sign Placement	Shall be placed above, or in relation to, the primary entrance to the building.	
Illumination	Not permitted.	
Permitting	Sign Permit is required.	

Figure D. Building Identification Sign

(4) **Projecting Signs**
The standards provided in Table C (Standards for Projecting Signs in the Flagstaff Central District) shall apply.

Table 10-50.100.100.C: Standards for Projecting Signs in the Flagstaff Central District	
	Standard
Sign Area	Max. 16 sq. ft. (included in the total allowable sign area for building mounted signs)
Mounting Height	Min. of 8 feet from the bottom of the sign to the sidewalk, and mounted perpendicular to the building face or corner of the building.
Number of Signs	Max. 1 per business.
Sign Placement	Shall extend a max. of 4 feet from the building.
Illumination	Non-illuminated or externally illuminated. Down directed, fully shielded fixtures only.
Permitting	Sign Permit is required

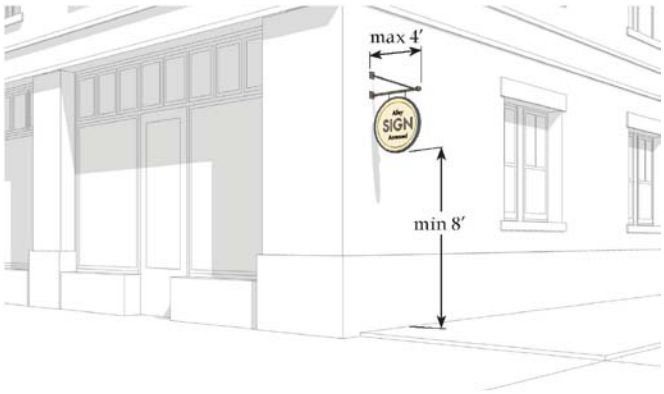

Figure E. Projecting Sign

b. **Freestanding Signs**
Two styles of freestanding signs are permitted within the Flagstaff Central District: either a low profile freestanding sign, or a freestanding suspended sign. The standards provided in Table D (Standards for Freestanding Signs in Flagstaff Central District) shall apply.

Table 10-50.100.100.D: Standards for Freestanding Signs in Flagstaff Central District

	Standard		Other Requirements
	Area	**Height**	
Low Profile Freestanding Sign – Single Tenant Use	24 sq. ft.	6 feet	Shall be mounted on 2 poles placed at the outermost sides of the sign face, or on a low profile sign base.
Low Profile Freestanding Sign – Multiple Tenant Use	32 sq. ft.	8 feet	Shall be mounted on 2 poles placed at the outermost sides of the sign face, or on a low profile sign base.
Freestanding Suspended Sign	18 sq. ft.	10 feet to top of sign pole	Sign structure shall consist of a vertical pole and horizontal decorative sign support, and shall be constructed of wood or metal.
Number of Signs	1 sign permitted per business.		
Illumination	See Section 10-50.100.050.C.		Externally illuminated with down-directed and shielded fixtures only.
Permitting	Sign Permit is required.		

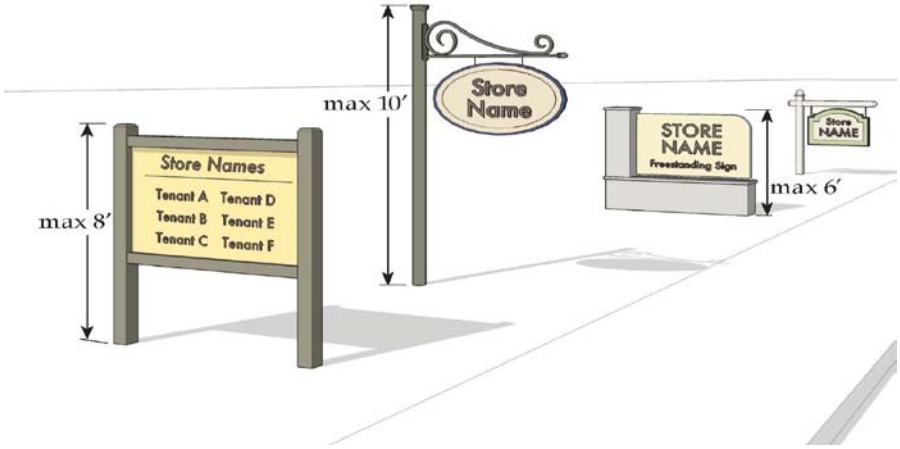

Figure F. Freestanding Sign

c. **Temporary Signs**
Temporary signs proposed within the Flagstaff Central District shall comply with the standards established in Section 10-50.100.090 (Temporary Signs).

B. **Downtown Historic District**

1. **Purpose**
This Section establishes additional sign regulations for the Downtown Historic District. Refer to Division 10-30.30 (Heritage Preservation).

2. **Applicability**

a. The Downtown Historic District applies to all properties located within the T6 Transect Zone (Refer to Section 10-10.40.100, T6 Downtown (T6) Standards) and the area bounded by the east side of Humphreys Street to the west side of Verde Street, and by the north side of Route 66 to the south side of Cherry Avenue, including portions of Flagstaff Townsite and Railroad Addition Subdivisions. The Downtown Historic District is mapped on Map 10-90.40.030 (Downtown Historic Design Review), in Division 10-90.40 (Overlay Maps).

b. The standards provided in this Section for the Downtown Historic District shall be applied in addition to the standards and requirements otherwise established in this Division.

3. **Permits**
All applications for Sign Permits for signs to be located in the Downtown Historic District shall follow the sign permitting requirements and procedures established in Section 10-20.40.120 (Sign Permit - Permanent Signs), except that the Heritage Preservation Commission or Heritage

Preservation Officer shall also review the Sign Permit application following the procedures established in Division 10-30.30 (Heritage Preservation).

4. **Design Standards**
Signs within the Downtown Historic District shall comply with the standards and requirements otherwise established in this Division as well as with the findings and standards established in Subsection A.4 and A.5 applicable to the Flagstaff Central District and the Development Design Standards and Guidelines for this district established in the *Design Handbook for Downtown Flagstaff (1997)*.

5. **Temporary Signs**
Temporary signs proposed within the Downtown Historic District shall comply with the standards established in Section 10-50.100.090 (Temporary Signs), except as provided below:

   a. No A-frame, upright signs, or vertical banners shall be permitted in the Downtown Historic District.

   b. Temporary stanchion signs shall comply with the standards provided in Table 10.50.100.100.E (Standards for Temporary Stanchion Signs).

Table 10-50.100.100.E: Standards for Temporary Stanchion Signs

	Standard	Other Requirements
Placement	Only within the Downtown Historic District.	Only within the amenity zone on the sidewalk directly in front of the store.
Hours of use	Business hours only.	Removal at the close of business required.
Height	Max. 4 feet.	
Width	Max. 12 inches.	
Number of Signs	Max. 1 per business.	
Illumination	Not permitted.	
Permitting	No Sign Permit required.	
Design and construction	Professionally crafted. Shall be compatible with the architectural character of the Downtown District.	

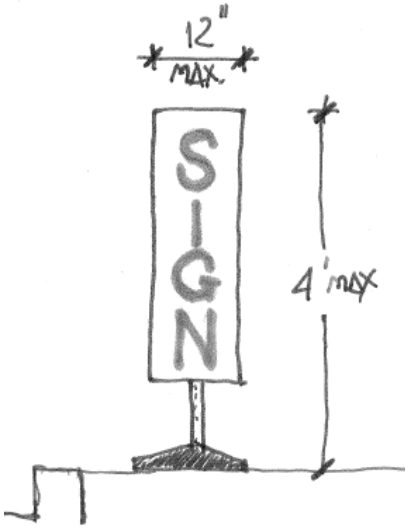

Figure G. Stanchion Sign

C. **Reserved for Future Use**

D. **Flagstaff Auto Park District**

1. **Purpose**
   The purpose of the Flagstaff Auto Park District Area of Special Designation is to recognize that the interior parcels of a large commercial center should be entitled to install the same kind of business signage as the perimeter parcels, and to promote the economic vitality and commercial viability of those businesses that do not have highway frontage.

2. **Applicability**

   a. The Flagstaff Auto Park District includes lots 1 through 13, a portion of Historic Route 66 between North Test Drive and US Highway 89, and City owned property on the southeast corner of the intersection of Historic Route 66 and US Highway 89 as illustrated in Figure H. The Flagstaff Auto Park District Area of Special Designation is not to be confused with any other district which may be designated for special consideration within the City of Flagstaff.

   b. The special regulations for the Flagstaff Auto Park District apply only to an off-premise Auto Park identification sign located on the southeast corner of the intersection of Historic Route 66 and North Highway 89 and an Auto Park entrance sign to be located on Lot 8 at the northeast corner of the intersection of Test Drive and Historic Route 66. All other signs proposed on all lots and parcels within the Flagstaff Auto Park District shall comply with the applicable provisions of this Division.

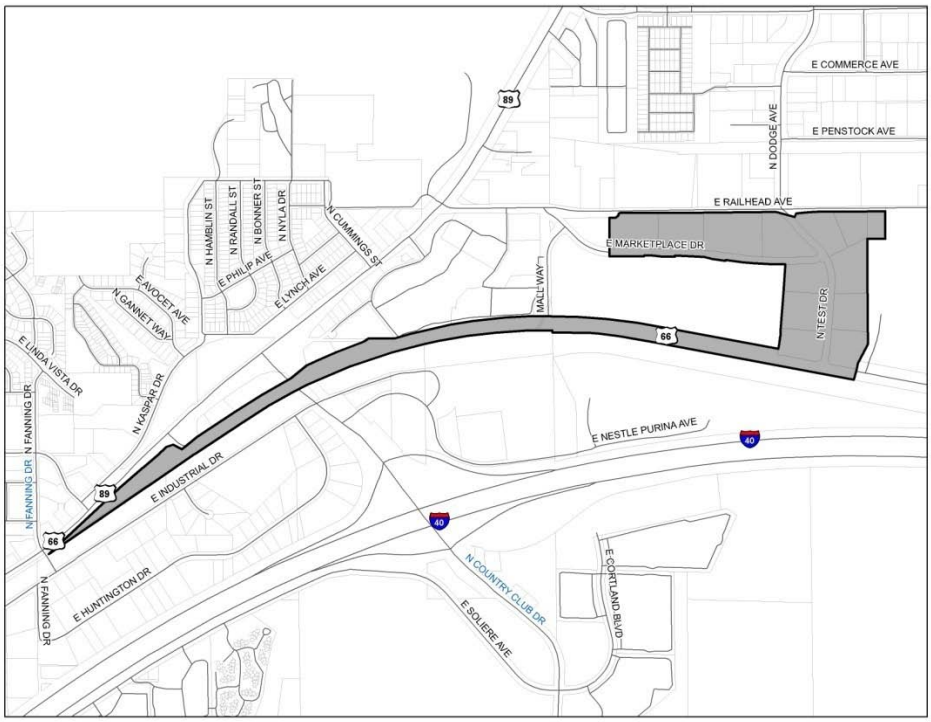

Figure H. Flagstaff Auto Park District

3. **Permits**

   a. Permits for signs in the Flagstaff Auto Park District Area of Special Designation may only be issued after a completed sign permit application (Refer to Section 10-20.40.120 (Sign Permit - Permanent Signs) and Section 10-20.40.130 (Sign Permit - Temporary Signs)) has been reviewed by the Planning Director.

   b. The Planning Director may approve, conditionally approve or deny a sign proposal for the off-premise Auto Park identification sign or an Auto Park entrance sign in the Flagstaff Auto Park District, and shall only approve an application that complies with the Design Standards established in Subsection 4.

4. **Design Standards**

   a. **Primary Flagstaff Auto Park District Identification Sign**
   The primary Flagstaff Auto Park District identification sign shall comply with the following standards. Refer also to Figure I.

      (1) **Overall Sign Dimensions**

         (a) **Height**
         The maximum overall height of the sign shall be 22 feet and three inches measured from the highest finish grade at the base of the sign to the top of the sign. The maximum height of

the sign body and base measured from the highest finish grade to the top of the sign body shall be nine feet.

(b) **Diameter**
The maximum diameter of the sign body (i.e. where the auto dealer logos will be placed) shall be 15 feet.

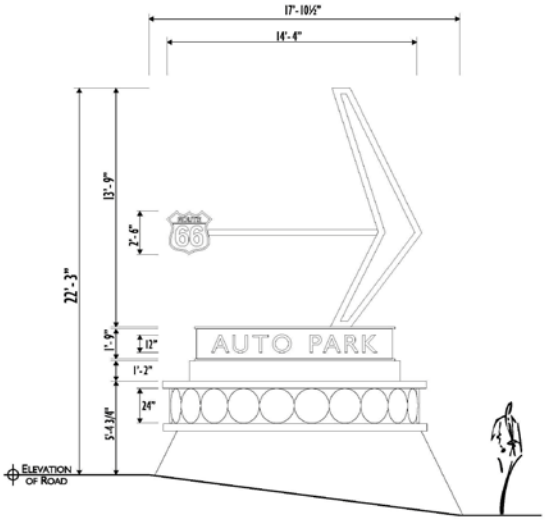

Figure I. Primary Flagstaff Auto Park District Identification Sign

(2) **Sign Materials and Standards**

(a) The sign base below where the auto dealer logos will be placed shall be constructed with natural stone or an authentic simulation of natural stone.

(b) The sign copy identifying this sign for the Flagstaff Auto Park District shall be mounted without raceways.

(c) Signs for individual auto dealers shall only be mounted on the sign body, and shall only include logos for those businesses, and not text.

(d) The Flagstaff Auto Park District sign shall include a landscaped area located around the base of the sign equal to two and one-half square feet for each square foot of sign area and containing trees, shrubs and ground cover plants. Shrubs and ground covers shall have a spacing of not greater than three feet on center.

b. **Secondary Flagstaff Auto Park District Identification Sign**
The secondary Flagstaff Auto Park District identification sign shall comply with the following standards. Refer also to Figure J.

(1) **Overall Sign Dimensions**

(a) **Height**
The maximum overall height of the sign (i.e. the sign body and base only) shall be nine feet measured from the highest finish grade at the base of the sign to the top of the sign.

(b) **Diameter**
The maximum diameter of the sign body (i.e. where the auto dealer logos will be placed) shall be 15 feet.

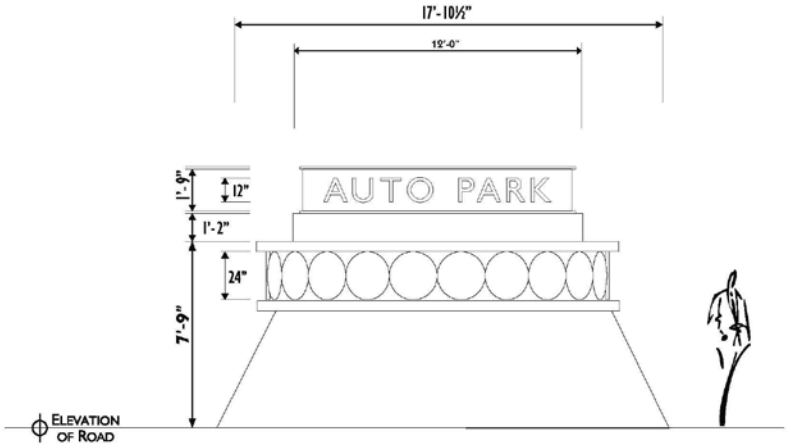

Figure J. Secondary Flagstaff Auto Park District Identification Sign

(2) **Sign Materials and Standards**

(a) The sign base below where the auto dealer logos will be placed shall be constructed with natural stone or an authentic simulation of natural stone.

(b) The sign copy identifying this sign for the Flagstaff Auto Park District shall be mounted without raceways.

(c) Signs for individual auto dealers shall only be mounted on the sign body, and shall only include logos for those businesses, and not text.

(d) The sign shall include a landscaped area located around the base of the sign equal to two and one-half square feet for each square foot of sign area and containing trees, shrubs and ground cover plants placed throughout the required landscape area. Shrubs and ground covers shall have a spacing of not greater than three feet on center.

5. **Sign Maintenance**
Signs shall be maintained in accordance with the provisions of Section 10-50.100.050.E.

E. **Flagstaff Mall and Marketplace District**

1. **Purpose**
This Section establishes additional sign regulations for the Flagstaff Mall and Marketplace District.

2. **Applicability**

a. The Flagstaff Mall and Marketplace District includes those lots developed as the Flagstaff Mall and Marketplace, a portion of Historic Route 66 between North Test Drive and North Country Club Drive, a portion of North Country Club Drive from Historic Route 66 to East Nestle Purina Avenue, and City owned property on the northeast corner of the intersection of North Country Club Drive and East Nestle Purina Avenue as illustrated in Figure K. The Flagstaff Mall and Marketplace District is not to be confused with any other district which may be designated for special consideration within the City of Flagstaff.

b. The special regulations for the Flagstaff Mall and Marketplace District apply only to an off-premise Flagstaff Mall and Marketplace identification sign located within an easement area defined in Easement Agreement (Monument Sign) between the City of Flagstaff and Flagstaff Mall SPE LLC on City owned property on the northeast corner of the intersection of North Country Club Drive and East Nestle Purina Avenue. All other signs proposed on all lots and parcels within the Flagstaff Mall and Marketplace District shall comply with the applicable provisions of this Division. Any real property located within both the Flagstaff Marketplace District and Flagstaff Auto Park District shall be considered as belonging to one or the other of these districts. No combination of districts is intended by the overlapping of the Flagstaff Mall and Marketplace District and the Flagstaff Auto Park District. The Flagstaff Mall and Marketplace identification sign referenced above may also include the name "Auto Park" within the sign name portion of the sign above the future tenant panels.

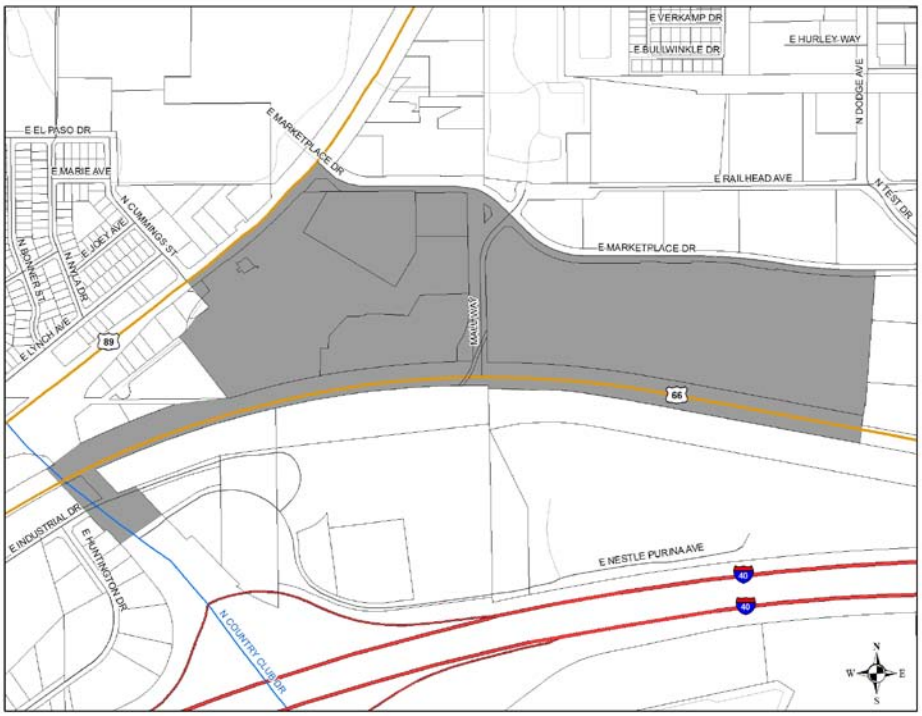

Figure K. Flagstaff Mall and Marketplace District

3. **Permits**

   a. Permits for signs in the Flagstaff Mall and Marketplace District may only be issued after a completed sign permit application (Refer to Section 10-20.40.120 (Sign Permit - Permanent Signs) and Section 10-20.40.130 (Sign Permit - Temporary Signs)) has been reviewed by the Planning Director.

   b. The Planning Director may approve, conditionally approve or deny a sign proposal for the off-premise Flagstaff Mall and Marketplace identification sign, and shall only approve an application that complies with the Design Standards established in Subsection 4.

4. **Design Standards**
   The Flagstaff Auto Park and Marketplace District identification sign shall be designed and constructed in accordance with the approved Comprehensive Sign Plan dated January 10, 2006 for the Flagstaff Mall and Marketplace, and shall comply with the following standards. Refer also to Figure L.

   a. **Overall Sign Dimensions**

      (1) **Height**
      The maximum overall height of the sign shall be 22 feet and six inches measured from the highest finish grade at the base of the sign to the top of the sign. The maximum height of the sign body

(i.e. future tenant panels signage area) and sign base measured from the highest finish grade to the base of the sign shall be 20 feet.

(2) **Length**
The maximum length of the sign base shall be 17 feet.

(3) **Width**
The maximum width of the sign base shall be four feet.

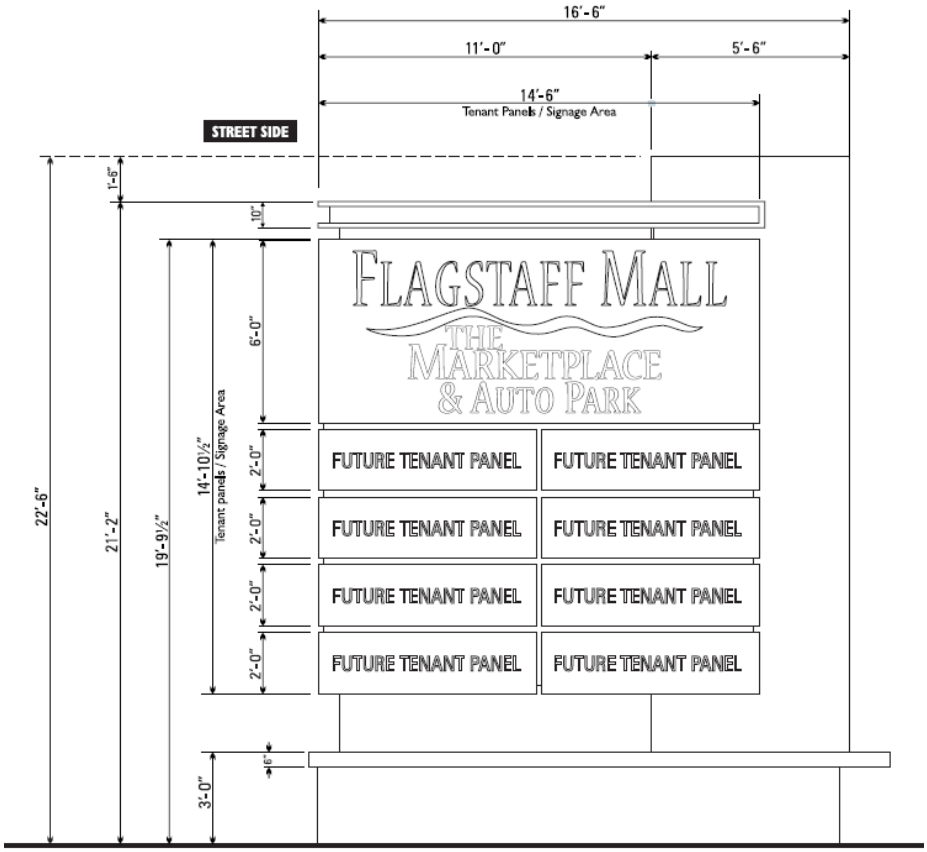

Figure L. Flagstaff Mall and Marketplace District Identification Sign

(4) **Sign Name**
The maximum height of the portion of the sign where the letters "Flagstaff Mall & Marketplace Auto Park" will be located shall be six feet, and its maximum width shall be 14 feet and six inches.

b. **Sign Materials and Standards**

(1) The sign base shall be constructed with natural stone or an authentic simulation of natural stone and capped with a concrete cap no more than six inches thick.

(2) The sign cabinet exterior shall be aluminum painted with no more than two complimentary colors with a satin finish.

(3) Eight removable aluminum routed faces mounted in two columns of four sign faces each shall be provided for future tenants of the Flagstaff Mall and Marketplace District.

(4) A white acrylic internally illuminated accent feature may be incorporated into the top of the sign cabinet.

(5) The name used to identify this sign shall be "Flagstaff Mall & Marketplace Auto Park" may be incorporated into the top of the sign cabinet.

(6) **Sign Area**

(a) The overall sign area shall not exceed 216 sq. ft. on each side of the sign.

(b) The area for each of the future tenant panels shall not exceed two feet in height and a total width for both columns of panels of 14 feet and 6 inches.

(c) Each future tenant panel shall be separated from the sign face above or below it by no more than three inches.

(d) The total height of the signage area shall not exceed 14 feet and 8 inches.

c. **Sign Illumination:**

(1) The sign shall be internally illuminated only, and no external indirect illumination of the sign structure by any means is permitted.

(2) Internally illuminated sign panels shall be constructed with an opaque background and translucent letters and symbols, or with a colored background and lighter letters and symbols. Where white or other night bright colors are part of a logo, such colors are permitted in the logo only, provided that the logo represents not more than 50 percent of the total sign area permitted.

5. **Sign Maintenance**
Signs shall be maintained in accordance with the provisions of Section 10-50.100.050.E.

10-50.100.110 Nonconforming Signs

Section 10-20.60.110 (Nonconforming Signs) provides the standards and regulations for Nonconforming Signs.

10-50.100.120 Enforcement

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, display, maintain or use a sign within the City contrary to, or in violation of, any provision of this Division. The requirements of this Division shall be enforced in compliance with the enforcement provisions of Division 10-20.110 (Enforcement).

10-50.100.140 Appeals

Any person, firm or corporation aggrieved by a decision of the Director in interpreting, applying, or enforcing this Section may file an appeal in compliance with the appeal provisions established in Section 10-20.80.020 (Appeals of Interpretations by Zoning Code Administrator or Director).

10-50.100.150 Severability

A. If any Section, sentence, clause, phrase, word, portion, or provision of the Division is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other Section, sentence, clause, phrase, word, portion, or provision of this Division which can be given effect without the invalid provision.

B. The invalidation of the application of any Section, sentence, clause, phrase, word, portion, or provision of this Division to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such Section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

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Chapter 10-80 Definitions of Terms ...

10-80.20.190 Definitions, "S."

Sidewalk: The portion of a street that is paved between the curb lines or the lateral lines of a roadway and the adjacent property lines and that is intended for the use of pedestrians.

Sign: A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, ~~or to~~ provide information in the nature of advertising, provide historical, cultural, archeological, or social information, or direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

Sign, Abandoned: A sign that identifies a business, lessor, owner, product, service, or activity that is no longer on the premises where the sign is displayed.

Sign, Animated: A sign, or any portion of a sign, made or equipped to move or give the appearance of moving, either by the movement of any light used in conjunction with a sign, such as blinking traveling, flashing or changing degree of intensity, or by mechanical means or movement of the air.

Sign Area: The entire face of a sign including the advertising surface and any framing, trim, or molding, but not including the supporting structure.

Sign, Awning~~/Canopy~~: A sign that is printed, painted, or affixed to an awning~~or canopy~~.

Sign, Bandit: Any advertising sign that is placed on public property or on private property without the consent of the property owner or as authorized in Division 10.50.100 (Sign Standards) ~~sign permit~~.

Sign, Banner: A temporary sign which is painted or displayed upon a sheet composed of fabric, pliable plastic, paper, or other non-rigid material, fastened to the exterior of a building or exterior structure, other than a flag pole. This definition does not include a flag.

Sign, Billboard: A permanent structure for the display of off-premises advertising.

~~**Sign Board:** A sign located on sign boards that are permanently mounted on the canopy support poles.~~

Sign, Building Identification: A sign consisting of letters applied to a building wall, engraved into the building material, or consisting of a sculptural relief which contains the name of the building or describes its function, but which does not advertise any individual tenant of the building or any products or services offered.

~~**Sign, Building Mounted:** Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.~~

Sign, Building Mounted ~~Wall~~: A sign attached to, painted on, connected to, ~~or~~ erected against the wall, parapet, or fascia ~~, or mansard roof,~~ of~~r~~ a building or structure with the exposed face of the sign in a plane parallel to the vertical face of the building or structure.

Sign, Cabinet: A sign with its text and/or logo symbols and artwork on a translucent face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures which illuminate the sign face from behind.

Sign Canopy: A sign that is printed, painted, or affixed to a canopy, typically used to accent building entries.

Sign, Service Island Canopy ~~Fascia~~: A sign mounted flush against the fascia ~~vertical plane~~ of a gas station ~~the~~ service ~~canopy~~island canopy ~~fascia~~.

Sign, Changeable Copy: A sign that is designed so that characters, letters, numbers or illustrations can be manually ~~or mechanically~~ changed or rearranged without altering the face or surface of the sign.

Sign, Civic or Non-Profit Event: A sign used to announce and advertise the activities conducted at an event organized and implemented by a civic or non-profit organization.

Sign Copy: Any graphic, word, numeral, symbol, insignia, text, sample, model, device, or combination thereof that is primarily intended to advertise, identify or notify.

Sign, Directional: A sign that is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a development, which is normally located adjacent to a public right-of-way or near various points of passage on or within private property.

Sign, Directory: A single sign, or a set of similarly designed individual signs placed or displayed in sequence and which may provide information in a list, roster, or directory format.

Sign, District: See "Sign, Neighborhood or District."

Sign, Electronic ~~Message~~Display: A sign or portion of a sign that is capable of changing its characters, letters, numbers, illustrations, display, color, and/or light intensity by electronic or automatic means.~~A type of changeable copy sign that uses changing lights to form a sign message or messages, and wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Any electronic or electronically controlled message board, where scrolling or moving copy changes are shown on~~

~~the same message board or any sign which changes the text of its copy electronically or by electronic control.~~

~~**Sign Embellishment:** Structural or decorative elements of a sign.~~

Sign, Externally Illuminated: Any sign, the facing of which reflects light from an external light source intentionally directed upon it.

Sign, Fixed Illumination Display: A sign whose copy or display is formed by illuminated lamps, including light emitting diodes (LEDs), with a fixed copy or display that is not changeable or programmable.

Sign, Freestanding: A sign that is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

Sign, Freestanding Suspended: A freestanding sign type featuring a double or single sided sign face, hung at a perpendicular angle from a sign pole structure fitted with a projecting sign mount.

Sign, Fuel Pump: A sign mounted above, and integrated into the structure of, an operable fuel dispensing pump used to advertise the brand name of the fuel dispensed from the pump.

Sign, Fuel Pump Topper: A sign affixed to the top of an operable fuel-dispensing pump used to advertise goods offered for sale on the same parcel on which the fuel pump is located.

Sign Height: The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure.

Sign, Heritage: An individual sign of historic or cultural significance worthy of special recognition and consideration because it may be unusual, significant, or meaningful to Flagstaff's streetscape or history.

Sign Individual Letter: A cut-out or etched letter or logo which is individually mounted on a landscape screen wall, building wall, or freestanding sign.

Sign, Internally Illuminated: Any sign in which the source of light is entirely enclosed within the sign and not directly visible.

Sign, Interpretative: A sign used to inform and educate the public of a site's heritage, cultural, or environmental significance. Interpretative signs serve as wayside exhibits at points of interest by providing explanation of the events, subjects, or sites that they highlight, and can answer questions or direct attention to features or relationships of a site.

Sign, Landscape Wall: A sign consisting of individual letters mounted on a screen or perimeter wall which may be attached or detached from a building, but which is architecturally integrated with the overall development.

Sign, LED: A sign consisting of light emitting diodes (electronic components that let electricity pass in only one direction) that emit visible light when electricity is applied.

Sign, Logo: A stylized group of letters, words, symbols or combination thereof used to represent and distinguish a business or product from the competition.

Sign, Menu Display Board: A sign advertising the menu for a restaurant, bar, or lounge.

~~**Sign, Multicolor Changeable-Copy LED:** A sign composed of LEDs of more than one color and programmable to allow changing displays.~~

~~**Sign, Multicolor Fixed-Copy LED**: A sign composed of LEDs of more than one color with a fixed (not changeable or programmable) copy or display.~~

Sign, Multi-Tenant: An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site.

Sign, Neighborhood or District: A sign erected to identify a neighborhood based on, but not limited to, its historic, architectural, social, or cultural characteristics.

Sign, Neon: A sign consisting of ~~including~~ luminous tubes formed into text, symbols or decorative elements that is ~~and~~ directly visible from outside the sign cabinet.

Sign, Nonconforming: Any sign that was legally installed or erected prior to the effective date of this Zoning Code, but which does not conform to the provisions of Division 10-50.100 (Sign Standards) or other applicable regulations of the Zoning Code.

Sign, Obsolete: A sign that no longer directs, advertises, or identifies a legal use, product, or activity on the premises where such sign is displayed.

Sign, Off-Premise: Any sign that directs attention to a business, commodity, service, entertainment, product, structure, use or property different from a structure or use existing on the property where the sign is located, and/or any sign on which space is rented, donated or sold by the owner of said sign or property for the purpose of conveying a message.

Sign, On-Premise: Any sign that directs attention to an active use of the premises on which it is displayed, and/or any business, commodity, service, entertainment, product, structure or use conducted therein.

Sign, On-Site Advertising: A sign used primarily to advertise goods or services offered on the same parcel on which the sign is located. Such a sign may include incidental non-advertising information (time and temperature, for example). Does not include publicly owned signs providing general interest information exclusively (such as road names or highway conditions).

Sign, Open: A single-color or multi-colored fixed-copy LED or neon sign used to indicate that a business is open.

Sign Orientation: To orient or position a single faced sign in a parallel position, or a double faced sign in a perpendicular placement toward a street frontage.

Sign, Painted Wall: A sign painted directly onto the exterior wall of a building and having no sign structure.

Sign, Pan Channel: A letter or shape constructed with side walls and a face making the shape a solid integral unit with a pan shaped cross section.

Sign, Pennant: A temporary sign made of flexible materials longer than it is wide, often triangular in shape, and frequently displayed with other pennants on a string.

Sign Permit: The structure and location permit required for the placement and installation of either a temporary or permanent sign.

Sign, Permanent: A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.

Sign, Political: A sign that attempts to influence the outcome of an election.

Sign, Portable: Any sign not permanently attached to the ground, a building, or other immovable object. Such sign shall include any sign attached to, or displayed on, a vehicle that is used for the expressed purpose of advertising a business establishment, product, service or entertainment, when that vehicle is parked adjacent to the public right-of-way and/or in a manner as to attract attention of motoring or pedestrian traffic.

Sign, Projecting: A sign attached to, and extending from, a building or other structure.

Sign, Real Estate: A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Sign, Real Estate Directional: A temporary sign used to direct traffic to a real estate sale such as an open house or auction.

~~**Sign, Roof Mounted:** A building mounted sign extending above the plate line of a building or structure, but not above the roofline.~~

Sign, Sandwich: See "Sign, Temporary A-frame."

Sign, Service Canopy Island: A sign mounted ~~permanently~~ on or ~~,~~ under ~~or otherwise mounted on~~ a service island canopy, ~~and may~~ includinge canopy fascia signs~~, sign boards and spanner boards~~.

Sign, Simplified Letter: A sign type consisting of individual letters mounted directly on a building wall so that the wall itself becomes the background/backdrop.

Sign, Single-Color LED: A sign composed of single-color LEDs, including signs with fixed and changeable copy.

~~**Sign, Spanner Board:** A sign mounted flush against the vertical plane of a service island canopy and a structural member extending between two vertical support poles of the service island canopy and permanently mounted to the pole.~~

Sign, Stanchion: A temporary narrow upright sign that is easily moved used for advertising purposes.

Sign, Suspended: A sign attached to the underside of a lintel, arch or other overhead spanning member of a porch or walkway, and which is hung either perpendicular or parallel to a vertical wall surface.

Sign, Temporary: Any sign advertising an event, special promotion, or sale for a limited period of time~~or~~ that is constructed of paper, cloth, canvas, light fabric, ~~cardboard,~~ wallboard, light plastic, or other light, non-rigid, ~~or~~ flimsy material.

Sign, Temporary A-Frame: A temporary portable "sandwich board" sign used for ~~as an~~ advertising purposes~~or business ground sign~~, constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top.

Sign, Temporary Directional: A temporary sign which is designed and erected to serve as a public convenience in directing pedestrian and vehicular traffic to approved temporary uses, City Special Events, or City Recreation Events, and not used for the purpose of advertising goods, uses, and activities on site.

Sign, Temporary Events: A sign associated with a temporary use authorized by a Temporary Use Permit.

~~**Sign, Temporary Projecting:** A temporary sign type that may be used in lieu of an A-frame sign or vertical banner in the downtown and other areas of the City where buildings are located on the edge of the right-of-way and there is no private frontage area.~~

Sign, Temporary New Development/Construction: A temporary sign used to identify a future development that is, or will be, under construction.

~~**Sign, Temporary Events:** A temporary sign type consisting of a banner for individuals and both non-profit and for-profit organizations.~~

Sign, Temporary Upright: A temporary sign that may be used in lieu of an A-frame sign for advertising purposes, constructed to be taller than it is wide, and mounted on a weighted base.

Sign, Temporary Vertical Banner: A temporary sign type typically constructed of cloth, bunting, plastic, paper or similar non-rigid material, used for advertising purposes, and attached to a vertically mounted pole that is securely fastened to the ground.

Sign, Temporary Wall Banner: A temporary sign type constructed of cloth, bunting, plastic, paper or similar non-rigid material, used for advertising purposes, and securely attached to the primary structure for which it is advertising, not including official flags of the United States, the state of Arizona, and other states of the nation, counties, municipalities and official flags of foreign nations.

Sign, Time and Temperature: A sign whose only function is to~~he~~ display ~~of~~ information about the current time and/or temperature in an electronic or digital manner.

Sign, Type A: Freestanding signs that are associated with larger frontage sites located on major arterials.

Sign, Type B: Freestanding signs that are generally smaller and shorter, and are associated with smaller sites and/or with frontages on minor arterials or smaller street type.

Sign Walker: A person who wears, holds, or balances a sign in order to convey a commercial message.

~~**Sign, Wall Mounted:** See "Sign, Building Mounted Wall."~~

Sign, Window: A sign posted, painted, placed or affixed in or on a window, or otherwise exposed to public view through a window.

10.80.20.010 Definitions, "A."

Awning: An architectural feature used to enhance a store front that:

1. Provides protection from the elements to pedestrians below, or to occupants within the building; and

2. Is temporary in that, whether stationary or retractable, it can be removed from the building without altering the building structure.

10.80.20.020 Definitions, "B."

~~**Billboard:** A sign designated for use with changing copy which may include but is not limited to goods produced or services rendered or sold at locations other than the premises on which the sign is located.~~

Building, Corner: A building located at the intersection of two streets or alleys, or a street and an alley.

Building Element: Any uninterrupted flat surface finished with a single material to which a sign may be mounted, excluding the background to a sign.

Building Entry Zone: The most direct pedestrian route between the primary entrance to a building and a sidewalk in a public right-of-way. When there is no other option, the route may be between the primary entrance and a walkway to the associated parking area.

Building Frontage: The maximum lineal dimension of an exterior wall, excluding canopies and projections, measured on the façade that faces a public right of way~~straight line parallel to the site'sontage~~.

Building Frontage, Primary: The exterior wall of a building containing the principle entrance to a business.

Building Frontage, Auxiliary: The exterior walls of a building which are not the primary building frontage.

10.80.20.030 Definitions, "C."

Civic Organization: An organization that embodies the ideas of citizens of the community cooperating to promote the common good and to accomplish community ends, operated exclusively for the promotion of social welfare, and not organized for profit.

10-80.20.040 Definitions, "D."

Driveable Suburban: An environment in which a person is mostly dependent on an automobile to travel to work or other destinations, and to accomplish most shopping and recreation needs. Driveable suburban environments may include areas where it is possible to walk or ride a bike for recreational purposes, but due to the separation of different land uses and a resultant lack of connectivity or nearby amenities, are not favorable for walking or biking as a primary mode of transportation on a day-to-day basis.

10-80.20.060 Definitions, "F."

Frontage: The areas between a façade and the vehicular lanes, inclusive of the ~~its~~ built and planted components of private property and the right-of-way. Frontage is divided into private frontage and public frontage. It includes all the property fronting on one side of a street between the two nearest intersecting streets, excluding alleys~~ and interstate freeways~~, measured along the line of the street or, if dead-ended, then all of the property abutting on one side between an intersecting street and the dead-end of the street.

Furnishing Zone: The portion of the sidewalk nearest to the curb used for street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment.

10-80.20.080 Definitions, "H."

Halo Illumination: A form of sign illumination in which neon tubing, LED, or similar lights are mounted within the letter to illuminate the mounting surface causing a halo of light around the letter.

10.80.20.130 Definitions, "M."

Mural: A picture or decoration that is applied directly to a wall and does not contain~~ing~~ text or a commercial message~~, usually a very large one,applied directly to a wall or roof~~.

10.80.20.140 Definitions, "N."

Non-Profit Organization~~:~~: An organization, commonly referred to as a charitable organization and tax-exempt under section 501(c)(3) of the Internal Revenue Code, that is not organized or operated for the benefit of private interests, and no part of its net earnings inure to the benefit of any private shareholder or individual.

10.80.20.160 Definitions, "P."

Primary Entrance ~~Frontage~~: A section of building elevation ~~which is visible from the street frontage and/or faces into a multi-tenant complex, and/or~~ which contains the street level principal ~~main~~ entrance of the business ~~establishment~~, including businesses on upper floors or in a basement.

10-80.20.180 Definitions, "R."

Right-of-Way (ROW): The strip of land dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities, that is either publicly owned or subject to an easement for right-of-way purposes benefiting the general public. Right-of-way typically includes streets, alleys, sidewalks, landscape areas, and drainage facilities.

Roofline: The point on a building or structure where the roof meets an exterior wall.

10-80.20.200 Definitions, "W."

Walkable Urban: An environment primarily developed prior to the 1940's in the heart of Flagstaff in which a person can walk, bike, or ride transit to work, and fulfill most shopping and recreation needs. Walkable urban environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.

Other Code Sections Requiring Amendment:

Division 10-20.40: Permits and Approvals

10-20.40.120 Sign Permits – Permanent Signs ~~Structures~~

A. **Purpose**
This Section establishes the permitting requirements for permanent signs and sign structures as described in Section 10-50.100.030 (Sign Permit Requirements) to ensure compliance with the applicable provisions of this Zoning Code.

B. **Sign Permit Requirement**
Where a Sign Permit is required by Section 10-50.100.030 (Sign Permit Requirements), except as provided in Section 10-50.100.020 (Applicability), it shall be unlawful for any person to erect, place, display, alter, repair or relocate a permanent sign structure without first obtaining approval for a Permanent Sign Permit from the Director.

C. **Inadequate Application Material**
Permits authorizing the use, construction, reconstruction or alteration of any sign structure may be withheld when inadequate information is submitted to determine if the proposed sign is in compliance with the provisions of Division 10-50.100 (Sign Standards). The Director will contact an applicant whose Sign Permit application is deficient. A Sign Permit for any sign structure shall not be issued, if the use, construction, reconstruction or alteration is found to be in conflict with the provisions of Division 10-50.100 (Sign Standards) and any other applicable City codes.

D. **Review and Approval**

1. **Review**
The Director shall review the Sign Permit application and supporting documentation for compliance with the standards of Division 10-50.100 (Sign Standards).

2. **Determination**
   The Director shall determine whether the Sign Permit may be issued or if additional information is required from the applicant to complete the permit application in compliance with the Review Schedule on file with the Planning Section. If the Sign Permit application is denied, the reason shall be stated in writing.

3. **Substitution**
   At any time after a Sign Permit is issued, a new owner, tenant or lessee of record, may be substituted for the original applicant, if a record of the new interest is made with the City and the new interest assumes all obligations he or she would have had in compliance with the original permit. The change of interest shall not imply that any fees paid for the permit will be returned to either the interest which has been replaced or the substitute.

4. **Expiration**
   A Sign Permit shall expire and become null and void, if the work authorized in compliance with the permit is not commenced within 180 days from the date of issuance of such permit, or if work is suspended or abandoned for a period 90 days or more at any time after the work has commenced. If a Sign Permit has not been obtained within 180 days after the approval of permit plans and issuance of the permit, the Director shall consider the application withdrawn and may destroy any application and plans pertaining to the application.

E. **Construction Requirements**
All permanent signs shall be designed, constructed, and installed in compliance with applicable Building Code requirements as determined by the Building Official, and shall be installed in accordance with the Registrar of Contractor's license requirements for the state of Arizona.

~~E.~~F. **Inspections**

1. All signs for which a Sign Permit is required are subject to inspection to establish compliance with the provisions of Division 10-50.100 (Sign Standards), as well as the following additional inspections, unless waived in writing by the Building Official:

   a. Footing inspections on all freestanding signs, including the addition of additional sign area to existing signs;

   b. Electrical inspections for all illuminated signs ~~structure(s)~~ prior to placement;

   ~~b.~~c. Inspection of braces, anchors, supports, and connections; and,

   ~~c.~~d. Final inspection to establish compliance with provisions of this Zoning Code and other applicable City codes.

2. A re-inspection fee (See Appendix 2 (Planning Fee Schedule)) shall be charged if more than one inspection is made to determine compliance after issuance of a correction notice for an improperly installed sign structure, or after issuance of any notice of violation. No fees shall be charged for an inspection establishing that a violation exists, or for the first inspection following the issuance of a notice of violation. The re-inspection charge shall be imposed if any subsequent inspection is required to determine compliance.

F.G. **Violations**

1. Any work commenced without a Sign Permit, or any work beyond the authorized scope of a Sign Permit constitutes a violation of this Division and is grounds for the Director to issue a correction notice and/or to stop all work on the sign until appropriate permits are obtained.

2. Permits issued for work commenced without a Sign Permit, or any work beyond the authorized scope of a Sign Permit shall be assessed double the required permit fees for the sign(s) otherwise as set forth in Appendix 2 (Planning Fee Schedule). Payment of a double permit fee shall not exempt any person from compliance with all other provisions of Division 10-50.100 (Sign Standards), nor from any penalty prescribed by law.

10-20.40.130 Sign Permits – Temporary Signs

A. **Purpose**

Where a Sign Permit is required by Section 10-50.100.030 (Sign Permit Requirements), tThis Section establishes the permitting requirements for temporary signs as described in Section 10-50.100.097 0 (Temporary Signs) to ensure compliance with the applicable provisions of this Zoning Code.

B. **Sign Permit Requirement**

1. Where a Sign Permit is required by Section 10-50.100.030 (Sign Permit Requirements), eExcept as provided in Section 10-50.100.020 (Applicability), it shall be unlawful for any person to erect, place, display, alter, repair, maintain, or relocate a temporary sign without first obtaining approval for a Temporary Sign Permit from the Director.

B.2. A Temporary Sign Permit is not required to place a civic or non-profit event sign on the City's approved civic or non-profit event support structures as described in Section 10-50.100.090.C.1. However, a reservation for the use of these support structures may be submitted to the Director up to three-months in advance of an event, approval of which shall be granted on a first come, first served basis.

C. **Duration of Sign Permit**

The Temporary Sign Permit ~~sha~~will be valid for the use for which it has been issued and for the duration established for each temporary sign type in Table 10-50.100.090.C (Standards for Specific Temporary Business Signs) ~~permitted temporary sign use for the subject business for a total of 60 days, to be used within a one-year period,~~ beginning with the date of issuance.

D. **Review and Approval**

1. **Application**

a. An application for a Temporary Sign Permit for a business located in a multi-tenant development or shopping center shall be made by the property manager or property owner as the applicant on behalf of a business(s) requesting a Temporary Sign Permit for a seasonal or promotional sales event. A business owner who is also the property owner (e.g. in a single-tenant building) is considered the applicant for the purposes of this Section, and may submit an application for a Temporary Sign Permit for the business.

b. No more than one temporary sign per 150 linear feet of property frontage or part thereof shall be permitted at any one time. The property manager or property owner shall be responsible for determining which of the tenants in a multi-tenant development or shopping center would be entitled to a temporary sign in accordance with this Section.

~~1.~~2. **Review**

The Director shall review the Temporary Sign Permit application and supporting documentation for compliance with the standards of Section 10-50.100.090 (Temporary Signs).

~~2.~~3. **Determination**

The Director shall determine whether the Temporary Sign Permit may be issued or if additional information is required from the applicant to complete the permit application in compliance with the Review Schedule on file with the Planning Section. If the Temporary Sign Permit application is denied, the reason shall be stated in writing.

~~3.~~4. **Authorization**

Issuance of a Temporary Sign Permit authorizes the holder to install a temporary sign(s) in compliance with the terms of the permit. At any time after a Temporary Sign Permit is issued, a new owner, tenant or lessee of record, may be substituted for the original applicant, if a record of the new interest is made with the City and the new interest assumes all obligations he or she would have had in compliance with the original permit. The change of interest shall not imply that any fees paid for the permit will be returned to either the interest which has been replaced or the substitute.

E. **Inspections**

1. All signs for which a Temporary Sign Permit is required are subject to inspection to establish compliance with the provisions of Section 10-50.100.090 (Temporary Signs), and any other applicable City codes.

2. A re-inspection fee (See Appendix 2 (Planning Fee Schedule)) shall be charged if more than one inspection is made to determine compliance after issuance of a correction notice for an improperly displayed temporary sign, or after issuance of any notice of violation. No fees shall be charged for an inspection establishing that a violation exists, or for the first inspection following the issuance of a notice of violation. The reinspection charge shall be imposed if any subsequent inspection is required to determine compliance.

F. **Violations**
Any temporary signs installed or displayed without a Temporary Sign Permit are in violation of this Division and is grounds for the Director to issue a correction notice and/or to cause removal of the temporary sign until appropriate permits are obtained.

10-20.40.150 Temporary Use Permits

A. **Purpose**
The purpose of this Section is to allow for short-term activities that are compatible with adjacent and surrounding uses when conducted in compliance with this Zoning Code. Temporary uses are not intended to be permanent uses but are transitional in nature, generally allowing for emergency situations, construction activity, or the cultivation and establishment of small, low-overhead businesses and their eventual relocation into a permanent structure. Except as listed in Subsection D, no temporary use shall be established or maintained unless the Director has approved a Temporary Use Permit in compliance with the requirements of this Section and other applicable divisions of this Zoning Code.

B. **Time Limits**

1. Unless otherwise provided for in Subsection C. below, a Temporary Use Permit shall be valid for up to 180 days.

2. The same temporary use may only be established at a maximum of three different locations, each for a maximum of 180 days (i.e. a total of 18 months maximum).

C. **Allowed Temporary Uses**
A Temporary Use Permit shall be required for the following temporary activities. Other temporary or short-term activities that do not fall within the categories defined below shall comply with the planning permit requirements and development standards that otherwise apply to the property.

1. **Concerts, Carnivals, Farmers Markets, Flea Markets, Vehicle Sales and other Special Events**

   a. The event organizer shall provide written authorization from the private property owner(s) or property management company(s) representing the property owner(s) to utilize the property on which they intend to conduct the event.

   b. The use shall be limited to the approved dates, days and hours of operation. The event organizer or an assigned individual shall be present on-site at all times while the event is in operation.

   c. The location of the event, equipment, structures and display(s) shall be a minimum of 10 feet inside the property line and shall conform to an approved site drawing.

   d. There shall be no disruption of vehicle access, traffic-flow, pedestrian access ways, or sidewalks, or use of landscaped areas.

   e. All sign~~age~~ associated with these events shall be ~~non-illuminated and~~ placed in compliance with the provisions of Section 10-50.100.090 (Temporary Signs)~~located on-site of the event. No off-site signage shall be permitted, nor shall signage be located in the public right of way~~.

   f. The use of any outdoor lighting shall be fully shielded in compliance with the provisions of Division 10-50.70 (Outdoor Lighting Standards) and shall be extinguished outside of the approved hours of operation.

   g. The event organizer shall adhere to all City sales tax requirements and all applicable Coconino County Health Codes for food preparation, handling, and sales.

   h. These temporary uses permitted in this Subsection shall be limited to no more than 10 consecutive days per event and no more than six events on the same parcel within a calendar year, except that farmers markets and flea markets shall be limited as follows:

      (1) Flea markets: no more than three consecutive days per event and no more than 24 events on the same parcel within a calendar year.

      (2) Farmers markets: no more than three days per week and for no more than 24 weeks on the same parcel within a calendar year.

   i. These temporary uses may be conducted in all zones provided the event organizer can demonstrate that the site is adequate to support the intended event, anticipated attendance, anticipated vehicle access, and parking, and will not create public health and safety hazards to persons attending the event and the surrounding uses to the proposed event. The Director may require the event organizer to notify and/or obtain written approval from property owners within 300 feet of the proposed event location if it is determined that the event may impact nearby property owners.

2. **Construction Yards - Off-site**
Off-site contractors' construction yards for an approved construction project require a Temporary Use Permit. Written authorization from the private property owner(s) or property management company(s) representing the property owner(s) shall be provided prior to the establishment of the off-site construction yard. The construction yard shall be removed immediately upon completion of the construction project or the expiration of the building permit authorizing the construction project, whichever occurs first.

3. **Food Vendors**

   a. The food vendor shall provide written authorization from the private property owner(s) or property management company(s) representing the property owner(s) to utilize the property on which they intend to locate. No food vendor shall be permitted to operate on more than three properties within a calendar year.

   b. The use shall be limited to the approved dates, days and hours of operation. The vendor's operation shall be occupied by the vendor or an employee working for the vendor during the approved hours of operation.

   c. The location of the vendor's equipment, structures and display(s) shall be a minimum of 10 feet inside the private property line and shall conform to an approved site drawing.

   d. There shall be no disruption of vehicle access, traffic-flow, pedestrian access ways, or sidewalks or use of landscaped areas.

   e. All signs associated with food vendors shall be placed in compliance with the provisions of Section 10-50.100.090 (Temporary Signs)~~No more than two non-illuminated temporary signs shall be permitted with a total maximum sign area of 16 square feet and shall be constructed of rigid material and securely attached to a stationary structure, canopy, fence or vehicle associated with the temporary use. Temporary signs shall not be located in the public right-of-way, or attached to City property or utility poles, or placed within landscaped areas~~.

   f. The use of any outdoor lighting shall be fully shielded in compliance with the provisions of Division 10-50.70 (Outdoor Lighting Standards) and shall be extinguished outside of the approved hours of operation.

   g. The vendor shall adhere to all City sales tax requirements and all applicable Coconino County Health Codes for food preparation, handling and sales.

   h. Temporary food vendors that operate within the City for a total of 60 days or less per calendar year at a single or multiple locations may continue to use the same location(s) for subsequent calendar years.

i. Temporary food vendors whose business is seasonal (i.e. limited to a maximum of nine months per calendar year) that operate within the City for more than 61 days per calendar year at a single or multiple locations shall be limited to two consecutive years at the same location(s). A one-time extension of the Temporary Use Permit may be granted for a maximum of one additional year. When issuing a renewal of a Temporary Use Permit, the Director shall ensure that the following conditions are satisfied:

(1) All conditions of approval of the original Temporary Use Permit continue to be satisfied;

(2) Any complaints received relative to conduct and locations of the temporary use have been resolved to the satisfaction of the Director;

(3) Adequate facilities for trash disposal are located near the temporary use; and

(4) Any temporary or permanent signs are in compliance with the applicable standards of Division 10-50.100 (Sign Standards).

j. A food vendor who intends to establish a recurring seasonal temporary use where the temporary use is established on a property on an annual basis or other regular time frame, or who seeks to establish the temporary use for more than three years as permitted in Subsection i, above, may apply for a Conditional Use Permit for such use following the procedures established in Section 10-20.40.050 (Conditional Use Permit).

k. These temporary food vendor uses shall be limited to any Commercial Zone, the RD, LI, and LI-O Industrial Zones, and the T5 and T6 Transect Zones.

4. **Merchandise and Service Vendors**

a. Vendors shall provide written authorization from the private property owner(s) or property management company(s) representing the property owner(s) to utilize the property on which they intend to locate. No vendor shall be permitted to operate on more than three properties within a calendar year.

b. The use shall be limited to the approved dates, days, and hours of operation. The vendor's operation shall be occupied by the vendor or an employee working for the vendor during the approved hours of operation.

c. The location of the vendor's equipment, structures, and display(s) shall be a minimum of 10 feet inside the private property line and shall conform to an approved site drawing.

d. There shall be no disruption of vehicle access, traffic-flow, pedestrian access ways, or sidewalks or use of landscaped areas.

e. All signs associated with merchandise and service vendors shall be placed in compliance with the provisions of Section 10-50.100.090 (Temporary Signs)~~No more than two non-illuminated temporary signs shall be permitted with a total maximum sign area of 16 square feet and shall be constructed of rigid material and securely attached to a stationary structure, canopy, fence or vehicle associated with the temporary use. Temporary signs shall not be located in the public right-of-way or in landscaped areas~~.

f. The use of any outdoor lighting shall be fully shielded in compliance with the provisions of Division 10-50.70 (Outdoor Lighting Standards) and shall be extinguished outside of the approved hours of operation.

g. The vendor shall adhere to all City sales tax requirements.

h. Temporary vendors that operate within the City for a total of 60 days or less per calendar year at a single or multiple locations may continue to use the same location(s) for subsequent calendar years.

i. Temporary vendors that operate within the City for more than 61 days to a maximum of 180 days per calendar year at a single or multiple locations shall be limited to two consecutive years at the same location(s). A one-time extension of the Temporary Use Permit may be granted for a maximum of one additional year. When issuing a renewal of a Temporary Use Permit, the Director shall ensure that the following conditions are satisfied:

(1) All conditions of approval of the original Temporary Use Permit continue to be satisfied;

(2) Any complaints received relative to conduct and locations of the temporary use have been resolved to the satisfaction of the Director;

(3) Adequate facilities for trash disposal are located near the temporary use; and

(4) Any temporary or permanent signs are in compliance with the applicable standards of Division 10-50.100 (Sign Standards).

j. A vendor who intends to establish a recurring temporary use where the temporary use is established on a property on an annual basis or other regular time frame, or who seeks to establish the temporary use for more than three years as permitted in Subsection i, above, may apply for a Conditional Use Permit for such use following the procedures established in Section 10-20.40.050 (Conditional Use Permit).

k. These temporary uses shall be limited to any Commercial Zone, the RD, LI, and LI-O Industrial Zones, and the T5 and T6 Transect Zones.

5. **Indoor Special Public Events**
The Director may approve a Temporary Use Permit for an indoor special event in any zone for no more than 10 days within any 12-month period. A Temporary Use Permit is not required when the event:

a. Is in a completely enclosed building in a commercial or residential zone;

b. Is in a building designed and approved for public assembly;

c. Must end by 9:00 p.m.; and

d. The Director may require the applicant to notify adjoining residential property owners if the indoor special public event may have an impact on surrounding property owners due to increased traffic or other concerns. A non-profit organization shall not be required to pay a fee for the Temporary Use Permit, provided that the organization requests no more than one permit per year.

6. **Mobile Home or Trailer for Night Watchman**
A mobile home or travel trailer located at an existing business may be used as a temporary residence for a night watchman. (See also Residence for Owner, Caretaker or Manager as allowed in commercial and industrial zones).

7. **Model Homes**
A model home or model home complex may be authorized prior to the completion of sales in a residential subdivision for a maximum of two years from date of approval.

8. **Promotional Sale Associated with Permanent On-site Use**
A promotional sale is permitted for 30 days when the permanent use first opens and for 10 days per year thereafter.

9. **Temporary Concrete Batch Plants and Asphalt Reprocessing Plants**
Temporary concrete batch and asphalt reprocessing plants (including materials processing and handling) require a Temporary Use Permit unless the plant and associated materials are used only for on-site construction.

a. Permitted in the RR, LI, and HI Zones.

b. The applicant shall submit a routing plan for egress and ingress to the proposed plant. Such facilities shall only be allowed access via arterial or collector roads. Access via local or arterial roads serving residential areas shall be prohibited.

c. Tree removal is not allowed. The applicant shall submit a plan to restore the site after the plant ceases operations.

d. Such facilities shall be located at least 1,000 feet from any occupied building or residential use, except for an associated office on the same site.

e. Such facilities shall be shown on a site plan and only be permitted in conjunction with private or public road or public works improvements, newly platted subdivisions, or sites of five acres or more.

f. Such facilities shall not interfere with natural resources as defined in Division 10-50.90 (Resource Protection Standards).

g. Dust, fumes, vapors, mists, or gas nuisances from operations shall be maintained in accordance with City, State and federal air pollution standards.

h. The applicant shall provide a financial assurance in an amount approved by the City Engineer to cover potential damage to roads during plant operations and restoration of the site according to the plan submitted in Subsection c.

i. The City Engineer shall review and make recommendations on Temporary Use Permits for these uses.

j. Temporary Use Permits for these facilities may be approved for the period of the road or highway work up to a maximum of eight months.

10. **Temporary Real Estate Sales Offices**
A temporary real estate sales office may be established within the area of an approved development, solely for the first sale of lots or homes. An application for a Temporary Use Permit for a temporary real estate office may be approved for a maximum of two years from the date of approval, with the option of one two-year extension subject to the approval of an additional Temporary Use Permit.

11. **Temporary Storage of Buildings**
The temporary storage of buildings to be relocated to a permanent site shall be subject to a Temporary Use Permit. (See Section 10-20.40.040.D).

12. **Temporary Structures**
A temporary classroom, office or similar structure, including a manufactured or mobile unit, may be approved for a maximum of one year from the date of approval, as an accessory use or as the first phase of a development. An extension of one year may be granted by the Director. A temporary structure proposed for a longer time period shall comply with all provisions of this Zoning Code applicable to a permanent structure on the same site.

13. **Similar Temporary Activities**
The Director may authorize other temporary activities that are similar to other activities listed in this Subsection and that are compatible with the applicable zone and surrounding land uses.

D. **Exempt Temporary Activities**
The following temporary activities are allowed without a Temporary Use Permit.

1. **Construction yards - On-site**
On-site contractors' construction yards for an approved construction project are authorized so long as the construction yard is removed immediately upon completion of the construction project, or the expiration of the building permit authorizing the construction project, whichever occurs first.

2. **Emergency Facilities**
Emergency public health and safety facilities and activities, including disaster preparedness shelters established in a facility that provides temporary shelter from extremely cold weather or other unusual emergency situations (such as churches or other places of worship) are authorized for the duration of the emergency.

3. **Garage Sales**
Any parcel or lot is authorized to have no more than 12 weekend sales per year, and no individual sale may exceed two consecutive days.

4. **Special Event on Public Property**
Activities conducted on City-owned property may be authorized by the City and permitted with a Special Event Permit issued by the City Recreation Division.

5. **Seasonal Sales**
Seasonal sales (e.g., Christmas trees, pumpkins) are permitted for up to 45 days in commercial zones.

6. **Temporary Work Trailers**
A trailer or mobile home may be used as a construction office or a temporary work site for employees provided that:

a. The use is authorized by a building permit for the trailer and the building permit for the permanent structure; and,

b. The use is appropriate because:

(1) The trailer or mobile home will be in place during the construction of a subdivision, or the construction or remodeling of a permanent commercial or manufacturing structure, for a maximum of one year, or upon expiration of the building permit for the permanent structure, whichever occurs first;

(2) The applicant has demonstrated that the temporary work site is a short-term necessity for a maximum of one year, while a permanent work site is being obtained; and,

(3) The trailer will be removed prior to final building inspection or the issuance of a Certificate of Occupancy for the permanent structure.

Division 10-20.60: Nonconforming Provisions

10-20.60.110 Nonconforming Signs

A. **General**

If at the effective date of this Zoning Code, or of any extension resulting from annexation to the City, any sign which is being used in a manner or for a purpose which is otherwise lawful, but does not comply with the provisions of Division 10-50.100 (Sign Standards), shall be deemed legal but nonconforming.

B. **Maintenance, Repairs, Alterations, and Removal**

1. Nonconforming signs are required to be maintained in good condition in compliance with Section 10-50.100.110 (Nonconforming Signs). Maintenance of legal nonconforming signs shall be consistent with applicable Arizona law. Nothing in this Zoning Code shall affect existing property or the right to its continued use for the purpose used at the time this Zoning Code takes effect, nor to make any reasonable repairs or alterations. A legal nonconforming sign that has been damaged to the extent of more than 50 percent of the cost of reconstruction of the sign structure or is temporarily or permanently removed by any means, including "an act of God," shall be removed or rebuilt, repaired or replaced only in compliance with the provisions of this Division 10-50.100 (Sign Standards).

2. Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when the use of the sign and/or the property on which the sign is located has been abandoned, ceased operations, become vacant, or been unoccupied for a period of 180 consecutive days or more as long as the period of non-use is attributable at least in part to the property owner, tenant, or other person or entity in control of the use. For purposes of this Section, rental payments or lease payments and taxes shall not be considered as a continued use. In the event this should occur, such conditions will be considered as evidence of abandonment, requiring removal of such sign by the owner of the property, his/her agent, or person having the beneficial use of the property, building or structure upon which such sign or sign structure is erected within 30 days after written notification from the Director. If, within the 30 day period, such sign(s) is (are) not removed, enforcement action consistent with A.R.S. § 9.462.02 shall be pursued.

3. As an incentive for the replacement of a nonconforming freestanding sign with a new sign that is in closer conformance with the area and height standards of Section 10-50.100.060 (Permanent Signs), a new freestanding sign may be approved and erected that is reduced in height and area by 25 percent of the existing nonconforming sign, or the area and height

standard established in Section 10-50.100.060 (Permanent Signs), whichever is larger. For example, an existing nonconforming Type A freestanding sign has an area of 120 sq. ft. and a height of 22 feet. The Zoning Code only allows a Type A freestanding sign to have an area of 40 sq. ft. and a height of 10 feet. The new sign, therefore, may be 120 x 25% = 30 sq. ft.; 120 – 30 = 90 sq. ft. in area. The height of the new sign would be determined as 22 x25% = 5.5 feet; 22 – 5.5 = 16.5 feet high. The new replacement sign shall only be located in the same place as the former nonconforming sign. Any nonconforming sign modified in accordance with the provisions of this Subsection shall still be considered a nonconforming sign until full compliance with the area and height standards of Section 10-50.100.060 (Permanent Signs) has been achieved.

~~3.~~

4. When an existing nonconforming Type A freestanding sign exists on a property with a street frontage that is 400 linear feet or more in length, a property owner may continue to use such sign subject to the provisions of this Section. To encourage the removal of the existing nonconforming sign, a Type B freestanding sign may be permitted that is designed and constructed to the full extent of the area and height standards established in Table 10-50.100.060.A (Standards for Permanent Signs by Use), provided the existing nonconforming Type A sign is either removed or redesigned in compliance with the standards for a Type A sign.

~~4.~~5. Sign faces may be replaced on nonconforming signs.

~~5.~~6. Illegal signs shall not be considered to be nonconforming signs.

Chapter 10-90 Maps

Content:

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Maps:

10-90.40.010 Airport Avigation Area Map
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10-90.40.030 Downtown Historic District Map
10-90.40.040 Flagstaff Central District Map
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10-90.40.060 Townsite Historic District Map

Appendix 8: List of Major Arterial Streets

Sections:

8.010 Purpose

8.010 Purpose

This List of Major Arterial Streets in the City of Flagstaff has been compiled from maps in the Flagstaff Regional Map. The list may be used to identify major arterial streets, and therefore, where Type A freestanding signs as established in Section 10-50.100.060.C.b.4.(7) may be located. Type B freestanding signs are permitted on all other street classifications within the City.

A List of Major Arterials Streets in the City of Flagstaff	
Major Arterial Name	**Description**
Business 40 (Commonly referred to as Route 66 or Santa Fe Avenue)	From the intersection with Milton Road at City Hall to the E. Route 66 intersection.
U.S. Highway 89	From the intersection with Country Club Drive north to the City limits.
U.S. Highway 89A	From the southern City limits to the intersection of South Park Road and John Wesley Powell Boulevard. Milton Road from Interstate 40 to the East Route 66 intersection at City Hall.
U.S. Highway 180	North Humphreys Street and Fort Valley Road to the northern City limits.
South Country Club Drive between Interstate 40 and East Route 66	

Insert Map