

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 Temporary Signs
- 10-50.100.080 Sign Districts of Special Designation
- 10-50.100.090 Comprehensive Sign Programs
- 10-50.100.100 Sign Design Performance Standards
- 10-50.100.110 Nonconforming Signs
- 10-50.100.120 Enforcement
- 10-50.100.130 Appeals
- 10-50.100.140 Severability

STILL TO COMPLETE:

- [Add a new section with all incentives in the sign code in one place.](#)
- [Complete additional/revised illustrations.](#)
- [Check ALL cross references, section & table numbers, etc.](#)
- [Format each sign type with text/table and illustration on one page](#)
- [Permitted v not permitted table](#)
- [Digital signs – gas stations.](#)
-

CC Issue
#14 &15

Updated: July 1, 2014

Note: [Council's issues/concerns as discussed at the May 12th work session are identified as:](#)

CC Issue #1

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 promote the free flow of traffic and protect 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;
6. To prevent property damage, personal injury, and litter from signs which are improperly constructed, poorly maintained, or 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;
8. To provide consistent sign design standards;
9. To provide an improved visual environment for the citizens of and visitors to the City and to protect prominent view sheds within the community; and
10. To enable 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), below.

THIS IS A NEW TABLE TO REPLACE THE ONE ON THE NEXT PAGE

Table 10-50.100.010.A: Sign Types				
Sign Type and Description	Illustration	Uses	Permit Required	Zoning Code Section 10.50.100.060
Permanent Signs (See Table 10-50.100.060.A (Standards for Permanent Signs by Zone))				
Awning/ Canopy Sign. A sign displayed on an awning/ canopy face.		Comm., Live/Work	Yes	
Building Identification Sign. A sign displaying the name of a building.		Comm.	Yes	
Building Mounted Sign. A sign affixed to the wall of a building.		Comm., Live/Work, Ind., MFR	Yes ¹	
Canopy Sign. A sign displayed on a canopy.		Comm. , Live/Work , Ind.	Yes	
Changeable Copy Sign. A sign in which the copy may change.		Comm. , Live/Work , Ind.	Yes	
Directional Sign: A sign ...		Comm. , Live/Work ,	Yes	

Table 10-50.100.010.A: Sign Types				
Sign Type and Description	Illustration	Uses	Permit Required	Zoning Code Section 10.50.100.060
Ind.				
Etc.				
Much more work to do here ...				

End Notes

¹Except detached single-family dwellings and duplexes.

Abbreviations used in this Table are as follows:

Comm. – Commercial; Ind. – Industrial; MFR – Multi-family Residential; SFR – Single-family Residential;
Sub. – Subdivision;

Table 10-50.100.010.A: Sign Types			
Sign Type	Zoning Code Section	Permit Required	Description
Permanent Signs (See Table 10-50.100.060.P (Standards for Permanent Signs))			
Accessory Sign	10-50.100.060.C.5.c(1)	Yes	A sign used to indicate an entrance/exit to a business.
Awning/Canopy Sign	10-50.100.060.C.5.c(2)	Yes	A sign displayed on an awning/canopy face.
Building Mounted Sign	10-50.100.060.C.5.c(3)	Yes¹	A sign affixed to the wall of a building.
Changeable Copy Sign	10-50.100.060.C.5.c(4)	Yes	A sign in which the copy may change, allowed as part of a building mounted sign or freestanding sign only.
Directory Sign	10-50.100.060.C.5.c(5)	Yes	A sign placed near a pedestrian entrance to a business within a multi-tenant development to display multiple business names.
Freestanding Sign	10-50.100.060.C.5.c(6)	Yes ¹	A monument-style sign typically located in front of a business.
Landscape Wall Sign	10-50.100.060.C.5.c(7)	Yes	A sign displayed on a landscape wall adjacent to a business.
Projecting Sign	10-50.100.060.C.5.c(8)	Yes	A sign mounted perpendicular to an exterior wall of a business.
Roof Mounted Sign	10-50.100.060.C.5.c(9)	Yes	A sign mounted on a roof and allowed only where no walls exist to accommodate a building mounted sign.
Service Island Canopy Sign	10-50.100.060.C.5.c(10)	Yes	A sign displayed on the service island canopy of a gas station.
Suspended Sign	10-50.100.060.C.5.c(11)	Yes	A sign mounted above a sidewalk adjacent to a business, affixed to a beam, overhang or other fixture.

Table 10-50.100.010.A: Sign Types				
Sign Type and Description	Illustration	Uses	Permit Required	Zoning Code Section 10.50.100.060
Vehicle Sign	10-50.100.060.C.5.c(12)	No		A sign displayed on a motor vehicle.
Window Sign	10-50.100.060.C.5.c(13)	Yes		A sign displayed in the window(s) of a business.
Temporary Signs				
Sign Walker	10-50.100.070.D.4	No		A sign carried by a person for advertising purposes.
Temporary A-Frame Sign	10-50.100.070.D.3.c(2)	Yes		A two-faced sign designed in an A-frame style.
Temporary Directional Signs for Special Events and Recreation Events	10-50.100.070.D.2	No (part of Special Event Permit)		A sign used to direct the public to a temporary event.
Temporary Event Sign	10-50.100.070.D.1	No		A sign used to advertise a temporary event.
Temporary Projecting Sign	10-50.100.070.D.3.c(5)	Yes		A banner sign suspended from a pole, mounted perpendicular to an exterior wall of a business.
Temporary Fuel Pump Topper Sign				
Temporary New Development/ Construction Sign	10-50.100.070.D.3.c.??	Yes		A sign used to identify a future development.
Approved Temporary Use Sign	10-50.100.070.D.3.e	No (part of Temp. Use Permit)		A sign used for authorized temporary uses.
Temporary Vertical Banner	10-50.100.070.D.3.c(3)	Yes		A banner sign attached to a vertical pole mounted to the ground.
Temporary Wall Banner	10-50.100.070.D.3.c(1)	Yes		A banner sign attached to the exterior wall of a primary business structure.
Temporary Window Sign	10-50.100.070.D.3.c(4)	Yes		A sign displayed in the window(s) of a business.

End Notes

¹Except detached single-family dwellings and duplexes.

10-50.100.020 Applicability**A. Applicability**

This Division applies to all signs, of whatever nature and wherever located, within the City. Three levels of review are established in this Division based on the location within the City where the sign(s) are proposed:

1. All signs within the City of Flagstaff shall be reviewed based on the standards established in this Division;
2. Signs in the Flagstaff Central District (Section 10-50.100.080.A) are reviewed based on the standards established in this Section in keeping with the urban character and scale of this district. These standards shall be applied in addition to the standards and requirements otherwise established in this Division; and
3. Signs in the Downtown Historic District (Section 10-50.100.080.B) have the highest standards of review in keeping with the historic character and urban scale of this district. These standards shall be applied in addition to the standards and requirements established in this Division.

[insert map showing these three levels]

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

F.C. Exemptions

Unless specifically provided within this Division, the provisions of this Division do not apply to: ARRANGE IN ALPHABETICAL ORDER. How to include a sentence – need to fit architectural vernacular of the building?

1. Nonstructural Modifications and Maintenance

- a. Changes to the face or copy of changeable copy signs; and
- b. The normal repair and maintenance of conforming or legal non-conforming signs, except as identified in Section 10-50.100.050.E. [NOTE - develop a separate lower fee for the review of face changes to nonconforming signs]

2. **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)).

3. **Street and Residence Identification Signs**

Street ~~identification~~ and residence identification signs not exceeding two square feet in area with only a residential use or four square feet in area for a property with non-residential uses.

4. **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; ~~and~~

~~d.~~ e. Signs advertising recreation and cultural events; and

~~e.~~ 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.

5. **Flags**

Official flags of national, state, or local governments, provided that 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, and shall be mounted on a single flagpole, or three separate flagpoles installed either on the building, or adjacent to a building or use. The United States flag shall be flown or displayed in a manner that meets U.S.C. 173-178 of the United States Code. [Also include armed forces flags, POW-MIA, etc.?]

6. ~~Certain~~ **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.

7. **Signs Required by Law**

8. **Internal Signs**

Signs or displays located entirely inside of a building, and signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way, including signs within an

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enclosed mall, ~~or~~ shopping center, other enclosed outdoor space, or signs inside an athletic field.

9. Real Estate Signs

a. All Residential Zones.

(1) One non-illuminated real estate sign constructed of durable materials per street frontage, placed only on the property for sale, rent, or lease, no more than six feet in height, and 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) A maximum of one open house/auction directional sign for each turning movement beginning at the residence for sale within one mile of the residence as measured along the streets used to drive to it, each no larger than four square feet in area and a maximum of three feet in height, may be placed in 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.

[I could not find an ARS citation. Will check with NAAR.]

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

10. Political Signs

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

11. 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 maintained in an attractive condition, and do not constitute a fire hazard.

12. Menu Display Boxes

A menu display box of up to four square feet in area is allowed for restaurants, bars, and lounges for the purpose of displaying menus, provided they are located on a wall or in a window. A Sign Permit is required for menu display boxes larger than four square feet in area mounted on a wall, and the area exceeding four square feet shall be counted towards the total allowable sign area for the business.

13. 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 2 square feet in area.

14. Fuel Pump Topper Signs

A sign mounted on the top of a fuel pump, not to exceed four square feet in area (not included in the total sign area for the business) which displays instruction, price, or advertising copy pertaining to any product sold on site.

15. Display Board for Daily Specials

A display board such as a white board, chalk board, or black board, on which daily specials are advertised, mounted on an easel or similar support structure or the wall of a building, up to 4 square feet in area, provided they are not located within public right-of-way or are a hazard to pedestrians.

16. Vehicle Signs

Signs indicating the name of the owner or business that are permanently painted on or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business.

17. ATM Sign

Signs on ATMs shall only include the term "ATM and the name and the logo of the financial institution rendering the ATM service.

18. Building Directory Sign (Downtown & Central only?) See Buffalo Code

s

19. Building Identification Sign (Downtown & Central only) See Buffalo Code

df

20. 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, a maximum of one community bulletin board per block is allowed. The maximum size of a community bulletin board shall be XX square feet. Signs posted on the community bulletin board shall not exceed a dimension of 11 x 17 inches.

21. Drive Through Menu Board and Confirmation Board

One drive-through menu board per drive-through lane is permitted to a maximum area of 40 square feet, as well as one drive-through confirmation board per drive-through lane to a maximum area of 6 feet.

22. Street Light Banner Sign

Street light banner signs as permitted by the City on light poles in certain areas within the City.

23. Yard or Garage Sale Signs

Signs advertising a yard or garage sale, provided they are displayed a maximum of one day prior to the yard or garage sale and removed when the sale has concluded.

24. Neighborhood or District Sign

scalable to context. Research needed!

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8.25. New Development/Construction Sign

Signs announcing new development and construction, provided they are displayed only after Site Plan Approval has been granted and removed prior to issuance of a Certificate of Occupancy, and they are only located on the property where the new development is proposed. Such signs shall be professionally crafted, not illuminated, and shall be no larger than 32 square feet in area and 8 feet in height. A maximum of one new development/construction sign per street frontage is permitted.

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 ~~Structures~~) 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. ~~and a~~ All signs not ~~so~~ approved in the Special Event Permit ~~are~~ shall be 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.

~~C. Sign Permits are required for all business, commercial, civic, public assembly and advertising signs.~~

10-50.100.040 General Restrictions for All Signs**A. Location Restrictions**

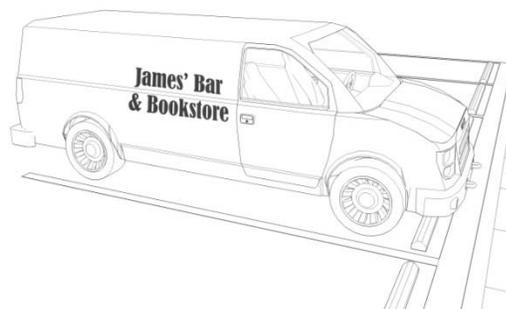
Except where specifically authorized in this Division, signs are prohibited in the following locations:

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,

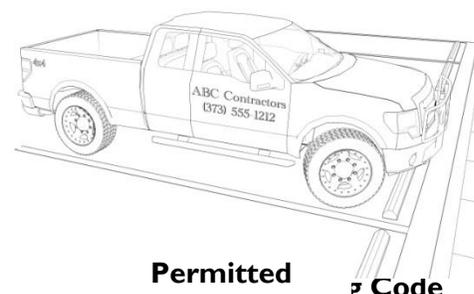
sidewalk, or other right-of-way, except as specifically provided in this Division;

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 ~~or banner signs permitted by the City on light poles in certain zones within the City~~. 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 intentionally parked, stored, or displayed conspicuously on private premises in a manner intended to attract attention of the public for the purpose of advertising or identifying the business or service for more than 24 hours ~~premises~~. This provision excludes signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business. Such vehicles shall be operable and parked in a lawful or authorized manner; in an assigned parking space which is not immediately adjacent to a street frontage. OR Such vehicles shall be operable and parked in a lawful or authorized manner so as to be not visible from public right-of-way. Where this is not practicable, then the vehicles shall be parked as far from the public right-of-way as possible.

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OR



Permitted
g Code

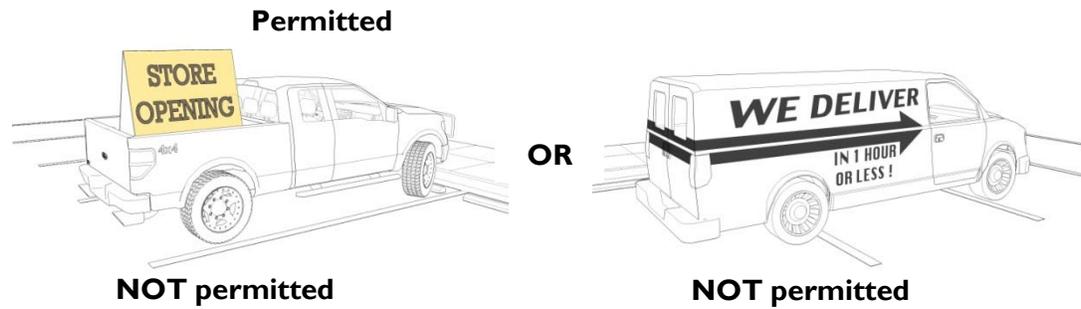


Figure A. Signs on Vehicles Used for Business Purposes

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 or shed, accessory structure, or on trees, rocks, poles, posts, fences, ladders benches, or other structures that is visible from a public way;
- ~~9.10.~~ Any sign that covers the architectural features of a building, such as transoms, insignias, or other architectural feature;
- ~~10.11.~~ Billboards and freeway oriented signs, except that businesses located along frontage roads may be permitted to have signage oriented to the frontage road, subject to all applicable regulations of this Division; and
- ~~11.12.~~ Bandit signs.

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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;
- 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, pennants, spinners, including strings of flags, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means, except for barber poles and clocks;
- 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 Message ~~Center~~Display -signs [UPDATE WITH LATEST TECHNOLOGY]; and
- g. Any changeable copy LED or similar signs, except to display gas prices or hotel/motel room rates, or if they are not visible from public right-of-way or adjoining properties, such as in a drive-through. [MICHELLE???] [UPDATE WITH LATEST TECHNOLOGY]
- ~~g~~h. Animated signs or costumed character (except as permitted in Section 10-50.100.070.D.4 (Sign Walkers), stuffed or inflated animals, vehicle(s) used as a sign or sign structure, and a string of lights arranged in the shape of a product, arrow, or any commercial message.

This language from the former LDC was not included in the new Zoning Code.

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, ~~spanner board 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.

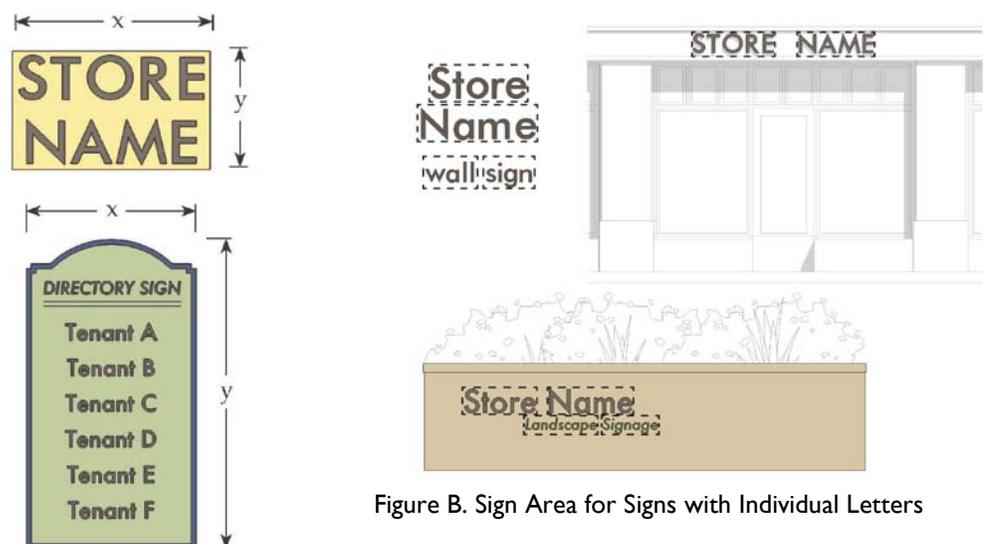


Figure B. Sign Area for Signs with Individual Letters

Background Panel

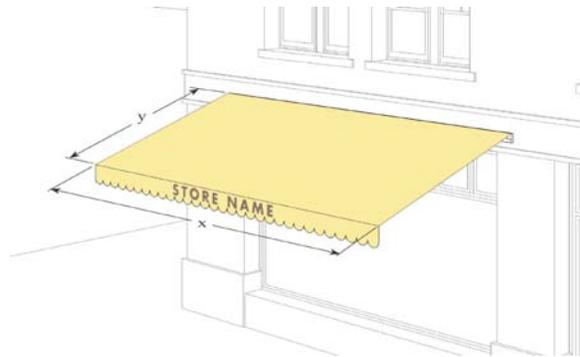


Figure C. Sign Area for Signs with Illuminated Surfaces

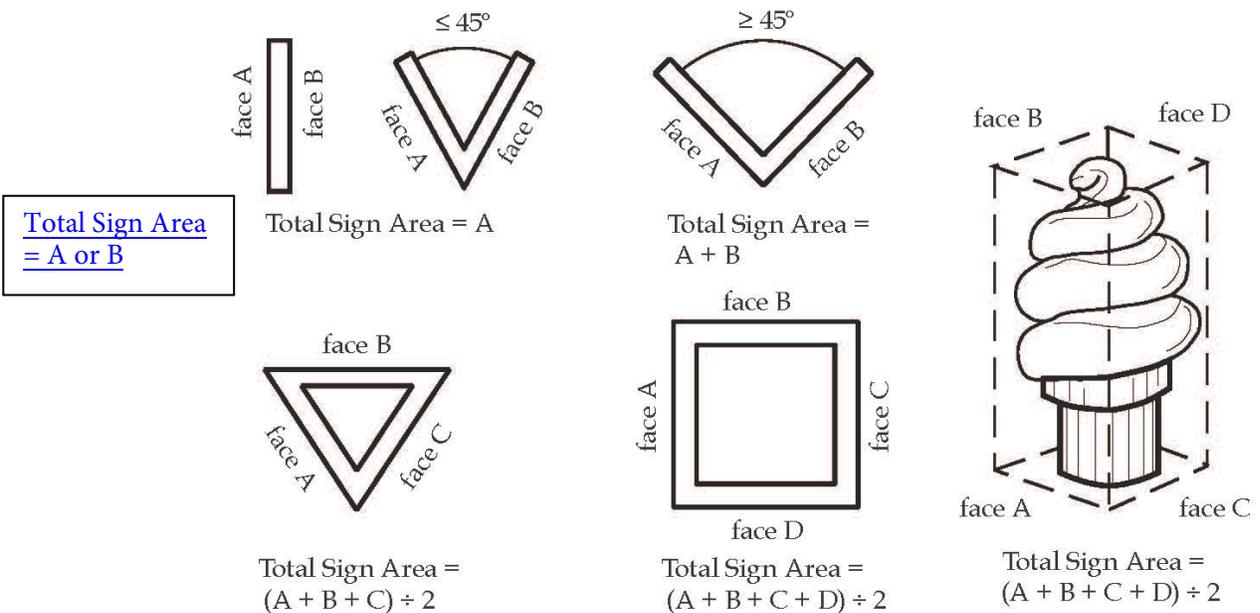


Figure D. Sign Area for Multi-face Signs or Free Form Signs

2. Sign Height Measurement.

Sign height is measured as follows:

a. Freestanding Signs **ILLUSTRATION NEEDED**

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.P (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.

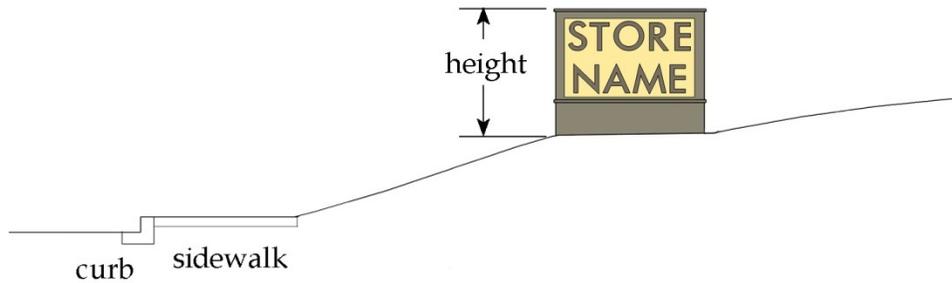


Figure E. Freestanding Sign Height – Signs Higher than the Grade of an Adjacent Road

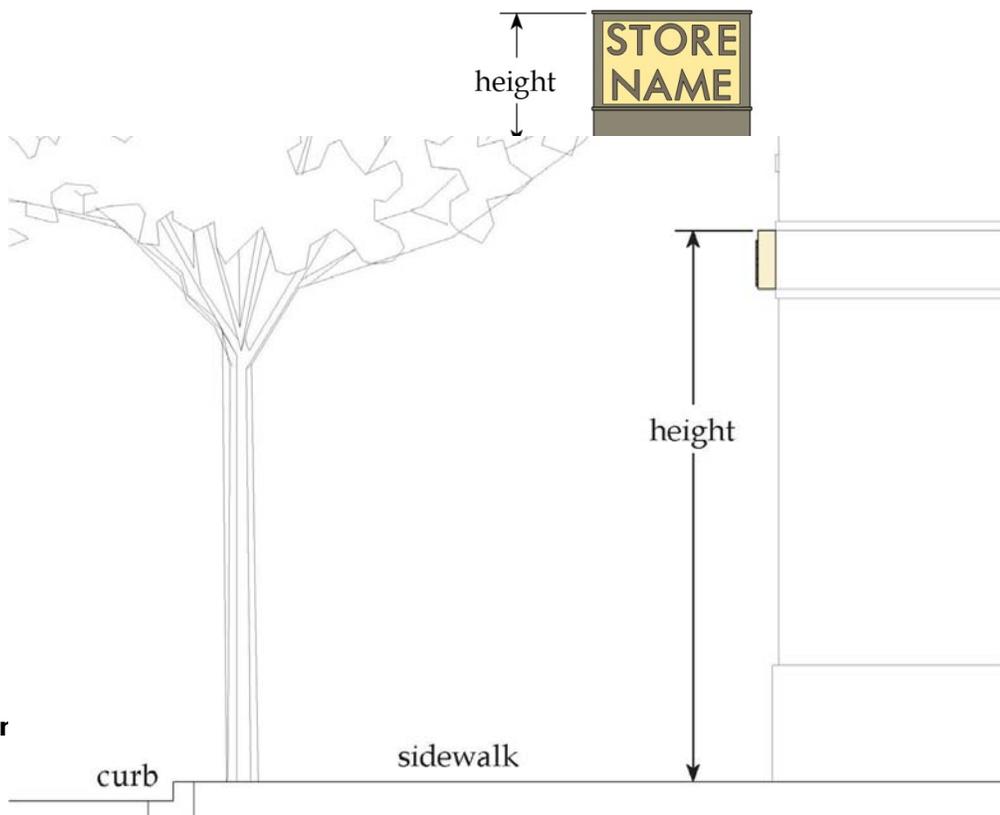
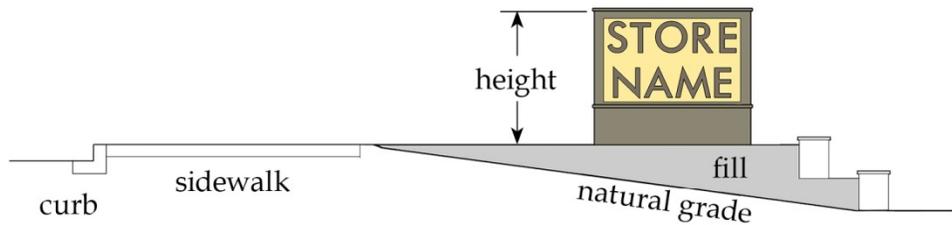


Figure G. Building Mounted Sign Height

~~All temporary signs must be non-illuminated.~~ Allowed permanent signs may be non-illuminated, or illuminated by internal light fixtures, halo illuminated, or 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.

[CC Issue #1](#)

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed

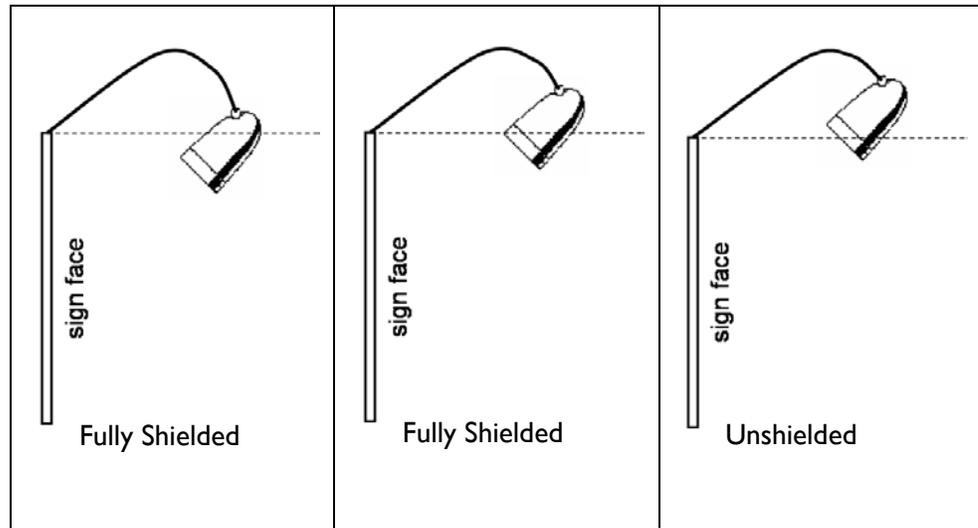


Figure H. External Sign Lighting Configurations

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) 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

CC Issue #33

- ~~3.a.~~ Neon sign lighting ~~is shall~~ only permitted in non-residential zones and shall be treated as Class 3 (decorative) lighting and shall not be included within the total outdoor light output limits of Section 10-50.70.050.C. [CHECK WITH CBL – LDC includes neon in total light output]



Figure J. Neon Sign

- ~~a.b.~~ Neon lighting mounted on individual letters of a sign, or included within a border, frame, or other embellishment of sign copy, or other features consistent with the definition of a sign shall not be included in the total area of the sign, provided the measured area of this neon lighting does not exceed 12 square feet in area. If the area of neon lighting exceeds 12 square feet, then this neon lighting shall be counted toward the permitted sign area. [From LDC]
- ~~b.c.~~ 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 shall be considered as 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** SUGGESTION - DELETE RACEWAYS?

Raceway cabinets, shall not extend in width and height beyond the area of the sign where used as an element of building mounted signs, and shall match the building color at the location of the building where the sign is located. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable aggregate 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 is 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 which 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, within 30 days from service of notice, compliance has not been achieved, the Director may cause the sign to be removed or repaired, and the cost of such removal or repair to be charged against 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~~0~~ (Intersection Sight Triangles, Clear View Zones). [Include these standards in a Sign Code User Guide Handbook.](#)

10-50.100.60 Permanent Signs [numbering issue to fix]

A. Permanent signs shall comply with the sign area, height, number, type, and other requirements of this Section and Table ~~A.P~~ (Standards for Permanent Signs by Use), except as otherwise provided in Subsection **C.5**. Unless specifically indicated, Sign Permits are required for all permanent signs in accordance with Section 10-20.40.120 (Sign Permit - Permanent Signs ~~Structures~~).

Table 10-50.100.060.A: Standards for Permanent Signs by Use⁴

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	24
	Freestanding	1 ³	46	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	68	24
	Freestanding	1 ³	46	32
	Landscape Wall	1 ³	4	32
Non-Residential Use in Commercial or Industrial Zone – Single Tenant Building, Live/Work, and Detached Buildings within a Multi-Tenant Development or Shopping Center⁵				
	Building Mounted 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 ⁴⁶⁵	Limited by max. sign area	25	1 sq. ft. to 1 linear foot of primary building frontage 1 sq. ft. to 0.5 linear foot of auxiliary building frontage
	Freestanding Type A	Limited by frontage length	810 68	36 [402]
	Freestanding Type B	Limited by frontage length		24

CC Issue #20

Non-Residential Use in Commercial or Industrial Zone – Multi Tenant Buildings, Development Sites, or Shopping Centers ⁵			
Building Mounted ⁴	Limited by max. sign area	25	1.5 sq. ft. to 1 linear ft. of building frontage – 150 sq. ft. max. (primary and auxiliary?)
Freestanding Type A	Limited by frontage length	810	36[40]
Freestanding Type B	Limited by frontage length	68	24 Need x-ref ...

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 wall signs painted onto the wall of a building may be increased by 10% \(See Table 10-50.100.060.D\).](#)

⁵ [Signs for single tenant and multi-tenant buildings or developments that contain elements exceeding the otherwise applicable area or height standards may only be approved in accordance with Section 10-50.100.090 \(Comprehensive Sign Programs\).](#)

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

CHECK SIGN ANALYSIS FOR FREESTANDING SIGN HEIGHT!!! Signs for Residential Uses in All Zones

G.

~~1. Detached Single Family Dwellings and Duplexes~~

~~Building mounted signs and freestanding signs are for single family dwellings and duplexes are allowed without a permit. The standards provided in the following tables shall apply:~~

~~a. Table D (Standards for Building Mounted Signs);~~

~~b. Table E (Additional Standards for Building Mounted Signs According to Use);~~

~~c. Table H (Standards for Freestanding Signs); and,~~

~~d. Table I (Additional Standards for Freestanding Signs According to Use).~~

~~Single Family Planned and Multi-Family Developments, Manufactured Home Parks, and Bed & Breakfasts~~

~~e.~~

~~f.—Freestanding signs and landscape wall signs are permitted. The standards provided in the following tables shall apply:~~

~~g.—Table H (Standards for Freestanding Signs); and~~

~~(1) Table J (Standards for Landscape Wall Signs).~~

~~2.—Master Planned Community~~

~~a.—Where the size and/or complexity of the Master Planned Community requires multiple signs, a list of all proposed signs shall be required as part of a comprehensive sign program in compliance with Section 10-50.100.090 (Comprehensive Sign Programs).~~

~~b. Permanent Master Planned Community signs may be installed following completion of public improvements for such development. Other signs within a Master Planned Community may be permitted consistent with the zone in which the Master Planned Community is located and/or as part of an approved comprehensive sign program.~~

~~c.—Freestanding signs and landscape wall signs are permitted. The standards provided in the following tables shall apply:~~

~~(1) Table H (Standards for Freestanding Signs); and~~

~~(2) Table J (Standards for Landscape Wall Signs).~~

~~H.—Signs for Conditional and Institutional Uses in All Residential Zones~~

~~Building mounted signs, freestanding signs, and landscape wall signs are permitted. The standards provided in the following tables shall apply:~~

~~1.—Table D (Standards for Building Mounted Signs);~~

~~2.—Table H (Standards for Freestanding Signs); and~~

~~3.—Table J (Standards for Landscape Wall Signs).~~

~~4.—~~

~~I.—Signs for Non-Residential Uses in All Zones~~

~~1.—Conditional and Institutional Uses in All Zones~~

~~Signs for conditional and institutional uses located in commercial or industrial zones are permitted as specified in Table P (Standards for Permanent Signs) and this Section. Standards for temporary signs are provided in Section 10-50.100.070 (Temporary Signs).~~

~~2. Signs for Single-Tenant Buildings~~

a. ~~Freestanding Signs~~

~~Sign types are classified as "Type A" and "Type B" based on street designations established in the General Plan, and are used to determine the number of signs on a development site and their permitted size and height. Type A signs are associated with larger frontage sites located on major arterials, while Type B signs are generally smaller and shorter, and are associated with smaller sites and/or with frontages on minor arterials or smaller street types. Street classifications are mapped in the General Plan. The standards provided in the following tables shall apply:~~

~~(1) Table H (Standards for Freestanding Signs); and~~

~~(2) Table I (Additional Standards for Freestanding Signs According to Use).~~

b. ~~Building Mounted Signs~~

~~The standards provided in the following tables shall apply:~~

~~(1) Table D (Standards for Building Mounted Signs); and~~

~~(2) Table E (Additional Standards for Building Mounted Signs According to Use).~~

c. ~~Landscape Wall Sign~~

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

d. ~~Comprehensive Sign Programs~~

~~A proposal for signs for a single tenant and/or multi-storied building or development where proposed signs contain elements exceeding the area, height, and/or number of signs specified in Table P (Standards for Permanent Signs), may be approved only in compliance with the provisions of Section 10-50.100.090 (Comprehensive Sign Programs), and the performance standards contained in Section 10-50.100.100 (Sign Design Performance Standards).~~

3. ~~Signs for Multi-Tenant Buildings, Developments and Shopping Centers~~**a. ~~Comprehensive Sign Programs~~**

~~A Comprehensive Sign Program as specified in Section 10-50.100.090 (Comprehensive Sign Programs), shall be required for all new or existing multi-tenant buildings and developments.~~

b. ~~Freestanding Signs~~

~~Sign types are classified as "Type A" and "Type B", and are associated with different frontage lengths under consideration. Sign types are also combined with identified street classifications in Table P (Standards for Permanent Signs) to determine the permitted sign~~

~~size and height. Street classifications are mapped in the General Plan. The standards provided in the following tables shall apply:~~

~~(1) Table H (Standards for Freestanding Signs); and~~

~~(2) Table I (Additional Standards for Freestanding Signs According to Use).~~

~~c. **Building Mounted Signs**~~

~~The standards provided in the following tables shall apply:~~

~~(1) Table D (Standards for Building Mounted Signs); and~~

~~(2) Table E (Additional Standards for Building Mounted Signs According to Use).~~

~~d. **Landscape Wall Sign**~~

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

~~e. **Development on Separate Parcels/Detached Buildings** The requirements for signs on separate parcels or detached buildings within a multi-tenant development or shopping center shall be determined as part of a comprehensive sign program for the project. Building mounted signs and freestanding signs are permitted. The standards provided in the following tables shall apply:~~

~~(1) Table D (Standards for Building Mounted Signs);~~

~~(2) Table E (Additional Standards for Building Mounted Signs According to Use);~~

~~(3) Table H (Standards for Freestanding Signs); and~~

~~(4) Table I (Additional Standards for Freestanding Signs According to Use).~~

~~f. **Planning Commission Review**~~

~~Freestanding multi-tenant building or center identification signs included as part of a required comprehensive sign program and containing elements which exceed the permitted height and/or area for signs may be approved upon review by the Planning Commission in compliance with Section 10-50.100.090 (Comprehensive Sign Programs) and the performance standards contained in Section 10-50.100.100 (Sign Design Performance Standards).~~

4.C. **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).

C.D. 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. Table A (Appropriate Placement of Sign Types) provides a recommendation on the placement of specific sign types based on whether the sign is proposed in a walkable urban environment or drivable suburban environment as further defined and explained in the Preamble to this Zoning Code.

Table 10-50.100.060.A: Appropriate Placement of Sign Types		
Specific Sign Type	Walkable Urban Environment	Drivable Suburban Environment
Permanent Signs		
Accessory Sign	Inappropriate	Appropriate
Awning/Canopy Sign	Appropriate	Appropriate
Building Mounted Sign	Appropriate	Appropriate
Changeable Copy Sign	Appropriate	Appropriate
Directory Sign	Appropriate	Appropriate
Freestanding Sign	Inappropriate	Appropriate
Landscape Wall Sign	Inappropriate	Appropriate
Projecting Sign	Appropriate	Appropriate
Roof Mounted Sign	Inappropriate	Appropriate
Service Island Sign	Inappropriate	Appropriate
Suspended Sign	Appropriate	Appropriate
Window Sign	Appropriate	Appropriate
Temporary Signs		

Table 10-50.100.060.A: Appropriate Placement of Sign Types		
Specific Sign Type	Walkable Urban Environment	Drivable Suburban Environment
Temporary Window Sign	Appropriate	Appropriate
Temporary Business Sign—Wall Banner	Appropriate	Appropriate
Temporary Business Sign—A-Frame	Inappropriate, even if private frontage is available	Appropriate if a wall banner is not an option
Temporary Business Sign—Vertical Banner	Inappropriate, even if private frontage is available	Appropriate if a wall banner is not an option
Sign Walker	Permissible	Permissible

End Notes

“Appropriate” means the sign type is best located within the environment type defined in this table, rather than the alternate environment type.

“Inappropriate” means the sign type may be located within the environment type defined in this table, but that it is still nonetheless preferred that it be rather placed within the alternate environment type.

“Permissible” means that these sign types are allowed with no limitations.

THIS TABLE IS INCOMPLETE

Table 10-50.100.060.A: Appropriate Placement of Sign Types			
Specific Sign Type	Walkable Urban Environment	Drivable Suburban Environment	Zoning Code Section
Permanent Signs			
Awning Sign	P	P	
Building Mounted Sign	P	P	
Canopy Sign	P	P	
Changeable Copy Sign	P	P	
Directional Sign	--	P	
Directory Sign	P	P	
Freestanding Sign	-- ¹	P	
Landscape Wall Sign	--	P	
Painted Wall Sign	P	P	
Porch Sign?	P	--	
Projecting Sign	P	P	
Roof Mounted Sign	--	P	
Service Island Canopy Sign	--	P	

Table 10-50.100.060.A- Appropriate Placement of Sign Types		
Specific Sign Type	Walkable Urban Environment	Drivable Suburban Environment
Suspended Sign	P	P
Window Sign	P	P
Temporary Business Signs		
Temporary A-Frame Sign	--	P
Temporary Upright Sign	--	P
Temporary Vertical Banner	--	P – only if a wall banner is not an option
Temporary Window Sign	P	P
Sidewalk Upright Sign	P	--
Sign Walker	P	P
Temporary Wall Banner	P	P

End Notes

“P” means the sign type is only permitted within the environment type defined in this table.

“--“ means the sign type is not permitted within the environment type defined in this table.

1. Freestanding signs are only allowed in accordance with the provisions of Section 10-50.100.080.A (Flagstaff Central District).

- c. The following sign types are permitted, subject to the criteria listed under each sign type. **[Note new numbering format! Check ALL!!!]**

CC Issue #34

- (1) **Directional Accessory Sign [Needs to move]**

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

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

Table 10-50.100.060.B: Standards for Directional Accessory 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 for the use.
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 location or access way.	
Illumination	Internal illumination only.	May also be non-illuminated.
Permitting	Sign Permit is required.	



Figure A. ~~Directional~~ ~~Accessory~~ Sign

(2) ~~Awning~~ ~~Canopy~~ Sign

- (a) ~~Awning~~ ~~Canopy~~ Signs are not permitted in residential zones.
- (b) The standards provided in Table C (Standards for ~~Awning~~ ~~Canopy~~ Signs) shall apply.

Table 10-50.100.060.C: Standards for Awning/~~Canopy~~ Signs

Standard	Other Requirements
Sign Area – (Copy, including logo)	<p>1 sq. ft. of sign area per lineal foot of awning or canopy width.</p> <p><u>Included in the total allowable sign area for building mounted signs for the use.</u></p> <p>Max. of 40% of an awning on which signage is proposed may be of an angle greater than 60° from horizontal.</p>
Mounting Height	<p>Max. 25 feet on ground floor awnings/canopies.</p> <p><u>Min. of 8 feet from the bottom of the awning to the nearest grade or sidewalk.</u></p>
Sign Placement	<p>Only <u>above the doors and windows of</u> the ground floor of a multistoried building.</p> <p>Shall not project above, below or beyond the edges of the face of the building wall or architectural element on which it is located.</p> <p>No part of the sign, as a part of, or d<u>isplayed only on</u> the vertical surface of an awning/canopy;</p> <p>S<u>hall not</u> project beyond the edges of the awning/canopy surface on which it is displayed.</p> <p>Shall not extend horizontally a distance greater than 60% of the width of the awning/canopy face or valance on which it is displayed¹.</p>
<u>Valance Height</u>	<u>Max. 6 inches</u>
<u>Setback from Back of Curb</u>	<u>Min. 18 inches</u>
Illumination	<p>If sign letters or logos are placed on an awning/canopy, only the face area containing the letters or logos may be illuminated. All illumination must be internal behind the surface of the awning/canopy. May also be n<u>Non-illuminated.</u></p>
Permitting	Sign Permit is required.

End Notes

¹If an Awning/~~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 B. Awning/~~Canopy~~ Sign

(3) Building Mounted Sign

- (a) The standards provided in Table D. (Standards for Building Mounted Signs) shall apply to building mounted signs in all zones where allowed by Table 10-50.100.060. ~~A permitted area of building mounted signs is derived from the use and zone where the sign is proposed to be located, in compliance with Table P (Standards for Permanent Signs).~~
- ~~(b) Building mounted signs are permitted on the specific business identified, and are not transferable in whole or in part from one building frontage to another, nor from one occupancy to another. Where two or more businesses are served by a single common entrance, they are considered one business for sign computation purposes. Signs for businesses operating on a floor above or below ground level are permitted adjacent to the sidewalk level entrance or access, subject to the common entrance provision, if applicable.~~
- (c) No building mounted sign shall extend above or below the wall, parapet, or fascia upon which it is placed, nor shall a sign be installed within 12 inches of the top of a building or parapet wall. Signs mounted on the lower portion of a mansard roof with a slope exceeding 45 degrees from horizontal are permitted, provided the sign does not project above the top of the roof feature on which it is placed. No sign is permitted which breaks the silhouette of the building on which it is located.

(d) The standards provided in Table D (Standards for Building Mounted Signs) and Table E (Additional Standards for Building Mounted Signs According to Use) shall apply.

[CC Issue #5, 15, and 17](#)

Table 10-50.100.060.D: Standards for Building Mounted Signs	
	Standard
	Building Mounted, Awning, Roof Mounted, Service Island Canopy, and Suspended Signs
Sign Area	See this Section and Table AP (Standards for Permanent Signs by Use).
Mounting Height	See Table AP (Standards for Permanent Signs by Use).
Sign Placement	<p>Signs on single-tenant or multi-tenant buildings may be placed on any building elevation, except that:</p> <ol style="list-style-type: none"> (1) No elevation shall have more building mounted signs than the amount of signage on the primary building entry elevation, except in industrial zones. THINK? (2) No sign shall face an adjoining residential zone. (3) No sign shall extend above or below the wall, parapet, or fascia upon which it is placed. (4) Signs shall be installed min. 12 inches from the top of a building, parapet, or a mansard roof with a slope exceeding 45 degrees from the horizontal. (5) No sign is permitted which breaks the silhouette of the building or a portion of the building on which it is located. <p>Individual tenants in multi-tenant buildings are permitted building mounted signs only on the primary entrance elevation of the space occupied by the business.</p> <p>Signs shall extend horizontally a max. of 60% of the width of the building element on which it is displayed.</p> <p>Signs shall project a max. of 24 inches from the building wall.</p> <p>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.</p>
Single Business with one Frontage—Increased Sign Area	Additional sign area permitted if the owner forgoes display of a freestanding sign permitted for the site, to a max. of 1 ½ sq. ft. per linear foot of building frontage, to a max. sign area of 100 sq. ft.^{2,3}
Single Business with two or more Frontages—Increased Sign Area	Additional sign area 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 ½ 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	Additional sign area may be sought under Section 10-50.100.100 (Sign Design Performance Standards), but is limited to a max. sign area of 100 sq. ft.
<u>Total Allowable Aggregate Sign Area</u>	Max. sign area for businesses with multiple frontages, and for all building elevations for a single business is 200 sq. ft., subject to the provisions of this Section.
<u>2 or more Businesses Served by a Single Common Building Entrance</u>	<u>Considered 1 business for sign computation purposes; max. of 1.5 sq. ft. for each linear foot of building frontage of the entrance.</u>
Sign for Non-Customer Service Entry	Max. 1 non-illuminated building mounted sign; max. 6 sq. ft. in area; located adjacent to the entry.
Number of Signs	See Table P (Standards for Permanent Signs).
Illumination	Permitted - See Section 10-50.100.050.C; <u>except no illumination is permitted for single-family residences or duplexes.</u>
Additional Standards	See Subsection C.5 for additional standards applicable to all building mounted signs. No building mounted sign permitted by this Section shall exceed the size and/or height limit set forth in Table P (Standards for Permanent Signs), except as provided in this Division.
Permitting	Sign Permit is required, <u>except for single-family residences or duplexes.</u>
<u>Special Provisions</u>	
<u>Single Business with one Frontage – Increased Sign Area</u>	<u>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.^{1,2}</u>
<u>Single Business with two or more Frontages - Increased Sign Area</u>	<u>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.^{1,2}</u>
<u>Additional Increases in Sign area</u>	<u>Additional sign area may be sought under Section 10-50.100.100 (Sign Design Performance Standards), but is limited to a max. sign area of 100 sq. ft.</u>
<u>Painted Wall Signs</u>	<u>Painted wall signs are permitted on any exterior building wall of an individual tenant space or building.</u> <u>Painted wall signs shall be included in the total allowable area for building mounted signs.</u> <u>The allowable area for a painted wall sign shall be increased by 10%.</u> <u>Professionally painted.</u> <u>Non-illuminated or externally illuminated. Down directed, fully shielded fixtures only.</u>

Table 10-50.100.060.E: Additional Standards for Building Mounted Signs According to Use	
Use	Standard
Building Mounted, Awning, Roof Mounted, Service Island and Suspended Signs	
Detached Single-Family Dwellings and Duplexes	
illumination	Not Allowed.
Permitting	No Sign Permit is required.
Single-Tenant Buildings	
Sign Area for Businesses with Frontage on 2 or more Streets	<p>Primary Entrance Frontage: Max. of 1 sq. ft. for each linear foot of building frontage along the street where the building has frontage, to a max. sign area of 100 sq. ft. Up to 33% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p> <p>Auxiliary Building Elevations: Max. of 1/2 sq. ft. for each linear foot of building frontage along the street where the building has frontage, to a max. sign area of 80 sq. ft. Up to 33% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p>
Multi-Tenant Buildings, Developments and Shopping Centers	
Sign Placement	Only on the primary entrance elevation of the space occupied by the business.
Sign Area for Businesses with Auxiliary Building Elevations on 2 or more Streets	<p>Primary entrance frontage: Max. of 1 1/2 sq. ft. for each linear foot of building frontage of the primary entrance location of each business, to a max. sign area of 150 sq. ft. per business. Up to 25% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p> <p>Auxiliary building elevations: Max. of 1/2 sq. ft. for each linear foot of building frontage where the individual business has frontage, to a max. sign area of 80 sq. ft. Up to 25% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p>
2 or more Businesses Served by a Single Common Building Entrance	Considered 1 business for sign computation purposes; max. of 1 1/2 sq. ft. for each linear foot of building frontage of the entrance.

Separate Parcels or Detached Buildings within a Multi-Tenant Development or Shopping Center

Sign Area	Max. of 1 sq. ft. for each linear foot of building frontage of the primary entrance elevation of each business, to a max. sign area of 100 sq. ft.
Sign Area for Businesses with Auxiliary Building Elevations on 2 or more Streets	<p>Primary entrance frontage: Max. of 1 sq. ft. for each linear foot of building frontage of the primary entrance elevation, to a max. sign area of 100 sq. ft. Up to 33% of the primary entrance frontage sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p> <p>Auxiliary building elevations: Max. of 1/2 sq. ft. for each linear foot of building frontage where the business has frontage, to a max. sign area of 80 sq. ft. Up to 33% of the auxiliary building elevation sign may be applied to a sign located within the first third of a building elevation not facing a street measured from the building corner closest to the street.</p>

End Notes

¹~~Buildings containing multiple occupancies are permitted building mounted signs for individual tenants, however, such signs shall not extend horizontally a distance greater than 60 percent of the width of the building wall designated for such specific occupancy.~~

^{1,2}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 Structures).

^{2,3}A permit issued under this Section requires a release of rights to a freestanding sign for the duration of use of a larger building mounted sign, evidenced by a recordable form of acceptance signed by the property owner.



Figure C. Standards for Building Mounted Signs

(4) Canopy Sign

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

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

Table 10-50.100.040 C Standards for Canopy Signs	
Standard	Other Requirements
<u>Sign Area – (Copy, including logo)</u>	<u>1 sq. ft. of sign area per lineal foot of canopy width.</u> <u>Included in the total allowable sign area for building mounted signs for the use.</u>
<u>Mounting Height</u>	<u>Max. 25 feet on ground floor canopies.</u> <u>Min. of 8 feet from the bottom of the awning to the nearest grade or sidewalk.</u>
<u>Sign Placement</u>	<u>Only above the doors and windows of the ground floor of a building.</u> <u>Shall not project above, below or beyond the edges of the face of the building wall or architectural element on which it is located.</u> <u>No part of the sign, as a part of, or displayed on the vertical surface of a canopy, shall project beyond the edges of the canopy surface on which it is displayed.</u> <u>Shall not extend horizontally a distance greater than 60% of the width of the canopy on which it is displayed¹.</u>
<u>Setback from Back of Curb</u>	<u>Min. 18 inches</u>
<u>Illumination</u>	<u>Internal illumination only for the letters or logos mounted on a canopy. May also be non-illuminated.</u>
<u>Permitting</u>	<u>Sign Permit is required.</u>

End Notes

¹If 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 B. ~~Awning~~/Canopy Sign



Figure D. Standards for Building Mounted Signs

~~(4)~~(5) **Changeable Copy Sign**

The standards provided in Table F (Standards for Changeable Copy Signs) shall apply.

Table 10-50.100.060.F: 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).
Sign Placement	Permitted only as an integral part of a building mounted sign or a freestanding sign.
Illumination	Permitted - See Section 10-50.100.050.C.
Permitting	Sign Permit is required.



Figure E. Changeable Copy Sign

~~(5)~~(6) Directory Sign

The standards provided in Table G (Standards for Directory Signs) shall apply. RETHINK THIS SIGN TYPE-BUFFALO?

Table 10-50.100.060.G: Standards for Directory Signs

	Standard	Other Requirements
Sign Area	Max. 16 sq. ft. (area not included in <u>the total allowable aggregate</u> sign area if <u>the</u> sign is not conspicuous from the public right-of-way).	
Mounting Height	If freestanding, max. 6 feet.	
Sign Placement	May be Building mounted preferred: <u>may be</u> or mounted on a low profile freestanding sign structure.	Shall <u>May</u> be placed at points nearest the pedestrian entrances to 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.	

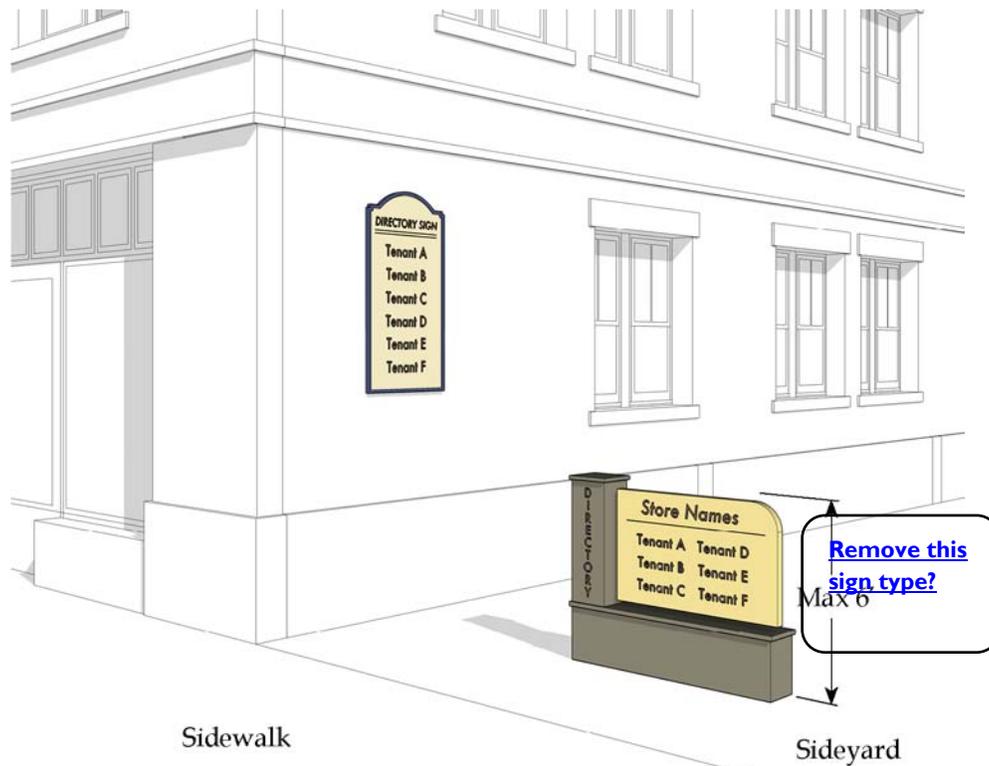


Figure F. Directory Sign

CC Issue #19

~~(6)~~(7) Freestanding Sign

(a) The number and type of freestanding signs 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~~P (Standards for Permanent Signs by Use).

~~(a)~~(b) Sign types are classified as "Type A" and "Type B" based on street designations established and mapped in the General Plan. These classifications are used to determine the number of signs 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.

~~(b)~~(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.

CC Issue #9, 15, & 18

(e)(d) The standards provided in Table H (Standards for Freestanding Signs) ~~and Table I (Additional Standards for Freestanding Signs According to Use)~~ shall apply.

Table 10-50.100.060.H: Standards for Freestanding Signs		
Non-Residential Use in Commercial or Industrial Zone - Single-Tenant Building, Live/Work, and Detached Buildings within a Multi-Tenant Development or Shopping Center		
Sign Area	See this Section and Table A ^P (Standards for Permanent Signs by Use).	
Sign Height	See this Section and Table A (Standards for Permanent Signs by Use).	
Number and Type of Signs	Determined by the length of the development site frontage. ¹	
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 < 500 400 ft.	Max. 1 Type A Sign (or 1 Type B sign)	Max. 1 Type B Sign.
Frontage ≥ 500 400 ft.	Max. 1 ² Type A Sign and Max. 1 ² Type B Sign. Must be separated by min. 150 feet measured on the street frontage.	
Separate Parcels, or Non-Residential Use in Commercial or Industrial Zone - Detached Multi-Tenant Buildings, Development Sites, within a Multi-Tenant Development or Shopping Centers		
Standard		
Number of Signs	Max. 1	
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).	
Sign Height	See Table P (Standards for Permanent Signs) . Elements to enhance the design of a S sign structure may extend above the max. allowed height and/or permitted horizontal dimension for the purpose of sign structure enhancement/embellishment, limited to a max. of 1 foot ² inches on any side.	
Special Provisions		
Standard		
Other Requirements		
Number of Signs ⁺	1 for each development site frontage, in compliance with this Refer to this Section and Table A ^P (Standards for Permanent Signs).	Flag lot sites with frontage on a public street are permitted 1 sign on the frontage providing primary access to the site. On a development site where more than one freestanding sign is permitted, signs are not transferable in whole or in part, from one street frontage to another.
Sign Placement	Freestanding signs may only be placed on the street frontage The	When more than 1 freestanding sign is proposed

Table 10-50.100.060.H: Standards for Freestanding Signs

Non-Residential Use in Commercial or Industrial Zone - Single-Tenant Building, Live/Work, and Detached Buildings within a Multi-Tenant Development or Shopping Center

	<p>orientation of the sign is based upon the street from on which the permitted sign is authorized in accordance with this Section this Section and Table AP (Standards for Permanent Signs).</p>	<p>on a site with multiple frontages, a min. of 60 linear feet shall separate each sign. The permanent sign base shall have a min. aggregate width of 40% of the width of the sign cabinet or face. ARE WE OK WITH THIS!</p>
<p>Name of Shopping Center or Development Site</p>	<p>The name of a shopping center or development site is exempt from the area of a freestanding sign provided Not included in the sign area of a freestanding sign; max. height 2 feet; no more than the width of the sign.</p>	
<p>Setbacks²</p>	<p>Min. of 5 feet from the street side property line;³ Min. of 15 feet from any interior side lot line; and m Min. of 30 feet from any residential zone district.</p>	
<p>Single or Multi Tenant Development Site with Corner Location³ – Increased Sign Area</p>	<p>When only 1 freestanding sign is proposed where 2 are permitted, the sign face area may be increased to a max. of 35% over the largest freestanding sign permitted in Table AP (Standards for Permanent Signs). Requests to use this provision are reviewed under the Sign Permit application procedure, in accordance with Section 10-20.40.120 (Sign Permit - Permanent Signs Structures).⁴¹ A sign located at a corner is permitted in compliance with Engineering Standards, Section 13-10-006-0002 (Intersection Sight Triangles, Clear View Zones).</p>	
<p>Additional Increases in Sign area</p>	<p>Additional increases in sign area sought under Section 10-50.100.100 (Sign Design Performance Standards) shall not be exceed a max. area of 50% greater than over the area of the largest freestanding sign permitted in Table AP (Standards for Permanent Signs).</p>	
<p>Landscaping</p>	<p>A landscaped area located around the base of the sign equal to 2 ½ sq. ft. for each 1 sq. ft. of sign area is required for all freestanding signs, consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 feet on center. Where appropriate, required trees required in compliance with Division 10-50.60 (Landscaping Standards) shall be planted in a manner to which frames or accents the sign. See Division 10-50.60 (Landscaping Standards).</p>	
<p>Number of Signs</p>	<p>See Table P (Standards for Permanent Signs).</p>	
<p>Illumination</p>	<p>Permitted - See Section 10-50.100.050.C.; except no illumination for single-family residences or duplexes.</p>	
<p>Additional Standards</p>	<p>See Subsection C.5 for additional standards applicable to all freestanding signs. No freestanding sign permitted by this Section shall exceed the size and/or height limit set forth in Table P (Standards for Permanent Signs), except as provided in this Division.</p>	

Table 10-50.100.060.H: Standards for Freestanding Signs

Non-Residential Use in Commercial or Industrial Zone - Single-Tenant Building, Live/Work, and Detached Buildings within a Multi-Tenant Development or Shopping Center

Permitting Sign Permit is required, except for single-family residences or duplexes.

End Notes

¹For 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.

~~¹On a development site where more than one freestanding sign is permitted, allowances for such signs are not transferable in whole or in part, from one street frontage to another.~~

~~²If site design and/or specific circumstances of a site are such that setbacks may not be met, reductions to set back requirements may be requested and may be granted upon documentation that such need exists, provided that the horizontal distance between freestanding signs on adjacent lots must not be less than the height of the taller sign.~~

~~³A sign located at a corner is permitted in compliance with *Engineering Standards, Section 10-06-020 (Intersection Sight Triangles, Clear View Zones)*.~~

²⁴A Sign pP Permit issued under this Section 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.

Table 10-50.100.060.I: Additional Standards for Freestanding Signs According to Use

Use	Standard	
Detached Single-Family Dwellings and Duplexes		
Illumination	Not Allowed.	
Permitting	No Sign Permit is required.	
Freestanding Signs for Single-Tenant and Multi-Tenant Buildings, Developments and Shopping Centers	Type A Freestanding	Type B Freestanding
Number and Type of Signs	Determined by the length of the development site frontage. [†]	
Street Type	Major arterials.	Minor arterials or other streets.
Frontage of 100 ft. or less	N/A	Max. 1
Frontage more than 100 ft. but less than 500 ft.	Max. 1 (or 1 type B sign)	
Frontage more than 500 ft.	Max. 1 ²	Max. 1 ²
Frontage more than 500 ft. and on a major arterial (Multi-Tenant Only)	Max. of 1 freestanding sign for each frontage which provides vehicular access to the site.	
Additional Standards	See Subsection C.5 for additional standards applicable to all freestanding signs. No freestanding sign permitted by this Section shall exceed the size and/or height limit set forth in Table P (Standards for Permanent Signs), except as provided in this Division.	

Table 10-50.100.060.H: Standards for Freestanding Signs

Non-Residential Use in Commercial or Industrial Zone - Single-Tenant Building, Live/Work, and Detached Buildings within a Multi-Tenant Development or Shopping Center

Separate Parcels, or Detached Buildings within a Multi-Tenant Development or Shopping Center **Standard**

Number of Signs Max. 1 for entire development.

Sign Area Max. 24 sq. ft.

Sign Height Max. 6 feet.

End Notes

¹For 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.

²One Type A and one Type B sign are permitted, provided the signs are separated by at least 200 feet, measured along a straight line on the frontage.

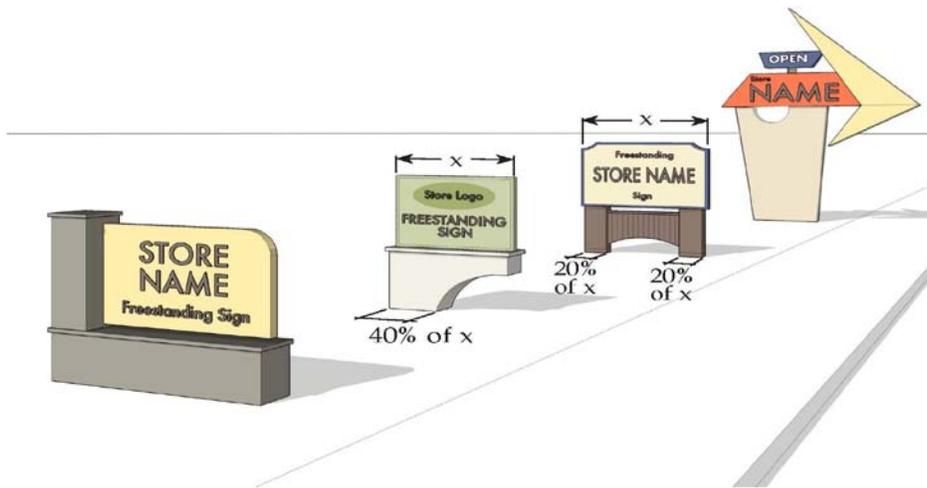


Figure G. Freestanding Sign

(8) Interpretative Sign

The standards provided in Table X (Standards for Interpretative Signs) shall apply.

Table 10-50.100.060.L: Standards for Interpretative Signs

Standard	Other Requirements
Sign Area	Not included in the total allowable sign area for
Low-profile sign Max. 6 sq. ft.	

High-profile sign	Max. 12 sq. ft.	freestanding signs for the use. Max. of three high-profile signs may be combined as one sign 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.	
	Not include advertising for any facility of organization.	
	Not direct a reader to another site, event, or subject.	
Number of Signs		
	No limit.	
Illumination		
	Non-illuminated.	
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.](#)

[INSERT ILLUSTRATIONS - Delaware and Lehigh National Heritage Corridor/Steamboat Springs](#)

~~(7)~~(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

Table 10-50.100.060.J: Standards for Landscape Wall Signs		
Standard		
Sign Area ⁺	Non-Residential Use in Commercial or Industrial Zone Single Tenant & Multi-Tenant Buildings, Developments & Shopping Centers—Max. 24 sq. ft.	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.	Max. 36 sq. ft.
	Conditional and Institutional Uses in All Residential Zones — Max. 32 sq. ft.	Max. 32 sq. ft.
	Landscape Wall Signs are included in the total allowable aggregate sign area for building mounted signs area for the use.	
Height of Landscape Wall	Max. 5 feet. from grade.	

Mounting Height	The sign copy shall be a min. of 6 inches from the top of the wall, and 12 inches above ground level. Signs shall not project above or beyond the top or edge of the landscape wall.
Number of Signs	Multiple signs are permitted to a maximum of 24 sq. ft., but sign(s) shall not exceed 40% of the background area provided on the landscape wall.
Sign Placement	Perimeter/screen walls and all signs located at a corner shall comply with <i>Engineering Standards</i> , 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.

End Notes

~~†The maximum sign area for Live/Work uses shall be limited to 12 square feet in area.~~



Figure H. Landscape Wall Sign

~~(8)~~(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	12 sq. ft. (included in the total allowable aggregate-sign area for building mounted sign area for each use or occupancy). No individual projecting sign shall exceed 12 sq. ft. in 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 and be hung a min. of 6 inches away from the building.
Illumination	Non-illuminated or externally illuminated. Down directed, fully shielded fixtures only.
Permitting	Sign Permit is required (Projecting signs may only be permitted within multi-tenant developments and as part of a Comprehensive Sign Program – See Section 10-50.100.090). WHY?



Figure I. Projecting Sign

~~(9)~~(11) Roof Mounted Sign [\[CONSIDER DELETING??\]](#)

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 this Section and Table AP (Standards for Permanent Signs).	Such signs are included in the total allowable aggregate -sign area for building mounted sign area for the use.
Mounting Height	Max. 25 feet from grade.	
Sign Placement ¹	Permitted on the slope of peaked/sloped roof buildings only, where no walls exist to accommodate a building mounted sign, and only on the lowest 1/3 of the slope of the peaked 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.
Number of Signs	See Table P (Standards for Permanent Signs).
Illumination	Permitted - See Section 10-50.100.050.C.
Permitting	Sign Permit is required.

End Notes

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.

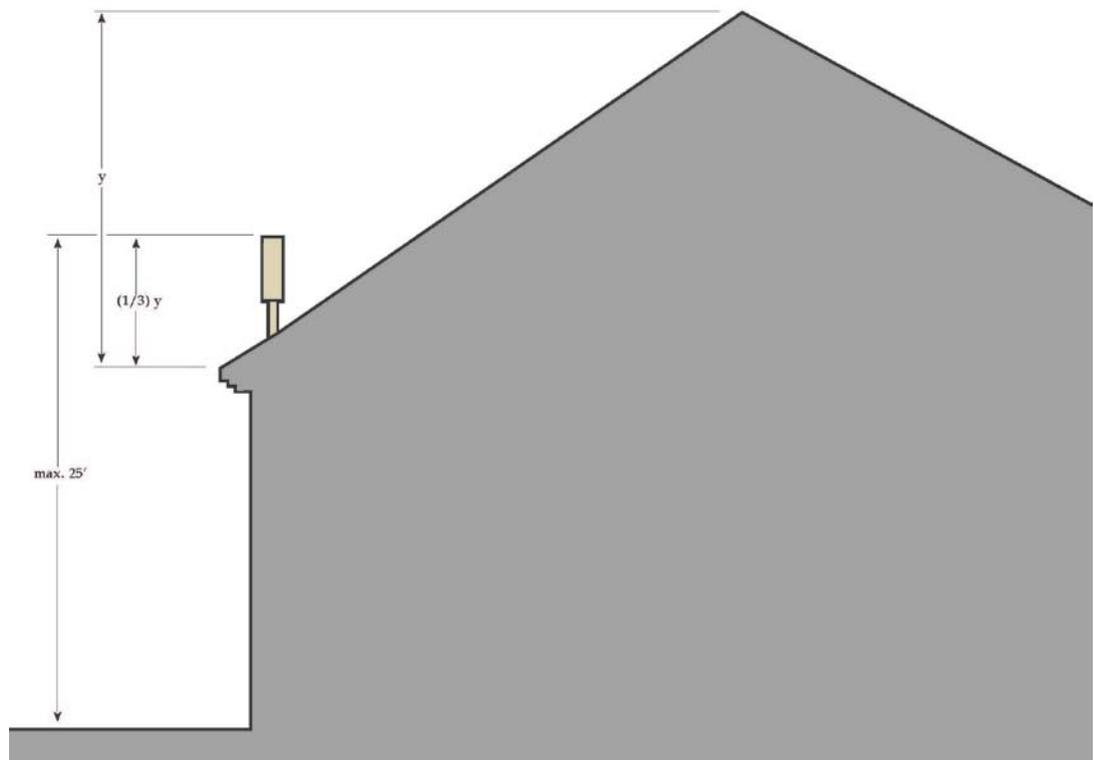


Figure J. Roof Mounted Sign

CC Issue #36

~~(10)~~(12) Service Island Canopy Sign

The standards provided in Table M (Standards for Service Island Signs) shall apply. **ADD DRAWING!!**

Table 10-50.100.060.M: Standards for Service Island Canopy Signs

Standard	
Sign Area	All types of service island <u>canopy</u> signs are included in the <u>total allowable aggregate</u> sign area permitted for the use.
Illumination	Permitted - See Section 10-50.100.050.C.

Permitting Sign Permit is required.

~~(11)~~(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	If less than 4 sq. ft., such signs are not included in the <u>total allowable aggregate</u> sign area for building mounted sign area for the use.	Signs exceeding 4 square feet in area are counted in the <u>total allowable aggregate</u> sign area permitted for the <u>specific-use or occupancy and shall reduce the allowable building mounted sign area for the wall from which the sign is displayed.</u>
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 K. Suspended Sign

(12) Vehicle Sign

Signs indicating the name of the owner or business that are permanently painted on or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business are allowed as on-premises business signs. Business vehicles shall be parked in an assigned parking space which is not immediately adjacent to a street frontage (See also Section 10-50.100.040.A.7).

~~(13)~~(14) Window Sign

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

CC Issue #4 & 22

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 one window or 25% of the area of all windows combined. 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 1 st story windows.	Inside mounting preferred.
Illumination	Non-illuminated.	
Permitting	Sign Permit is required.	



Figure L. Window Sign

Table 10-50.100.060.P- Standards for Permanent Signs									
Land Use	Building Mounted Signs			Freestanding Signs					
	Number of Signs	Max. Ht. (in ft.)	Max. Area (sq. ft.)	Number of Signs	Max. Ht. (in ft.)	Max. Ht. w/ Comp. Plan	Max. Area (in sq. ft.)	Max. Area w/ Comp. Plan	Min. Spacing (in ft.)
Detached Residential, Single Family/duplex (10-50.100.060.A.1)	+ Building or + Free-standing Sign	6	6	+ Building or + Freestanding Sign	3	N/A	6	N/A	N/A
Single-Family Planned/ Multi-Family Developments, Manufactured Home Parks, B&Bs (10-50.100.060.A.2)	+	6	2	+ Freestanding or + Landscape Wall Sign ³ per development site frontage	4	N/A	24	N/A	60
Master-Planned Communities (10-50.100.060.A.3)	N/A	N/A	N/A	+ Freestanding or + Landscape Wall Sign ³ for each major vehicular entrance	8	N/A	36	N/A	N/A
Conditional or Institutional Use in any Zone (10-50.100.060.B or C.1)	+	6	24 ²	+ Freestanding or + Landscape Wall sign ³ per development site	4	N/A	32 ²	N/A	60
Non-Residential Use in Commercial or Industrial Zone— Single-Tenant Buildings, including live/work. (10-50.100.060.C.2)	Limited by max. sign area	25	+ sq. ft. to + linear ft. +100 sq. ft. max. ²	Type A Sign +	On major arterial [†]				60
					8	12	36 ²	63	
				On minor arterial or other [†]					
				6	9	24 ²	42		
Type B Sign +	On major arterial [†]								
	6	9	30 ²	53					

Table 10-50.100.060.P: Standards for Permanent Signs									
Land Use	Building-Mounted Signs			Freestanding Signs					
	Number of Signs	Max. Ht. (in ft.)	Max. Area (sq. ft.)	Number of Signs	Max. Ht. (in ft.)	Max. Ht. w/ Comp. Plan	Max. Area (in sq. ft.)	Max. Area w/ Comp. Plan	Min. Spacing (in ft.)
					On minor arterial or other ¹				
					6	9	24 ²	42	
Non-Residential Use in Commercial or Industrial Zone— Multi-Tenant Buildings, Developments, or Shopping Centers, including live/work. (10-50.100.060.C.3)	Limited by max. sign area	25	1½ sq. ft. to 1 linear ft. 150 sq. ft. max. ²	Type A Sign +	On major arterial ¹				60
					8	12	36 ²	63	
					On minor arterial or other ¹				
				Type B Sign +	On major arterial ¹				
					6	9	30 ²	53	
					On minor arterial or other ¹				
Multi-Tenant Buildings, Developments, or Shopping Centers with >500 linear feet of Frontage on a major Arterial Street (10-50.100.060.C.3.b)	+	25	1½ sq. ft. to 1 linear ft. 150 sq. ft. max.	1/ frontage which provides access	On major arterial ¹				60
					8	12	40	70	

End Notes

¹ Street classifications are mapped in the General Plan.

² The maximum sign area for Live/Work uses shall be limited to 12 square feet in area.

³ See Table J (Standards for Landscape Wall Signs).

This standard/cross reference was not carried forward from the former LDC into the new Zoning Code.

10-50.100.070 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](#) ~~and eliminating~~ the aesthetic blight and litter caused by temporary signs by allowing ~~them~~ [temporary signs](#) 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;

~~1.~~[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 \(Planning Fee Schedule\).](#)

~~2.~~[3.](#) Temporary signs shall not be illuminated;

~~3.~~[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;

~~4.~~ ~~A temporary sign must be removed or replaced with a new sign within 60 days after it is installed or erected, or earlier as these regulations may require;~~

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, and trails;

7. Temporary signs ~~are not allowed within public right-of-way, shall never be allowed within~~ including, but not limited to, the travel ~~lanes~~ ~~ing~~ ~~portion of the City's rights of way, including roadways,~~ 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, or any illegal temporary sign located on private property in compliance with Section 10-50.100.120 (Removal of Signs).

~~C. Single-Family and Multi-family Residential Districts~~

~~Temporary signs on the exterior of a structure or on the property are allowed in single-family residential zones in compliance with the following:~~

- ~~1. The sign is for an event, a permitted on-site business use, or a non-commercial purpose;~~
- ~~2. The sign is constructed of durable material;~~
- ~~3. The sign is no more than six feet in height, and no larger than eight square feet in single-family residential zones and no larger than 12 square feet in multi-family residential zones;~~
- ~~4. The sign is not illuminated;~~
- ~~5. A sign related to an event (including, but not limited to, a construction project, sale or lease of the property, or an election) is removed within 10 days after the event is finished or abandoned;~~
- ~~6. A sign related to a permitted on-site business use is removed within 10 days after the use ceases; and~~
- ~~7. Only one sign installed in compliance with the standards in Subsection C.3 above per street frontage is allowed.~~

~~D.C. _____ Specific to Commercial, Industrial, Transect Zones T5 and T6, and Mixed-Use Districts~~

~~Temporary signs on the exterior of a structure or on private property are allowed on property zoned commercial, industrial, transect zones T5 and T6, or mixed use zones in compliance with the following: [ARRANGE ALPHABETICALLY]~~

1. ~~Temporary~~ Civic or Non-Profit Event Signs
 - a. ~~All temporary civic or non-profit~~ event signs shall comply with the

standards provided in Table A (Standards for Temporary [Civic or Non-Profit](#) Event Signs).

CC Issue #13 & 29

Table 10-50.100.070.A: Standards for ~~Temporary Civic or Non-Profit~~ Event Signs

Standard	
Period of Use	All Civic or Non-Profit Temporary Event Signs shall be removed within 10 days after following completion of an the event .
Sign Placement	Only on the property where the event will be held. Not in public right-of-way, street medians, or FUTS trails.
Mounting Sign Height	Max. 6 feet.
Sign Area	Max. 24+6 sq. ft.
Number of Signs	Max. 1 per frontage.
Illumination	Non-illuminated.
Permitting	No permits required. [TOM – create process]
Standards for Off-Premise Signs for Civic or Non-Profit Events on Approved 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 Area	Max. 18 sq. ft.
Banner Details	Grommets shall be placed at each of the corners of the banner and on the longest sign 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. 10% of the area of the banner.
Number of Signs	1 sign for each event per approved location, to a max. of 3 locations
Removal	Within 1 day after an event
Illumination	Non-illuminated.
Permitting	No permit required.

[b. Civic or non-profit organizations may submit an application for the placement of up to three banners for the purpose of promoting a forthcoming civic or non-profit event on one of the City’s approved civic or non-profit community sign support structures. Placement is reserved on a first come, first serve basis up to 3-months in advance of the event. The City’s approved civic or non-profit community sign support structures are located at the following locations:](#)

- (1) [Southwest corner of the intersection of Cedar Avenue and West Street;](#)
- (2) [Southwest corner of the intersection of Beulah Boulevard and McConnell Drive;](#)
- (3) [Southwest corner of the intersection of Butler Avenue and South Fourth Street;](#)
- (4) [Northeast corner of the intersection of Country Club Drive and East Nestle Purina Drive; and](#)
- (5) [Southwest corner of the intersection of Kendrick Street and North Fort Valley Road.](#)

2. **Temporary Directional Signs for [City Special Events](#), ~~and~~ **Parks and Recreation Events, and [Approved Temporary Uses](#)****

The standards provided in Table B (Standards for Temporary Directional Signs for [City Special Events](#), and Parks and Recreation Events) shall apply.

Table 10-50.100.070.B: Standards for Temporary Directional Signs for [City Special Events](#), ~~and~~ **Parks and Recreation Events, and [Approved Temporary Uses](#)**

	Standard	Other Requirements
Area	Max. 6 sq. ft.	CHECK WITH GLORICE – SAME SIZE AS ABOVE?
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.
Removal	Within 1 day after an event.	
Number of Signs	No limit.	
Illumination	No illumination permitted.	
Permitting	No Sign Permit required - reviewed as part of Special Event Permit.	

3. **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.

~~a. **Temporary Business Signs**~~

~~On premises temporary business signs may be permitted subject to the following standards and regulations. A temporary sign permit is required for all temporary business signs except as otherwise noted in this Subsection. The applicable fee for a temporary sign permit is established in Appendix 2 (Planning Fee Schedule).~~

CC Issue #10

b. Number of Temporary Business Signs

No more than any one of the following temporary business signs per 150 linear feet of property frontage or part thereof shall be displayed at any one time, and for no longer than the maximum time allowed for temporary business signs provided in Table G (Additional Standards for Temporary Business Signs).

c. Standards for Specific Temporary Business Signs

Standards for specific types of temporary business signs are establishes in Table G (Standards for Specific Temporary Business Signs).

Table 10-50.100.070 G Standards for Specific Temporary Business Signs		
	<u>Maximum Duration</u>	<u>Other Requirements</u>
<u>New Occupancy or Use Sign</u>	<u>45 consecutive days within the first 6 months of establishment of a new occupancy or use.</u>	<u>Max. 1 sign per business. May not be combined with a grand opening sign. Sign to be removed when permanent sign is installed.</u>
<u>Grand Opening Sign</u>	<u>30 consecutive days.</u>	<u>Max. 1 sign per business. May not be displayed at the same time as a new occupancy or use sign.</u>
<u>Promotional or Seasonal Sales Sign¹</u>	<u>Max. of 1 sign for no more than 10 consecutive days, max. 6 times per calendar year.</u>	<u>Only 1 permit is required per calendar year.</u>
<u>Going-Out-of-Business Sign</u>	<u>30 consecutive days.</u>	<u>Max. 1 sign per business. Sign to be removed when business finally closes.</u>

End Notes

¹ Includes Temporary Wall Banners, Temporary Vertical Banners, Temporary Projecting Signs, and Temporary Window Signs

b.

e.d. 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, ~~either an A-frame sign or~~ a vertical banner may be permitted as an alternative to the wall banner.

(1) Temporary Wall Banners

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

Table 10-50.100.070.C: Standards for Temporary Wall Banners

	Standard	Other Requirements
Placement	Private property only.	Not in public right-of-way
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	Non-illuminated.	
Permitting	Temporary Sign Permit required.	Wall banners shall not be used as permanent signs.
Design and construction	Professionally crafted.	



Figure A. Temporary Wall Banner

CC Issue #12 & 37

(2) Temporary A-Frame Signs

Temporary A-frame signs [including upright signs](#) shall comply with the standards provided in Table D (Standards for Temporary A-Frame [or Upright](#) Signs).

Table 10-50.100.070.D: Standards for Temporary A-Frame or Upright Signs		
	Standard	Other Requirements
Placement	Private property only at the business location. No limitation on the number of days they may be used.	Only on the walkway directly in front of the store. Not in public right-of-way, parking areas, driveways, or landscape areas.
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.	
Illumination	Non-illuminated.	
Permitting	No Temporary Sign Permit required.	
Design and construction	See below.	

INSERT AN ILLUSTRATION TO SHOW WHERE THEY MAY BE PLACED

Construction and Maintenance. Temporary A-frame [and upright](#) signs shall be:

- (a) Constructed of min. $\frac{3}{4}$ -inch, high density exterior grade compressed wood or molded plastic;
- (b) Constructed with a protective, water resistant coating which are impervious to weather conditions;
- (c) Constructed with cut vinyl graphics and may contain zip tracks for changing of cut vinyl graphics;
- (d) Of sufficient weight and durability to withstand wind gusts, storms, etc.; and
- [\(e\)](#) Maintained in a professional manner free from chipping paint, cracks, gouges, and loss of letters, etc.

Insert Photo

[CC Issue #11 & 31](#)

(3) Temporary Vertical Banners

Temporary vertical banners shall comply with the standards provided in Table [FE](#) (Standards for Temporary Vertical Banners).



Figure B. Temporary Vertical Banner

Table 10-50.100.070.E: 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.
Mounting	Secure attachment to mounting pole required.	Secure attachment to mounting pole required.
Hours of use	Business hours only.	Removal at the close of business required.
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	Non-illuminated.	
Permitting	Temporary Sign Permit required.	
Design and construction	Professionally crafted.	

(4) ~~Temporary Projecting Signs~~

~~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, in lieu of an A-frame sign or vertical banner being placed in the right of way, a temporary projecting sign may be mounted on a projecting pole attached perpendicular to the front wall of the building in which the advertized business is located in compliance with the standards provided in Table F (Standards for Temporary Projecting Signs).~~

Table 10-50.100.070.F: Standards for Temporary Projecting Signs		
	Standard	Other Requirements
Placement	On the wall of the building where the business is located.	If the wall is made from bricks, block or natural stone, the base of the projecting pole shall only be fastened into the grout between the bricks or blocks.
Mounting height	Min. 8 feet to bottom of sign.	
Height of the sign	Max. 4 feet.	
Width of the sign	Max. 2 feet.	
Length of mounting pole	Max. 3 feet.	Secure attachment to mounting pole required.
Number of Signs	Max. 1 per business.	
Illumination	Non-illuminated.	

Permitting	Temporary Sign Permit required.
Design and construction	Professionally-crafted.

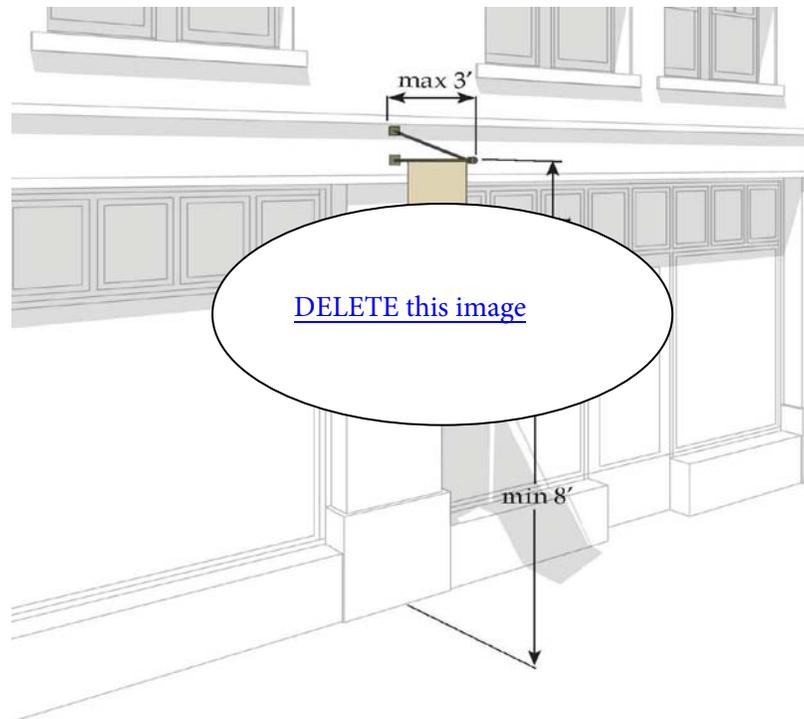


Figure C. Temporary Projecting Signs

[CC Issue #4 & 32](#)

~~(5) Window Signs~~

Temporary window signs (See also Figure ~~K??~~) are allowed without permitted subject to issuance of a Temporary Sign Permit, in accordance with Section 10-20.40.130 (Sign Permit-Temporary Signs), provided that t The area occupied by temporary and permanent window signs combined shall not exceed 25 percent of the area of one window, and shall not be included in the total allowable sign area for building mounted signs for the use. Temporary window signs constructed of perforated vinyl or painted directly on the window shall be included as a part of the 25 percent area calculation. ~~the following limitations:~~

- ~~(a) — 25 percent of the area of one window;~~
- ~~(b) — 25 percent of the area of all windows combined; and~~
- ~~(c) Temporary window signs constructed of perforated vinyl or painted directly on the window shall be included as a part of the 25 percent area calculation.~~

d. Temporary Business Signs

Temporary business signs shall comply with the additional requirements established in Table G (Additional Standards for Temporary Business Signs).

Table 10-50.100.070.G: Additional Standards for 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 Sign	Any 60 days in a 1 year period.	
Going Out of Business Sign	30 consecutive days.	Max. 1 sign per business. Sign to be removed when business finally closes.

e. 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 H (Standards for Approved Temporary Uses).

Table 10-50.100.070.H: Standards for Approved Temporary Uses		
	Standard	Other Requirements
Sign Area	Max. 24 6 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.
Duration	Duration of the authorized temporary use only.	
Removal	Within 1 day after event.	
Number of Signs	Max. <u>1 per street frontage</u> ² for the approved temporary use. If the temporary use has multiple vendors, each vendor may have max. 1 sign.	

Material	Rigid materials only.	Banners, balloons and pennants prohibited.
Illumination	No illumination permitted.	
Permitting	No Sign Permit required. Reviewed as a part of the Temporary Use Permit for the use.	

4. **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 on which the use, activity, business, sale, or advertising is being conducted;

~~b.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;

~~e.d. Sign walkers shall only be located on private property on which the use, activity, business, sale, or advertising is being conducted, and with the property owner’s or property manager’s written approval;~~

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

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

CC Issue #38

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

- (1) Any form of illumination, including flashing, blinking or rotating lights;
- (2) Animation on the sign itself; and,
- (3) Spinning, waving, throwing the sign in the air or any other such erratic movement intended to attract attention; and,

g.h. _____ No Sign Permit is required for sign walkers.

10-50.100.080 Sign Districts of Special Designation

A. **Flagstaff Central District** DEVELOP SIGN STANDARDS FOR THE TRANSECT ZONES

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 Structures), 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: [\[INSERT PHOTOS OR ILLUSTRATIONS TO HELP DEFINE\]](#)

- 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 unique two or three dimensional form, profile, and iconographic representation;
- d. Employ exceptional lighting design;
- e. Represent exceptional graphic design, including the outstanding use of color, pattern, typography, and materials; and
- f. Of high quality and durable materials appropriate to an urban setting.

5. ~~Design~~ Standards

Signs within the Flagstaff Central District shall comply with the following standards: [\[ARRANGE IN ALPHABETICAL ORDER\]](#)

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 10-50.100.080.A: Standards for Building Mounted Signs in Flagstaff Central District		
	Standard	Other Requirements
Sign Area	See Section 10-50.100.060 (Permanent Signs) and Table 10-50.100.060.P (Standards for Permanent Signs). DEFINE NEW	
Mounting Height	See Table 10-50.100.060.P (Standards for Permanent Signs). DEFINE NEW	
Sign Placement	No higher than the 2 nd story sill level, or on or above the cornice expression line of any building. KARL Min. 75% of the allowable sign area shall be placed on the primary entrance elevation of the business.	Sign copy on awnings on 2 nd story windows or above are not permitted. LOOK AT DENVER CODE
Number of Signs	Max. 2 signs per business	For businesses with 2 or more frontages,

	frontage ¹	max. 3 signs ¹
Painted Building Mounted Signs	Shall comply with Table 10-50.100.060.D; except the requirement for three dimensional form required in the Findings for Signs Proposed in the Central District shall not apply.	
Signs on Rear Entrances	Max. 6 sq. ft. in area and 8 feet in height	
Signs for Businesses Located in a Basement Alley	1 sign at a ratio of 60% of the area permitted for a business of the same dimensions fronting a street. See (3) below for other options. Where?	
2 or more Businesses Served by a Single Common Entrance	Considered 1 business for sign computation purposes. Businesses on 2 nd story or above are allowed a sign located adjacent to an entrance at sidewalk level. WHAT KIND OF SIGN DO WE WANT? Signs for multiple businesses on 2 nd story or above shall be adjacent to the sidewalk level doorway.	
Illumination	See Section 10-50.100.050.C.	
Permitting	Sign Permit is required.	

End Notes

¹Such signs shall utilize permitted sign area in compliance with the formula outlined in Section 10-50.100.060 (Permanent Signs). [Need to set new standards](#)

- (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, ~~and H~~ 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.5.c.(2).



(3) **Businesses Accessed Only from Alleys**

As an alternative to a building mounted sign allowed in Table A (Standards for Building Mounted Signs in Flagstaff Central District), above, [the standards provided in Table B \(Standards for Projecting Signs for Businesses Accessible Only from Alleys in Flagstaff Central District\)](#) shall apply to businesses accessible only from an alley ~~may be permitted one of the following sign types:~~

~~(a) An off premise building mounted sign, with a maximum size of 16 square feet in area and eight feet in height, in a location of closest proximity to the business(s) requesting such a sign; or~~

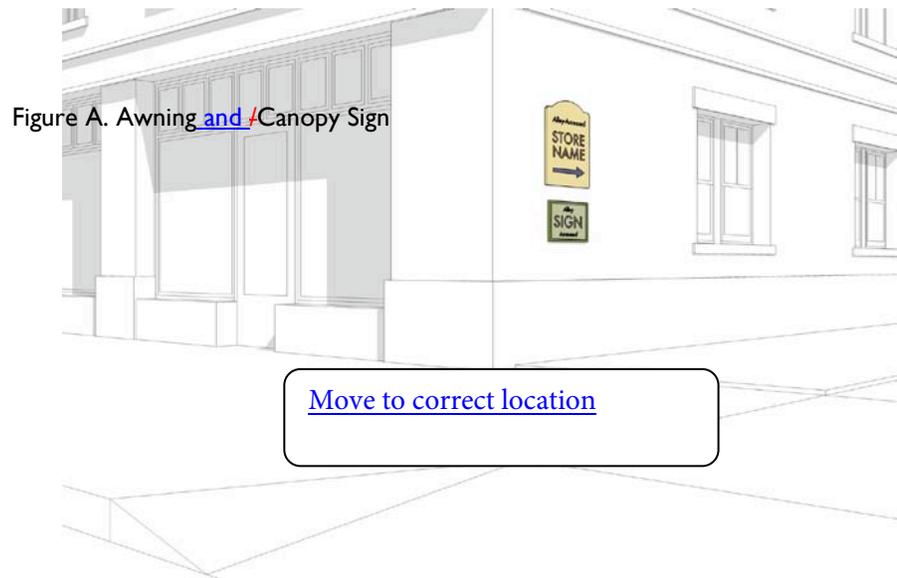


Figure A. Awning ~~and~~ /Canopy Sign

Figure B. Building Mounted Sign

~~(b) The standards provided in Table B (Standards for Projecting Signs for Businesses Accessible Only from Alleys in Flagstaff Central District) shall apply.~~

Table 10-50.100.080.B: Standards for Projecting Signs for Businesses Accessible Only from Alleys in the Flagstaff Central District

Standard	
Sign Area	Max. 16 sq. ft.
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.

Sign Placement	Shall extend a max. of 4 feet from the building and be hung a min. of 6 inches away from the building. Shall be placed in a location of closest proximity to the business.
Illumination	See Section 10-50.100.050.C.
Permitting	Sign Permit is required

Building Identification Sign

The standards provided in Table X (Standards for Building Identification Signs) shall apply.

Table 10-50.100.080.X: Standards for Building Identification Signs in the Flagstaff Central District

	<u>Standard</u>	<u>Other Requirements</u>
<u>Sign Area</u>	<u>Max. 12 sq. ft.</u>	<u>Signs > 12 sq. ft. are included in the total allowable area for building mounted signs.</u>
<u>Mounting Height</u>	<u>No limitation - shall not project above the roof peak or break the silhouette of the building.</u>	
<u>Sign Placement</u>	<u>Shall be placed above or in relation to the primary entrance to the building.</u>	
<u>Illumination</u>	<u>Non-illuminated.</u>	
<u>Permitting</u>	<u>Sign Permit is required</u>	

ADD PORCH SIGN? - BUFFALO

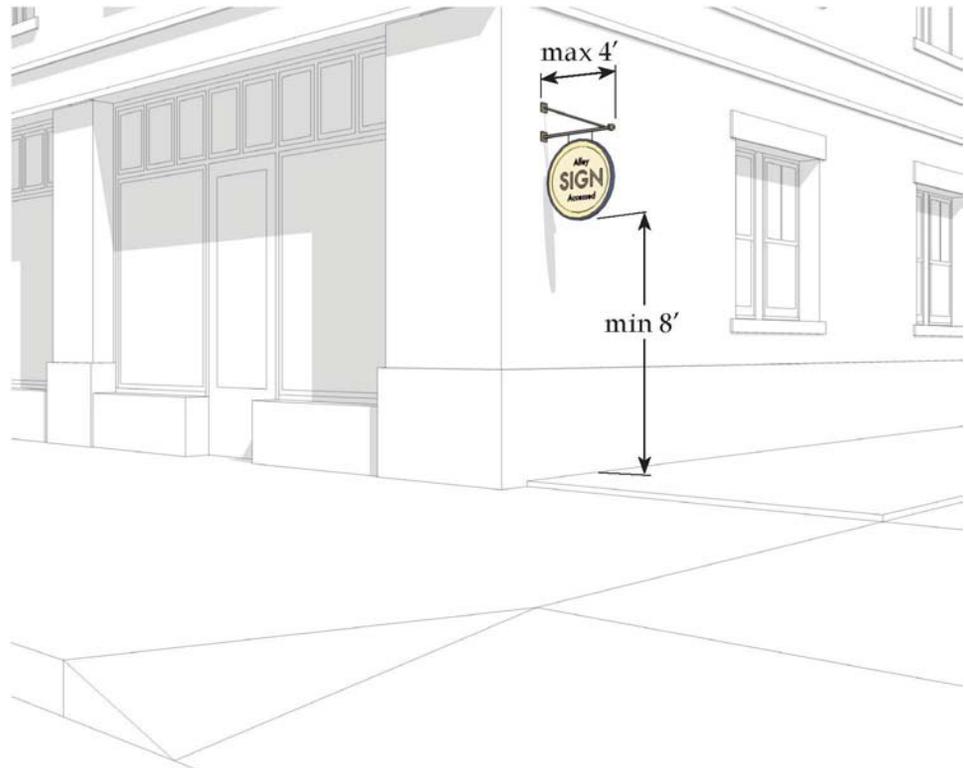


Figure C. Projecting Sign

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. ~~In addition to all applicable standards found in Section 10-50.100.060 (Permanent Signs),~~ The standards provided in Table C (Standards for Freestanding Signs in Flagstaff Central District) shall apply.

Table 10-50.100.080.C: 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.		

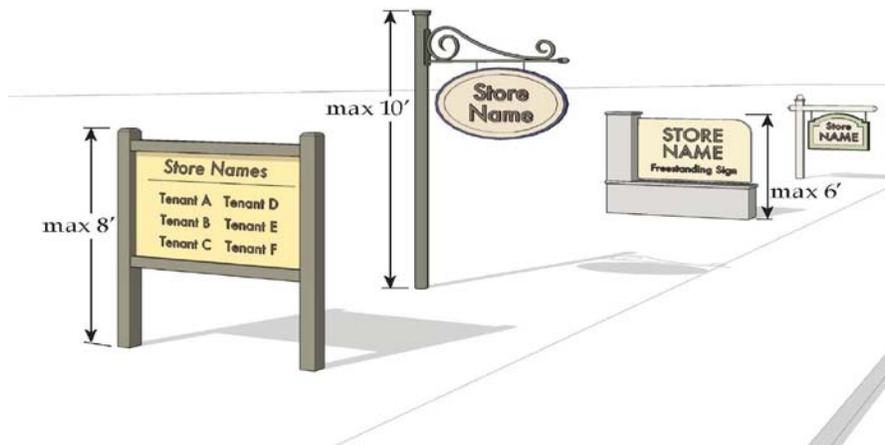


Figure D. Freestanding Sign

c. Temporary Signs

Temporary signs proposed within the Flagstaff Central District shall comply with the standards established in Section 10-50.100.070 (Temporary Signs).

B. Downtown Historic District TRANSECT ZONE T6??**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 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 ~~Structures~~), 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 also comply with the findings and standards established in Subsection A.4 and A.5 applicable to the Flagstaff Central District as well as 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 10-50.100.070 \(Temporary Signs\), except as provided below:](#)

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

- ~~4.~~b. [Temporary stanchion signs may be placed directly in front of a business on the sidewalks in the Downtown Historic District provided they are only placed in the amenity zone of the sidewalk, i.e. the area of the sidewalk closest to the curb where other street furniture \(benches, bike racks, street trees, light poles, etc.\) is already located. Stanchion signs shall be a maximum of 12 inches wide, 4 feet](#)

in overall height, and securely mounted onto a weighted base. The sign shall only be displayed during business hours, non-illuminated, etc.

DEVELOP THESE STANDARDS AS A TABLE

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. 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.

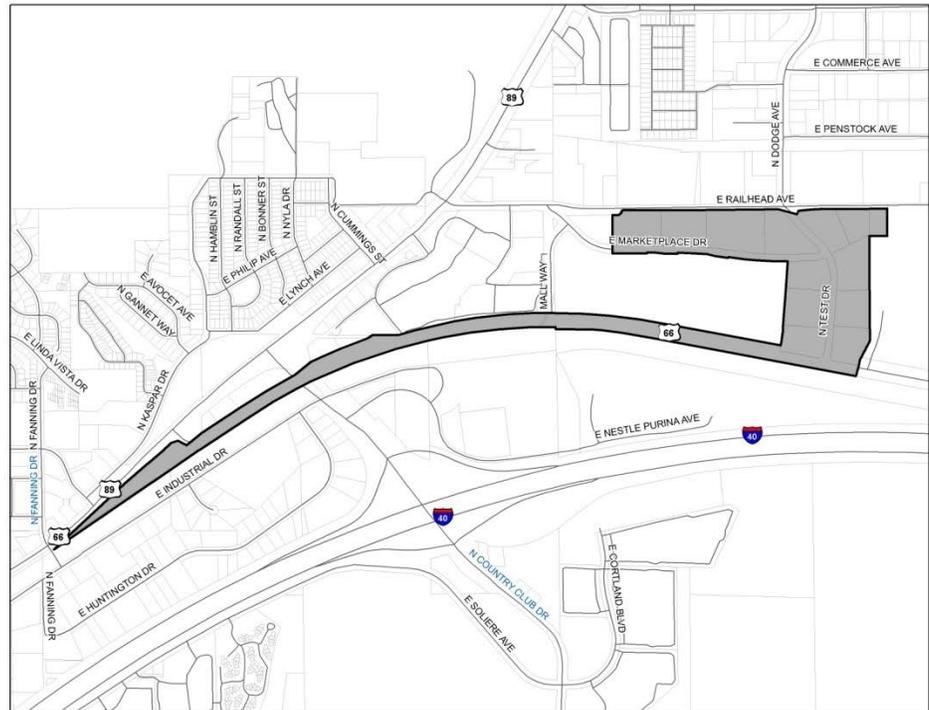


Figure E. Flagstaff Auto Park District

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 ~~Structures~~) 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 F.

(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.

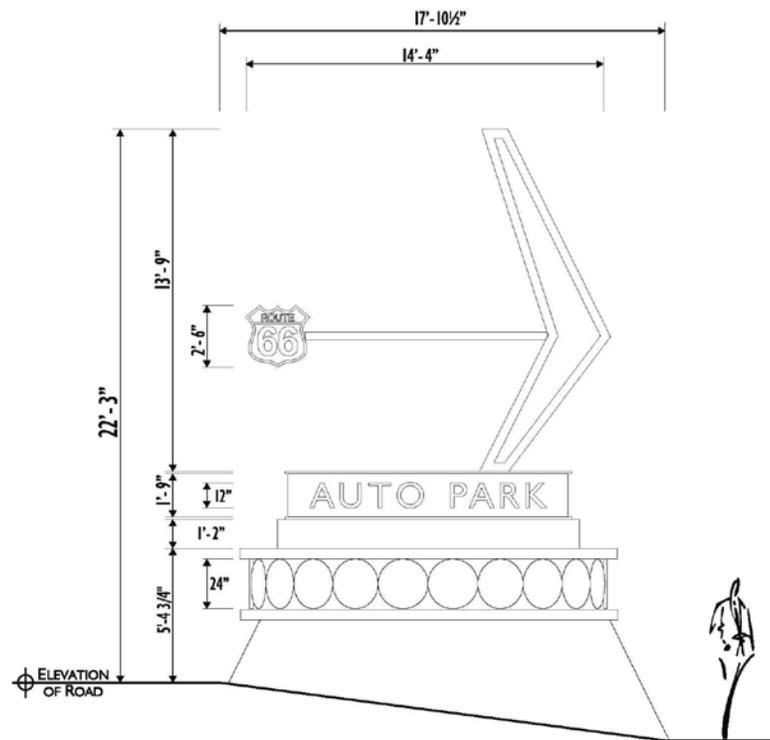


Figure F. Primary Flagstaff Auto Park District Identification Sign

(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 G.

(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.

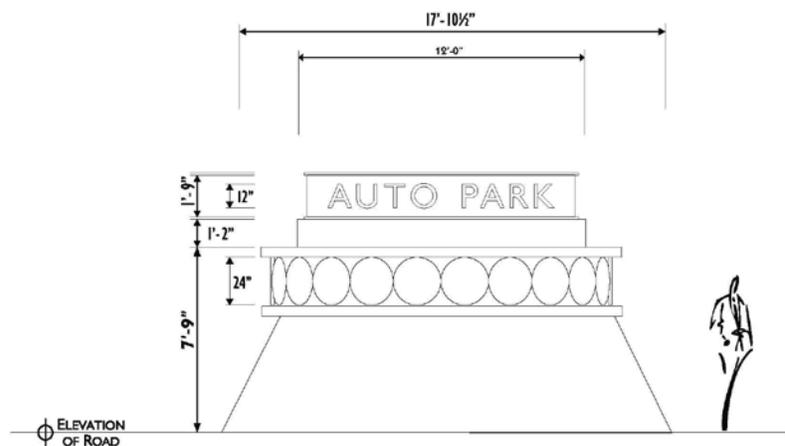


Figure G. Secondary Flagstaff Auto Park District Identification Sign

(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 F. 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.

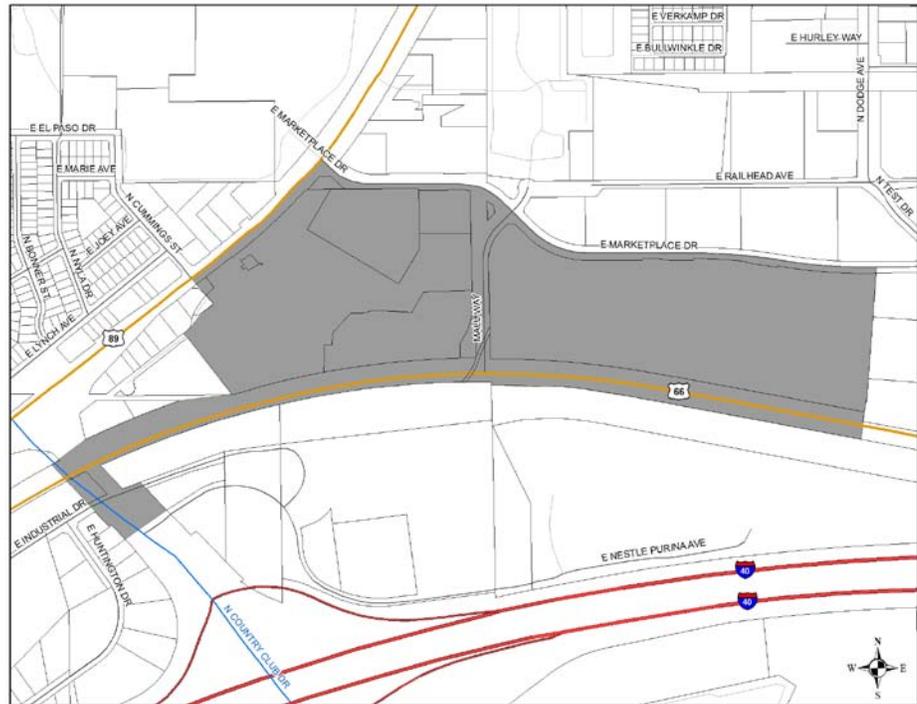


Figure H. Flagstaff Mall and Marketplace District

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 Structures) 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 I.

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.

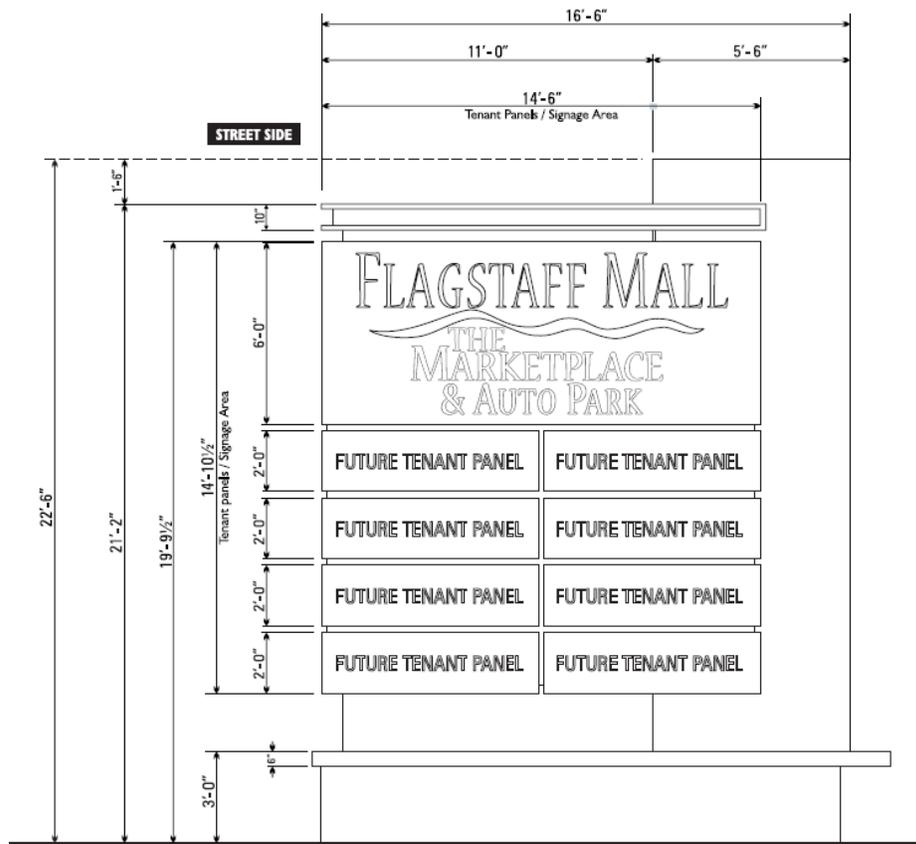


Figure I. Flagstaff Mall and Marketplace District Identification Sign

(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.

CC Issue #21

1. The purpose of this Section is to provide a process to respond to special signage needs of proposed or existing [multi-family residential and non-residential uses](#), as well as to provide for sign design incentives that promote superior sign design, materials, and installation methods.
2. A Comprehensive Sign Program provides [non-residential businesses 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 10-50.100.100 (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 10-50.100.100 (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.

[2.3. The Planning Commission shall review a Comprehensive Sign Program inclusive of sign design performance standards as specified in Section 10-50.100.100 to enable increases in allowable sign height and area 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 as determined by the Director;
2. The location(s) 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 standards, including but not limited to, letter size, style, colors, type(s), placement, 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. Applicable 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 are required for individual signs authorized by an approved Comprehensive Sign Program in compliance with Section 10-20.40.120 (Sign Permit - Permanent Signs ~~Structures~~), 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.

10-50.100.100 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.

Preferred design features shall apply to either freestanding or building mounted signs and shall include the following, subject to Subsection B, below, and are in addition to the base maximum area and height limitations in Table 10-50.100.060.P (Standards for Permanent Signs). In addition, all signs located in multi-tenant centers are required to comply with the center's comprehensive sign program, if such 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 results in enhanced readability of sign copy and a positive image of a business or use. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be given for the use of sign designs which display either:

- a. Pan channel letters without raceways, or internal/indirect illuminated halo 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.



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 may be given for the utilization of this design standard. See Table A (Percentage Increases for Design Features Used) for percentage increases allowed.

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 a business or development. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be given for the use of 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 B. Carved Sign



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 a development. A sign area and/or height increase as established in Table A (Percentage Increases for Design Features Used) may be given for the use of sign designs which 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 overall height for freestanding signs as established in Table 10-50.100.060.P (Standards for Permanent Signs), while maintaining sign and site compatibility and an improved image of a business or development. See Table A (Percentage Increases for Design Features Used) for percentage increases allowed.

Table 10-50.100.100.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

End Notes

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

²Applies to multi-tenant building, development or shopping center. [\[Check LDC – is this needed??\]](#)

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 10-50.100.100.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
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.](#)

CC Issue #39

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 Removal of Signs

CC Issue #25

The Director is authorized to require removal of any illegal sign which is not removed by the owner.

- A. Before bringing any action to require removal of any illegal sign, the Director shall provide written notice to the owner of the sign or the owner of the premises on which the sign is located.
- B. The notice shall clearly state the nature of the violation, the reasons and grounds for its removal, and shall specify that the sign must be removed within the notice period specified on the written notice.
- C. If the owner of the sign or the owner of the premises on which the sign is located has not removed the sign by the end of the notice period, the Director may remove any illegal sign which is maintained or reerected after the expiration period.
- D. The Building Official is authorized to remove or require the immediate removal or repair without written notice of any unsafe sign that creates an immediate hazard to persons or property.

10-50.100.130 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).

10-50.100.1430 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).

10-50.100.1540 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 ...

[CC Issue #41](#)

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 [attract attention](#), advertise, ~~or to~~ provide information in the nature of advertising, [or provide historical, cultural, archeological, or social information](#), [intended](#) to 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 [and used to enhance a storefront](#) ~~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 Board:** A sign located on sign boards that are permanently mounted on the canopy support poles.~~ **NOT SURE IF THIS IS NEEDED?**

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, 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, or erected against the wall, parapet, fascia, or mansard roof, or a building or structure with the exposed face of the sign in a plane parallel to the vertical face of the building or structure. NOT SURE IF THIS IS NEEDED?

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. [Think about digital signs too?]

Sign, Civic or Non-Profit Event: A sign used to announce and advertise the activities conducted in a civic or non-profit event.

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. KARL - DISCUSS

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

Sign, Electronic Message Display: 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. ELECTRONIC MESSAGE DISPLAY: A sign capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means. (Mesa) Electronic Message Center or Sign (EMC) - An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by

[computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes \(LEDs\) as a lighting source.](#)

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, 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 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. THIS IS NOT USED IN THE CODE - SHOULD IT BE?

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. THIS IS NOT USED IN THE CODE - SHOULD IT BE?

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 ...](#)

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

[Sign, Non-Profit: See "Sign, Civic or Non-Profit."](#)

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. Include "appurtenant easements" like the county?

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 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.](#)

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 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, Fuel Pump Topper: A sign affixed to the top of an operable fuel-dispensing pump.](#)

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, under or otherwise mounted on a service island canopy and may include 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 poles. CHECK?~~

[Sign, Stanchion: A temporary sign ...](#)

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 [or special promotion or sale for a limited period of time, and](#)~~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 as an advertising 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 used solely for the purposes of directing vehicular and/or pedestrian traffic to City Special Events or City Parks and Recreation Events.](#)

[Sign, Temporary Events: A temporary sign associated with a temporary use authorized with 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 similar to an A-frame sign ...](#)
COMPLETE ...

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 the display of information about the current time and/or temperature.

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 exposed to public view.

Single-Family Cottage: A small house usually located on smaller sized lots in more urbanized areas.

10.80.20.020 Definitions, “B.”

Building, Corner: A building located at the intersection of two streets or alleys.

Building Frontage: The maximum lineal dimension of an exterior wall, excluding canopies and projections, measured on the façade that faces a straight line parallel to the site's street frontage.

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

Building Frontage, Auxiliary: The exterior wall of a corner building which does not contain the principle entrance to a business.

10.80.20.030 Definitions, “C.”

Civic or Non-Profit Event: An event which is of civic or public benefit and not for personal or private gain which furthers the athletic, benevolent, cultural, charitable, religious, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor.

10-80.20.040 Definitions, “D.”

Driveable Suburban Environment.

10-80.20.080 Definitions, “H.”

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Halo Illumination:

10.80.20.140 Definitions, “N.”

Non-Profit Event: See “Civic or Non-Profit Event.”

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 the parking area of a multi-tenant complex, ~~and/or~~ which contains the principal ~~main~~ entrance of the business establishment.

10-80.20.200 Definitions, "T."

10-80.20.200 Definitions, "W."

Walkable Urban Environment.

Other Code Sections Requiring Amendment:

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 by a contractor licensed with 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,

~~e.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** [Need to add special section for civic and community signs – TOM B.]

A. Purpose

~~Where a Sign Permit is required by Section 10-50.100.030 (Sign Permit Requirements),~~ This Section establishes the permitting requirements for temporary signs as described in Section 10-50.100.070 (Temporary Signs) 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, maintain, or relocate a temporary sign without first obtaining approval for a Temporary Sign Permit from the Director.

C. Duration of Sign Permit

The Temporary Sign Permit shall be valid for the use for which the Temporary Sign Permit has been issued for the duration established for each temporary sign type in Table 10-50.100.070.G (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**

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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.

CC Issue #10

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.

ALTERNATIVE:

a. An application for a Temporary Sign Permit to advertise a seasonal or promotional sales event may be submitted by a business owner no more than 30 days prior to the commencement of the event.

b. No more than one temporary sign per 150 linear feet of property frontage or part thereof shall be permitted at any one time. Temporary sign permits shall be issued on a first-come first served basis.

1.2. Review

The Director shall review the Temporary Sign Permit application and supporting documentation for compliance with the standards of Section 10-50.100.070 (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 10-50.100.070 (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.

10-20.60.110 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.

CC Issue #6 & 7

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 50 percent of the area and height 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 sign has an area of 120 sq. ft. and a height of 22 feet. The Zoning Code only allows the sign to have an area of 40 sq. ft. and a height of 10 feet. Therefore, the new sign may be $120 \times 50\% = 60$ sq. ft. in area and $22 \times 50\% = 11$ feet in height.

~~3.4.~~ Sign faces may be replaced on nonconforming signs.

~~4.5.~~ Illegal signs shall not be considered to be nonconforming signs.

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Maps:

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