7A SIGN STANDARDS NEW DRAFT 03-30-17

bold underlined indicates new language and has a *Reed* issue involved

Where there is a differing opinion between staff and the subcommittee, please use the following key:

Green indicates new language suggested by staff

Blue indicates new language suggested by subcommittee

Grey indicates language recommended by staff

7A.1. PURPOSE, INTENT, AND APPLICABILITY.

7A.1.1. PURPOSE

The purpose of the sign standards is to:

Accommodate the rights of individuals to freedom of speech, promote equity among businesses and other typical sign users, and enable the fair and consistent enforcement of sign standards;

A. Recognize the legitimate signage needs of businesses and other interests to communicate messages, provide identification, and enable wayfinding throughout the city for tourists and residents;

B. Ensure that signage contributes to the maintenance of an aesthetic pleasing visual environment by exercising reasonable regulations over type, size, number, appearance and location;

C. Respect Tucson's unique natural environment of surrounding mountain ranges and dark night skies by regulating sign illumination and height;

D. Protect property values by minimizing the possible adverse effect of signs on nearby public and private property;

E. Promote public safety by ensuring that signs are properly constructed and maintained to protect the general public from property damage and personal injury;

F. Facilitate traffic flow and safety of pedestrians, bicyclists, and motorists through enforcement of sight lines and other appropriate sign placement regulation.

Comment [JM1]: For a strong Reed defense, the Purpose statement should have a stronger statement about Freedom of speech protection, traffic safety and preserving the visual environment and protecting property rights. There should be something about legibility and perhaps reducing external distractions

Comment [DB2]: New purpose statement reflects suggested text changes by Subcommittee.

7A.1.2. Applicability. The regulations in this article are applicable to all signs in the City, except as noted in Section XXX (Exemptions) unless otherwise stated. The City of Tucson shall follow its own sign **standards** and be in compliance with Section 1.07-6 of the City of Tucson Administrative Directives.

7A.2. INTERPRETATION, SEVERABILITY, AND NON-COMMERCIAL SPEECH SUBSTITUTION

7A.2.1. INTERPRETATION

A. The **zoning administrator** shall interpret and apply **the sign standards.** Where there is a conflict between provisions of the sign **standards** and other provisions of the **Unified Development** Code, the more restrictive provisions shall prevail.

7A.2.2. INTERPRETATION OF DISTRICT BOUNDARIES

A. Zones and special sign districts are determined by adopted maps. The pedestrian business district, **historic district and scenic corridor zone district are** specifically mapped districts that supersede the underlying zoning classifications for purpose of determining the sign regulations. The scenic corridor zone district is determined based upon the mapped scenic corridors **of the Major Streets and Routes Plan**.

B. The effectuation of a change of zoning for a property will also effectuate a change in the sign **standards**.

C. Interpretation of **a special** sign district shall be made by the **zoning** administrator.

7A.2.3. APPLICATION OF PRIOR CODE SECTIONS

Comment [JM3]: This section is intended to address any outstanding issue that continues after the adoption of the new Article 7A into the UDC.

A. Chapter 3 of the Tucson Code as adopted and amended prior to the adoption of **these** sign **standards** is repealed except that the same is continued in full force and effect as necessary to the final determination and disposition of the prosecution or litigation of any claim or complaint that has been made or may be made in the future alleging a violation of any prior provision of **Chapter 3** based upon acts occurring prior to the repeal of any such provision.

7A.2.4. SEVERABILITY AND NON-COMMERCIAL SPEECH SUBSTITUTION.

A. Article 7A is subject to Sec. 1.8 (Severability). Any provision of **these** sign **standards** that imposes a limitation on freedom of speech shall be construed in a manner that is viewpoint neutral and treats expressive speech either the same as or less restrictive than commercial speech. Any provision of **the** sign **standards** that is found to be an unconstitutional limitation on freedom of speech by any court shall be severed from **the** sign **standards** in a manner that preserves **the standards** and protects freedom of speech.

7A.3 DEFINITIONS

Comment [JM4]: Sign definitions are moved to the UDC's Article 11 Definitions. They are distinguished as Sign Standard definitions by having a (7A) next to the definition

The terms used in **the** sign **standards** shall have the meanings as noted in **Article 11 (Definitions)**, unless the context otherwise requires.

7A.4. PERMITS, INSPECTIONS, AND FEES

Comment [JM5]: The Permits and Inspections Section is largely the same as the current Sign Code. The Building Official has been consulted and agrees that this section supplements the Building Code for sign inspections and permits. A separate Fee Schedule needs to be prepared and adopted to compliment the final version of the Article 7A Sign Standards.

7A.4.1. All signs shall be erected, reinstalled, altered, repaired, relocated, permitted and inspected in compliance with Article 3 Zoning Compliance Review, Administrative Manual Section 4 Development Review Fee Schedule, and the most recently adopted Unified Building Codes as well as other applicable City codes.

A. Signs attached to the interior wall of a shopping mall for identification, advertisement or promotion of the interest of any person, entity, product or service are required to obtain a sign permit to ensure compliance with applicable building, fire, electrical and technical codes but are not otherwise subject to **these** sign **standards. For purposes of the sign standards these signs are considered interior signs**

B. It shall be a civil infraction for any person to erect, reinstall, alter, change the copy of, repair or relocate a sign, or cause the same to be done, without first obtaining a permit or permits from the **planning and** development services department, as required by **these** sign **standards**.

C. It shall be a civil infraction for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained, and each day such violation shall continue shall constitute a separate offense:

D. A permit shall be issued to the owner of the property or the agent for the owner. When a contractor is required to be licensed by the State of Arizona, the permit shall only be issued to a licensed contractor.

E. Compliance with technical codes. In addition to compliance with this sign standards, all signs shall comply with the appropriate detailed provisions of the adopted building code for the City of Tucson and all adopted technical codes relating to design, structural members, and connections, the applicable provisions of the Electrical and Fire Codes of the City of Tucson and the additional construction standards set forth in this jurisdiction.

F. Permission of Property Owner

1. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, person entitled to possession of the property or building, if any, or their authorized representative.

7A.4.2. ISSUANCE

A. Review and approval. The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the **planning and** development services department. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the **planning and** development services department finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this sign standards and other pertinent laws and ordinances, and that the fees specified in the **Administrative Manual** have been paid, a permit shall be issued to the applicant. When the **planning and** development services department issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorization from the **planning and** development services department, and all work shall be done in accordance with the approved plans.

B. Retention of plans. One set of approved plans and specifications shall be returned to the applicant and shall be kept on the job site at all times during which the work authorized thereby is in

progress. One set of approved plans, specifications and computations shall be retained by the **planning and** development services department.

C. Validity of permit. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of **these** sign **standards** or of any other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provisions of these Codes shall be valid.

D. Expiration. Every permit issued by the **planning and** development services department under the provisions of **these** sign standards shall expire by limitation and become null and void if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days or more at any time after the work is commenced as evidenced by successive approved inspections. Before such work may be resumed, a new permit shall first be obtained, and the fee shall be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications of such work, and that suspension or abandonment has not exceeded one (1) year. Where a permit has expired for more than one (1) year, a new permit must be obtained at full fee.

Any permittee holding an unexpired permit may apply for an extension of time within which to commence work under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The **zoning** administrator may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. Prior to extending the permit, the **zoning** administrator may require the plans to be re-examined and/or on-site inspections to be made, the cost of which will be paid by the applicant requesting the extension of the permit. The **planning and** development services department director may condition an extension of a permit on compliance with any amendments to this sign **standards** adopted after issuance of the initial permit.

E. Suspension or revocation. The **planning and** development services department may, in writing, suspend or revoke a permit under the provisions of the Tucson Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of the Tucson Code.

7A.4.3 EFFECT OF ISSUANCE

A. No permit issued for a sign shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued constitute a defense in an action to abate a nuisance.

B. A fabricator may submit plans for a sign to the **zoning** administrator for approval and file as a standard. Thereafter, permits may be obtained for such signs without filing detailed structural plans. Such signs shall be given a standard number by the fabricator, and the standard number shall be

shown on each permit application. Standard engineering (such as that currently used by members of the Arizona Sign Association) may be submitted to the **zoning** administrator for approval and filed as a standard. If such standards are submitted and approved for use by more than one contractor, a list of all contractors authorized to use that standard must be submitted to the **zoning** administrator by the originator(s) of that standard.

7A.4.4 GENERAL

A. All signs for which a permit is required shall be subject to inspection, and certain types of construction shall have continuous inspection by special inspectors.

B. A survey of the lot may be required by the **zoning** administrator to verify that the structure is located in accordance with approved plans. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection.

C. Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the **planning and** development services department that such work is ready for inspection. The **zoning** administrator or chief building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request must be through the inspection request line.

D. Approval required. No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the **zoning** administrator. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required.

7A.4.5. REQUIRED INSPECTIONS

A. A site review inspection is required on all permit applications, except for portable signs and for temporary signs for which a sign permit is required.

B. At the time of the required site inspection, the inspector will verify that the site complies with the information contained in the sign permit application. The inspector will inform the applicant of any discrepancy or violations found on the site. The requested permit shall not be issued until the site is brought into compliance with **these** sign **standards** or plans are modified to conform to the site. At the time of the required site review, billboard sites must be staked indicating property lines, required zoning setback, type and size of billboard, and where the leading edge of the billboard will be. Site address must be on billboard.

C. Footing inspections are required on all detached signs.

D. The **planning and** development services department, upon notification from the permit holder or his agent, shall make the required inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with **these** sign **standards**.

7A.4.6. RE-INSPECTION

A. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. A re-inspection fee may be assessed when the permit card is not properly posted on the work site, when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the **zoning** administrator. This fee must be paid prior to the acceptance of any further re-inspection requests by the **planning and** development services department and is in addition to any fee due for a subsequent re-inspection.

B. The re-inspection fee shall be charged for the third and subsequent inspections.

C. To obtain a re-inspection, the applicant must pay the re-inspection fee in accordance **with the Administrative Manual Sec. 4-01.**

D. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

7A.4.7. FINAL INSPECTION

A. The person erecting, altering or relocating a sign shall request a final inspection upon completion of the work for which permits have been issued. Final inspections on installed signs must be completed prior to the issuance of a certificate of occupancy.

7A.4.8. SPECIAL INSPECTOR REQUIRED

A. The following sign types shall be subject to continuous inspection by special inspectors as provided in Chapter 1 of the International Building Code.

B. All detached sign structures exceeding one hundred (100) square feet in area or twenty-five (25) feet in overall height.

C. All signs attached to a building in excess of thirty (30) feet from the bottom of the sign to grade, if, in the opinion of the plans examiner, the subject sign and/or the particular building structure and/or the method of attachment constitutes an unusual and/or dangerous structure and/or attachment.

D. A record of the special inspections shall be submitted to the **planning and** development services department by the applicant at or prior to final inspection and retained by the **planning and** development services department with the sign permit application.

7A.4.9. FEES

A. All sign permit fees are set forth **in Development Review Fee Schedule Sec. 4-01 of the Administrative Manual.**

7A.4.10. MAINTENANCE

A. Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of said sign, without altering the basic copy, design or structure of the sign. Any painted sign that is painted out and repainted exactly as it previously existed is considered maintenance of a sign. The **zoning** administrator shall require compliance or removal of any sign determined by said official to be in violation of this section.

B. In addition to satisfying the requirements of subsection A, any sign that is constructed of paper, cloth, canvas, light fabric, cardboard, wallboard, plastic or other light material, and that is not rigidly and permanently installed in the ground or permanently attached to a building, must be removed or replaced within one hundred (100) days after it is installed or erected.

C. Dangerous or defective signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign that is in a dangerous or defective condition. Any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises.

D. Removal of dangerous or defective signs. The **zoning** administrator shall remove or cause to be removed any dangerous or defective sign pursuant to the provisions for the unsafe structures and equipment in the International Building Code.

7A.5 VIOLATIONS, ENFORCEMENT, PENALTIES

Comment [JM6]: This Section has been transferred to UDC Article 10 Enforcement.

Sign Standards violations, enforcement and penalties provisions shall be in accordance with Article 10 Enforcement and the provisions below.

7A.5.1. INDEMNIFICATION OF CITY

A. As a condition to the issuance of a sign permit as required by **these** sign **standards**, all persons engaged in hanging of signs that involves, in whole or part, the erection, alteration, relocation, maintenance or other sign work in, over or immediately adjacent to a public right-of-way or public property so that a portion of the public right-of-way or public property is used or encroached upon by the sign hanger in the said sign work, shall agree to hold harmless and indemnify the city, its officers, agents and employees from any and all claims of negligence resulting from said erection, alteration, relocation, maintenance or other sign work.

B. Liability insurance required. As a condition to the issuance of a sign permit as required by **these** sign **standards,** all sign hangers performing work shall obtain a public liability insurance policy in the minimum amounts of two hundred thirty thousand dollars/five hundred thousand dollars ($230,000.00/500,000.00) for injury or death to any person in any one accident or for injury or

death to two (2) or more persons in any one accident; and one hundred thousand dollars ($100,000.00) for destruction of property in any one accident. The sign hanger shall furnish the city with a certificate of insurance that shall name the city, its officers, agents and employees as additional insured under the policy. The insurance shall provide that the city shall be notified of any cancellation of the insurance ten (10) days prior to the date of cancellation.

7A.6 MEASUREMENTS, LOCATION, AND GENERAL REQUIREMENTS

The sign **standards** shall be subject to the additional requirements, conditions and exceptions specified in this **section.**

7A.6.1. SIGN AREA The area of a sign shall be determined as follows (see Figure 1: Area of a Sign):

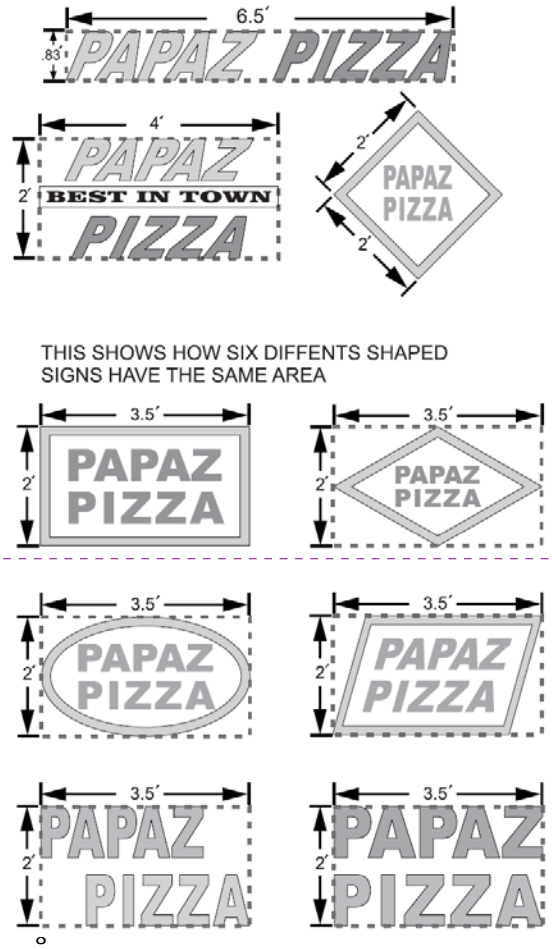
A. Single Face Sign. The entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space of a similar nature, together with any frame or other material, color, or condition that forms an integral part of the display and is used to differentiate such sign from the wall against which it is placed, excluding the necessary supports or uprights on which such sign is placed. **In cases where non-usable space is within the measurement rectangle and the non-useable space is greater than fifty-percent of the area of the useable sign area, the measurement rectangles may enclose the useable sign area only.**

B. Individual Letters. Where a sign consists only of individual letters, numerals, symbols or other similar components and is painted on or attached flat against the wall of a

FIGURE 1.

THIS ILLUSTRATION SHOWS HOW WE CALCULATE THE AREA OF A SIGN.

A RECTANGLE OR SQUARE IS "DRAWN" AROUND EACH SIGN TO CALCULATE ITS AREA.



Comment [JM7]: A process improvement linked to a longstanding interpretation in handling crosses which are disadvantaged by the sign area measurement in that their sign area is predominantly open space. To be content neutral the standard could also be applied to a commercial sign with similar spacing issues.

building, and where such individual components are without integrated background definition and are not within a circumscribed frame area, the total area of the sign shall be the area of the square or rectangle that circumscribes the entire message.

C. Two (2) or More Faced Sign. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that only one face of a double-faced sign shall be considered in determining the sign area when both faces are parallel and the farthest distance between faces does not exceed five (5) feet, or when the interior angle of the sign faces does not exceed 45° if the boards are in a "V" configuration.

7A.6.2. MAXIMUM SIGN AREA

A. **Maximum sign area refers to total allowable sign area derived from a calculation of the length** of a **premise** fronting on a public or private street multiplied by the allowable sign area **ratio in the applicable zone category, special district, or additional standard**.

B. Maximum sign area for individual sign types is determined in accordance with **Sec. 7A.10.4 (Permanent Signs Additional Sign Type Standards).**

C. The maximum sign area for **permanent signs on** a **premise**. **This includes all lots and tenants within the premise's boundaries unless the sign complies with the Sec. 7A.7 (Design Options).**

D. In the case where a street frontage or portion of street frontage is within 250 feet of a freeway, the street frontage sign area calculation for a commercial, office or industrial use is four feet per lineal foot of the affected street frontage.

Comment [JM8]: Maximum sign area may be increased in a design option master sign program based on the criteria of that section.

Comment [JM9]: This is an existing provision relocated here.

Comment [JM10]: Total allowable sign area is from the Definition Section. Maximum Sign Area is all located in the Measurement Section. Ratios are located in 7A.10 the Standards by Zone Type.

7A.6.3. CHANGE OF COPY

A. Refers to the situation where the message or design of an existing sign face is modified or changed, but the size, shape, framework or structure of the sign is not modified or changed. Billboards, marquees, electronic **sign copy,** and approved changeable copy signs are not subject to this definition. **Where a change of copy requires a permit, it may be required to be reviewed as a new sign structure with appropriate inspections.**

Comment [JM11]: Significant structural changes or changes to electrical components will require a building or electric permit. For example the changing of neon tubing. Change of copy should be something that is minor in nature and not a change that triggers the need for a permit.

7A.6.4. SIGN COPY

A. "Item of information" is used as part of the Sign Design Option Section 7A.7 and refers to a word, logo, picture, symbol or a separate number or number combination, for example, 123 – 4000 equals two number combinations. Punctuation marks are not counted as an item of information.

B. Sign copy that is used as part of the Sign Design Option Section 7A.7 and is three inches or less in size is not part of the calculation of items of information.

C. A digital sign is permitted to have a rate of change of sign copy, graphic, or information not more than once an hour. The digital sign copy shall not have any transitions or animations.

Comment [JM12]: This provision is meant to be used with the Design Option where legibility is required. It also clarifies that electronic sign copy or a digital sign is allowed when the change rate is more than an hour and is a component of a sign type. Note the change rate standard reflects the current Sign Code.

Comment [JM13]: The term digital sign replaces electronic message center and the rate of change refers to the timing of copy or information change on a digital sign. The hour rate of change is the same as the current Sign Code.

or

C. A digital sign is permitted to have a rate of change of sign copy, graphic, or information not more than once every five minutes. The digital sign copy shall not have any transitions or animations.

or

C. A digital sign is permitted to have a rate of change of sign copy, graphic, or information not more than once every one minute. The digital sign copy shall not have any transitions or animations.

7A.6.5. SIGN HEIGHT MEASUREMENT

A. The sign height is measured as the vertical distance from the average finished grade beneath the sign to the topmost sign copy of the sign; except that if the sign location has an average finished grade lower than the adjoining grade of the road, the sign height is measured from the top of the curb (or highest point of the road nearest the property if no curb exists) to the highest point of the topmost sign copy on the sign.. Average finished grade refers to the mean average elevation of ground after site preparation at the bottom of a sign structure, measured five feet from the bottom of the sign structure at five-foot intervals.

B. Freeway grade: For freeway signs and billboards, the freeway grade is the elevation of the outside edge of the freeway travel lane nearest to the freeway sign or billboard.

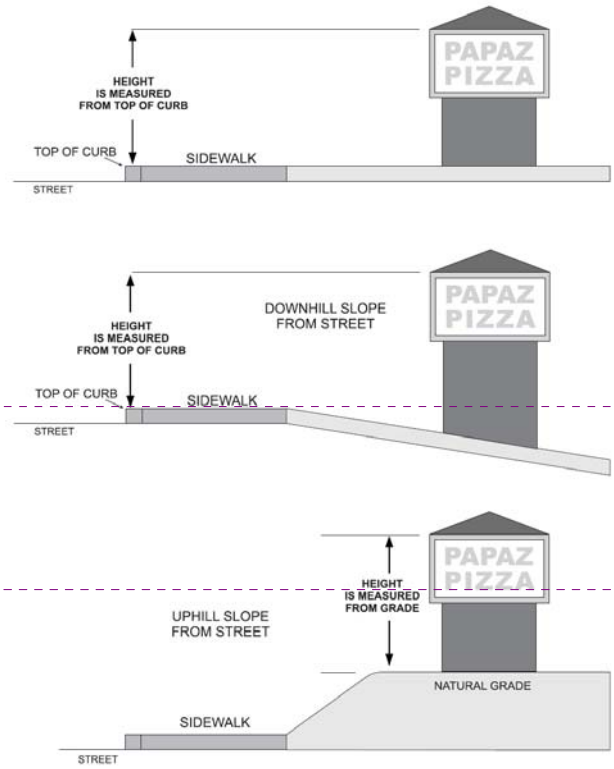


Figure 2: Sign Height Measurement

Comment [JM14]: PDSD staff have interpreted the current Sign Code based on the definition of a sign to mean that the top of the sign is measured from the highest point of the sign copy. Thus any top constructed feature above the sign copy is not counted.

Comment [JM15]: This section needs a simple graphic to explain it. A new section that attempts to simplify sign height measurement that is similar to other Arizona jurisdictions especially in this region. Most local codes do not do that but there may be codes that do address man-made mounds intended to raise the height of the sign. This rarely happens.

7A.6.6. CLEARANCE

Clearance refers to the distance between grade and the bottom edge of a sign.

7A.6.7. SETBACK

The sign setback is measured from the leading edge of the sign structure to the face of curb or edge of the travel lane where no curb exists. The sign and structure must be installed on private

property and set back at least twenty (20) feet from the face of the curb, unless otherwise specified in **these** sign **standards**.

Comment [JM16]: There is a setback measurement standard for freestanding signs in O-1 and it is slightly modified for this provision. Signs set back ten feet vs twenty feet are more visible in the cone of vision and would provide a better chance for vehicle reaction time. But the current setback standard remains 20 feet.

7A.6.8. SIGNS NEAR RESIDENCES

No off-site sign shall be permitted if such sign faces the front or side yard of any lot within any residential district and is located within one hundred fifty (150) feet of such lot line.

7A.6.9. STREET AND BUILDING FRONTAGES

A. Street frontage is measured as the length of a **premise,** lot or development fronting on a public or private street.

Comment [JM17]: Street Frontage has been moved from definitions into a Measurement Standards Section. Look at Pima County's measurement standards.

B. Building frontage is the measurement between two straight lines projecting from the outermost edges of a building or tenant space wall, that are perpendicular to a straight line running along the ground level or front of the measured wall.

Comment [JM18]: This standards reflects the current interpretation of measuring the front of a building.

C. Multiple Frontage Lots

1. On corner lots and other lots with more than one street frontage, the maximum allowable number and square footage of on-site signs are permitted for each street frontage. The maximum allowances, however, are not transferable either in whole or in part from one street frontage to another.

D. Intersection Corner Sign

1. When a sign is erected at the street intersection corner of the lot and is placed in such a manner so as to be readable from both streets or both frontages, the sign shall not exceed the maximum area allowed for the longest street frontage.

2. The sign shall count as one sign for each street frontage.

3. The area of the sign shall be deducted from the allowable sign area for each street frontage.

E. Signs per Street Frontage

1. General rule: For **a** premise having more than one street frontage, the maximum **sign area and** number **permitted** of on-site **permanent** signs are permitted for each street frontage and are not transferable from one street frontage to another. **In the case of a** freestanding sign**, t**he more **restrictive standard of the zone category** shall apply.

F. Access Regulated

1. No sign or its supporting members shall be erected, altered or relocated so as to interfere with or restrict access to a window or other opening in a building in such a manner as to unduly limit air circulation or obstruct or interfere with the free use of a fire escape, exit, standpipe, stairway, door, ventilator, window or similar opening, provided however that the **zoning** administrator may approve another form of sign or its attachment when, in his or her judgment, that sign will not restrict access to the openings.

7A.6.10. SIGNS IN OR OVER PUBLIC RIGHTS-OF-WAY

A. Except as provided below, a sign or sign structure shall not project over a public right-of-way or public property unless the mayor and council grant a special license. Signs licensed pursuant to this section may be displayed for up to sixty (60) days **or over an alternate approved time frame.** The licensee **may require the removal of** the sign within forty-eight (48) hours after the advertised event **or other temporary occurrence concludes**.

B. The city manager may grant a special license for building and curbside banners and for across-the-street banners that project or extend over a public right-of-way or over public property. **Signs in the right of way may be reviewed and granted under the Department of Transportation's temporary revocable easement procedure.**

C. Permits obtained through the Department of Transportation.

D. The Mayor and Council and/or City Manager may grant special license for signage such as on buses, bus benches, bus shelters, and street cars.

E. No sign shall be attached to electric wiring or be energized by electricity.

F. No sign shall be placed upon traffic signal posts or signs, and no sign shall obstruct a motorist's view of traffic signals.

G. Any application for a license for a sign attached to utility poles or lamp poles shall include the written approval of the department of transportation of the city and the authorized official of the public utility company owning the poles to which the devices would be attached as to the size and weight of the sign and the manner of attachment to the poles. Building and curbside banners shall comply with the applicable **requirements of Article 7A.** No sign shall be attached to any utility pole carrying primary circuits or to any wooden pole or public property.

H. Signs licensed pursuant to this section may be displayed for up to sixty (60) days. The licensee shall remove the sign within forty-eight (48) hours after the advertised event.

I. **In no event may signs relating to more than one event be attached to any single pole.**

J. The license shall state the location where the sign may be placed.

K. By accepting any license granted under this section, the licensee and its heirs, successors and assigns shall agree to indemnify the city and shall provide proof **to the City** of liability insurance.

H. The city manager may impose such additional administrative requirements as may be necessary.

7A.6.11. PREMISE

A premise is all contiguous land used and occupied by a use or business. All buildings, parking, storage and service areas, and private roads or driveways that are an integral part of the use or business are considered part of the premise. Commercial shopping centers, office complexes, commercial or industrial subdivisions, or similar developments are a premise to the extent such lands are identified as a single site that may contain one or multiple development plans or packages.

Comment [JM19]: This review is typically done by TDoT's Real Estate Dept as Temporary Revocable Easement (TRE) issue. TDoT is the administrator of these signs requiring City approval of use of their right of way. It appears that Reed applies to signs in or over the City right of way.
Note: this section combines 'in' and 'Over' a right of way to consolidate the right of way standards in one place

Comment [DB20]: Special licenses for in and over the public right of way have been consolidated into this section.

Comment [JM21]: This can be looked at as a restriction on sign copy and may be a content – neutral issue. It should be considered for deletion. Consult with attorneys related to this item.

Comment [JM22]: Refers to Indemnification of City section.

Comment [JM23]: Refers to 'Liability insurance required' provision

Comment [JM24]: This is a revision of the several versions of premise. It treats signs like other development features' standards and bases the standards on the function of the site versus the ownership of the site. The last statement clarifies that the premise may have one or multiple development plans but essentially is a unified development. A related discussion on the need to revise sign spacing from 150' spacing to be 300' spacing with a cap of 4 freestanding signs, it appears there is consensus not to change the current sign spacing standard.

7A.6.12. ILLUMINATION

Unless otherwise prohibited in **these** sign **standards**, all signs may be illuminated subject to the provisions of Tucson Code, Chapter 6, Article IV, Division 2, "Outdoor Lighting Code."

Comment [DB25]: Refer to portable signs that prohibit illumination in this draft. 7A.10.6.b

7A.7 SIGN DESIGN OPTIONS

Comment [JM26]: Design options should be encouraged to allow some flexibility and to encourage the best design practices. There should be clearer design standards than the current Sign Code's. It is recommended that a design option should also encourage legibility, reasonable vehicle reaction time, flexible height, and setback as well as considerations of structural design components to support overall improved design.

This option also allows for a sign option with ***Reed*** compliance especially for portable signs.

7A.7.1. MASTER SIGN PROGRAM- PERMANENT SIGNS

A. Purpose. The purpose of this section is to respond to special permanent sign needs of a premise as well as provide and promote superior sign design to implement the purpose of this article.

B. Applicability. The master sign program includes all exterior permanent signs at a premise and provides a process where the provisions of Article 7A may be varied subject to the standards and findings listed below. Prohibited signs are not allowed to be used in a master sign program.

Comment [JM27]: The program would include all permanent signs on the site

Comment [DB28]: Added clarification related to prohibited signs.

B. Applicability. The master sign program includes all exterior permanent signs at a premise and provides a process where the provisions of Article 7A may be varied subject to the standards and findings listed below.

Comment [JM29]: The program would include all permanent signs on the site

C. A master sign program may be submitted before, after, or concurrently with a rezoning, special exception or site plan. Signs regulated by the program require individual permits prior to construction. A sign may be ground or wall mounted or designed into and constructed as part of an integrated architectural feature of a building. In a case where the sign has mixed elements of ground or wall mounted or architectural integration into the building, the zoning administrator will determine what are the most applicable standards.

Comment [JM30]: Permits are required of all signs prior to construction

D. Decision. The Sign Design Review Committee shall review design options and make a recommendation to the planning and development services director for a final decision. The director's decision may be to approve, approve with conditions, or deny the application. The director shall base her decision on compliance with the purpose statement, findings, and applicable design standards.

1. An applicant may appeal the director's decision to the Board of Adjustment in accordance with Sec. 3.10.2 and further to the Mayor and Council in accordance with Sec. 3.9.2 (Mayor and Council Appeal Procedure).

Comment [JM31]: The appeal should first go the Board of Adjustment so as to follow current appeal precedent used by the UDC then to the M/C.

E. Design Standards

Comment [DB32]: Subcommittee members have suggested inclusion of more prescriptive version of Master Sign Program. The suggestion from the subcommittee was to look at the performance standards used in Flagstaff.

1. All signs

a. Illumination shall reduce light trespass and offer protection to dark skies in compliance with the City's outdoor lighting standards.

Comment [DB33]: Staff is currently working with representatives from the Outdoor Lighting Committee and astronomy community to develop a set of dark sky interim guidelines for how best to meet this standard.

b. A sign with lists of categories, tenants or organizations or similar listed items within panels or separately mounted sign copy, shall have behind the copy, i.e. words, names, numbers or symbols using a specific logo or federally registered trademark colors a unifying and proportional outlining background color;

c. For a sign with lists, the sign panels and/or the separately mounted sign copy, i.e., sign copy mounted without panels on a structure or wall, it shall be mounted or placed so as to be reasonably proportional in size.

2. Ground-mounted Signs

a. Sign Copy.

(1) Signs shall contain legible sign copy. A sign intended to be seen from a right of way or private street shall contain no more than sixteen items of information. An equivalent alternative is a list of six tenants or five tenants and the name of the development.

(2) Sign copy shall be applied to the sign structure in the following manner:

(3) Proportional letters, numbers or logos as noted in the section above. Panels of the same size with a unifying background color as noted in the section above;

b. Sign Height.

(1) The sign height and sign structure setback for a freestanding sign should be at a height and distance from the right of way to be easily detectable and give a vehicle a reasonable time to adjust to traffic conditions.

(2) The sign height shall be compatible with the surrounding building height profile of the buildings, freestanding signs, and structures on the property and in the surrounding area. The sign structure shall not obstruct significant scenic views from the right of way.

(3) The sign height shall not be greater than 20 feet tall and 100 square feet in area.

(4) The height of the sign copy shall not be set so as not to be obstructed by landscaping or a parked vehicle;

c. Sign Design Elements.

(1) Structural components

A freestanding sign should be comprised of a design such as a two or more components articulated by materiality. A sign blending wall and ground mounted components may use the best practice option noted below.

Comment [JM34]: The last sentence alternative was added where the tenants have long names.

Comment [JM35]: This provision is not intended to automatically increase the size or height of a sign but includes the visibility of the sign as a consideration. General standards set the acceptable height baseline It is also worded with the advisory 'should' as a design consideration but not a standard per se.

Comment [JM36]: Should it state 'significant' or 'substantive' scenic views? The idea is that some view from some angle may be involved but only to a minor or insignificant degree.

Comment [DB37]: Per Committee's request, a height and area cap has been added.

Comment [JM38]: See above standard that ZA can select which standards apply or the best practice option can be used.

The design context of the components shall use the architectural style of the development being identified. Features to be used in designing the components include colors, materials, textures and shapes of the development's architecture. The bottom component shall be designed with a monument-style base or similar wide-base design;

Comment [DB39]: There are examples in Tucson of wide bases that are not typical monument style bases. The idea is to discourage single pole signs but a two columns designed as a wide base can also give a modern and aesthetic appearance. Example, Park Mall signs

***(2)* Wayfinding and Identification.**

Freestanding signs shall provide high quality wayfinding and identification, a common and unifying design theme and should be modeled on best practices.

In all cases, flexible standards or use of design guidelines noted herein must be consistent with the unique visual environment of Tucson including building height profile of the surrounding area, scenic vistas and vegetation, and the City's outdoor lighting standards for sign illumination.

Some examples that may serve as design guidelines include the Manual on Uniform Traffic Control Devices (MUTCD), the American Association of State Highway and Transportation Officials' Guide for the Development of Bicycle Facilities (AASHTO), the National Association of City Transportation Officials' Urban Bikeway Design Guide (NACTO), United States Sign Council Model On-Premise Sign Code, *Street Graphics and the Law*, the Scenic America recommended handbook for on- premise signs or a similar document recommended by the Design Professional and approved by the Director.

Comment [JM40]: Scenic America handbook has been added to the list of acceptable design guidelines.

Ground-mounted wayfinding signs that are 20 square feet or less in sign area are not required to have three components but are required to be coordinated in architectural style, colors, materials, and textures with the other larger signs.

***(3)* Landscaping.**

Ground-mounted signs shall be located within a landscaping area that is proportional to the affected sign area. The materials shall consist of non-obstructing live and/or inert landscaping materials.

d. Freeway signs

(1) If a freeway sign is part of the master sign program, it shall in addition to the standards of the master sign program be constructed in accordance with the Article 7A freeway sign standards and adhere to the items of information legibility standard noted in this section.

Comment [JM41]: One view is the consideration that the freeway sign in some cases may not be part of a master sign program. This current draft suggests if they are on the premise they must be part of the program. PDSD staff have noted that current freeways sign examples tend to have more sign copy and panels than a regular freestanding sign.

3. Wall-mounted Signs

a. Wall-mounted signs intended to be viewed from the right of way or are greater than twelve square feet in sign area shall be designed to be proportional to the identified tenant space's building frontage wall's display area's size;

b. If the sign is intended to provide wayfinding it shall be located at key decision points for customers or passersby;

c. Sign copy may include the font, logo, symbol and color of the business but constructed or mounted in a manner to abide by the overall design context of the master sign program.

d. For all wall-mounted signs, an organized, proportional appearance is required among the principal and accessory signs of a building or tenant space. Disorganized sizes and color arrangements in the signs' appearance on a specific building or tenant space is to be avoided.

Comment [JM42]: The Wall sign provisions are an attempt to allow a lot of flexibility but to require pre-thought into the layout, sizing, and color arrangement of the signs.

4. Integrated Architecture Sign

a. Signs that are not classified as either wall or ground mounted shall be constructed in a manner to abide by the overall design context of the architecture of the building and be consistent with the design standards used to develop the master sign program.

5. Best Practice Option.

a. A variation from the design standards must show a best practice is being used as an alternative. A best practice may be based on one of the following sources:

b. An already approved permanent sign, master sign program within the City;

Comment [JM43]: There has been discussion with removing this provision. Previous approval decisions are setting a precedent. If some previous approval is considered an outlier that can be reviewed as part of the entire design process. These are points to make an alternate design case.

c. An award-winning sign design from a national or state sign organization;

d. An American Planning Association, American Sign Association or American Institute of Architects approved documents, books or examples endorsed by one of these organizations;

e. A master sign program, sign design, or document recommended by the Design Professional as being appropriate for the surrounding context of the affected City streetscape.

6. Findings.

a. The decision shall show the sign program's compliance with the following applicable findings:

b. Meets the purpose of the Article 7A, the master sign program's purpose section and the master sign program's design standards;

c. Creates a clear connection with the shapes, textures, colors and materials used in the appearance of the buildings of the premise;

d. Creates a proportional sizes of signs placed on or integrated into a building's architecture;

e. Improves the legibility of signs;

f. Improves vehicle reaction time to the signs;

g. Creates an organized wayfinding and identification, and messaging program;

h. Protects significant scenic views; and

i. Reduces clutter along the affected street while enhancing the aesthetics of the street.

j. Represents a best practice of the design of dark sky sign illumination.

Comment [JM44]: This finding would further clarify the purpose statement on preserving dark sky by reducing sign illumination. Staff is working with Outdoor Lighting community to develop guidelines for dark sky best practices.

7A.7.2. MASTER SIGN PROGRAM – PORTABLE SIGNS

A. Purpose.

1. The purpose is to respond to special portable sign needs of a business, organization or user that has either a special need or has historically required a larger amount of portable signs than permitted by Article 7A, Sign Standards.

2. In exchange for greater flexibility with dimensions and the amount of signs, the master sign program for portable signs must show that clutter management is achieved by ensuring a coordinated design appearance and using the least amount of signage needed to achieve message display, identification, and wayfinding objectives.

Comment [JM45]: The objective is to assure that zoning rights are at least roughly equivalent to what they were prior to amending the sign standards to comply with ***Reed.***

B. Applicability.

1. The master sign program for portable signs allows a design option for all portable signs and applies to all portable signs intended to be viewed from the right of way. The program provides a process where the provisions of Article 7A may be varied subject to the standards and findings listed below. It applies to on-site signs that are intended to be viewed from the right of way. If off-site signs are used they must be approved and coordinated with the Department of Transportation. Prohibited signs may not be used in a master sign program for portable signs except for commercial flags.

Comment [JM46]: The applicability is to signs intended to be viewed from the right of way. So the A-frame within a colonnade at a shopping center is not a zoning issue but may be an ADA issue.

Or

1. The master sign program for portable signs allows a design option for all portable signs and applies to all portable signs intended to be viewed from the right of way. The program provides a process where the provisions of Article 7A may be varied subject to the standards and findings listed below. It applies to on-site signs that are intended to be

viewed from the right of way. If off-site signs are used they must be approved and coordinated with the Department of Transportation.

C. Design Standards.

1. The number of signs shall be located and spaced or grouped together to reduce a cluttered appearance at the front of a development.

2. Spacing, sign area, height and setback shall be adjusted to ensure a legible and well-organized appearance along the right of way.

3. A spacing plan within 150-foot street frontage segments shall demonstrate how signs shall be sited to manage their overall appearance. Grouping of signs of different sizes may be used if the visual impact is to improve the overall appearance of an affected street frontage.

4. Materials should be similar for all or most signs to reduce the likelihood of a disorganized or cluttered appearance along the street frontage.

5. In no case may a sign exceed in sign area or sign height a sign that has been used in previous standards within the City.

6. The program may include signs with sign areas exceeding 32 square feet with multiple messages to reduce the overall number of portable signs along the public right of way.

8. Items of information per sign shall not exceed sixteen items of information or six equal size panels or similar arrangement.

D. The Decision, Findings, and Best Practices of the Master Sign Program for Permanent Signs applies to the Master Sign Program for Portable Signs.

E. Additional Findings Master Sign Program – Portable Signs

1. Clutter and a disorganized streetscape is reduced by appropriate spacing, setback, sign area, and number of signs;

2. Legibility is required of all signs;

3. Signs are coordinated in materials, color, and design.

7A.7.3. SINGULAR SIGN DESIGN OPTION

A. The purpose of this section is to implement Section 7A.7.1.A (Purpose), by promoting a harmonious relationship between buildings, signs, and streetscapes through improved legibility and sight lines for moving vehicles and encouraging best design practices by reducing a cluttered and confusing visual environment along the City 's streetscapes.

B. The section applies to a new sign or modification or replacement of an existing sign.

C. The proposed design option for an individual ground-mounted or wall-mounted signs and signs integrated into the architecture of the building shall follow the decision making, review

Comment [JM47]: In reviewing how signs are actually placed on sites, it appears both spacing and grouping signs can assist in reducing a cluttered appearance.

Comment [JM48]: This provision attempts to recognize that certain sign sizes have historically been used in the City but can only be used within the confines of total design plan for identification and wayfinding and only if warranted under the findings. 'historically' was changed to 'used in previous standards'

Comment [JM49]: There is a suggestion to require all signs at a premise with a single sign option to be brought into compliance as a condition for approval of a single sign.

In that a premise can include multiple lots with multiple owners this type of condition could be impractical. It also requires an evaluation of all signs on the site to find what is applicable. The intent of this single sign provision was 1) to replace the integrated architecture option in the current sign code and 2) to separate minor design cases from major ones.

Requiring all signs to be addressed is effectively a prohibition to review a sign separately.

Comment [JM50]: This section could address single sign issues from new to replacing or modifying non-conforming signs.

process, design standards, findings for permanent signs in Section 7A.7.2 (Master Sign Program for Permanent Signs).

D. A sign with lists of categories, tenants or organizations or similar listed items within panels or separately mounted sign copy, shall have behind the copy, i.e. words, names, numbers or symbols using a specific logo or federally registered trademark colors a unifying and proportional outlining background color;

E. For a sign with lists, the sign panels and/or the separately mounted sign copy, i.e., sign copy mounted without panels on a structure or wall , it shall be mounted or placed so as to be reasonably proportional in size.

7A.7.4. NOTIFICATION

A. Notification for Sign Design Option shall be in accordance with PDSD Departmental policy.

or

B. Notification for the Master Sign Program – Permanent Signs shall be in accordance with Section 3.3.5 300' notice procedure.

C. Notification for the Singular Sign Program shall be in accordance with Section 3.3.4 50' notice procedure.

Comment [DB51]: The policy involves the department's need to be more efficient with staffing budget resources and increase electronic use of email as a notification procedure. Further sign application information will be online for anyone to review. The Sign DRC will have a local neighbor representative who can act as a liaison with the applicant and the neighborhood if there is an issue. There is also an at-large neighborhood representative involved in the application review. Many of the application signs should be an improvement over the signs allowed in the General Standards as far as illumination and design. The may be taller than 10 feet but that must be approved against the findings which include scenic views and compatibility with the surrounding area.

As has been noted, there are also possible prior restraint concerns with placing an undue burden on an applicant trying to exercise 1st Amendment rights.

7A.8. EXEMPT AND PROHIBITED SIGNS

7A.8.1. EXEMPT SIGNS.

A. The provisions of **the sign standards**, including the requirements for permits, shall not apply to the following specified signs, nor shall the area of such signs be included in the area of signs permitted for any parcel or use. **The following signs are permitted in all zones and special districts.**

1. Flags: Non-commercial flags, emblems or insignias.

2. Permanent sign cut into the surface of a façade or building.

3. Murals that are non-commercial.

4. Murals that are commercial in pedestrian districts.

5. Manned hot air balloons.

Comment [JM52]: Flags are being treated the same as murals. Non-commercial flags are exempt but commercial flags continue to be prohibited

A different approach could be to allow all flags (or pennants) like the proposed feather banner provision of four per premise of any combination of commercial and non-commercial and possibly one other portable sign

Comment [JM53]: Memorial sign is a Reed content-neutral problem.

Comment [JM54]: The current sign code states Murals probably can be allowed as non-commercial and commercial murals count as wall signs. Current definition: "Mural. A noncommercial picture, not advertising a product or service that is sold on the premises, painted on or attached to the exterior walls ." We may want to make the definition content –neutral. Thus, non-commercial are exempt and commercial murals are part of wall sign area allotment.

7A.8.2. PROHIBITED SIGNS

A. No person shall erect, alter, or relocate any sign of the type specified in this section, or of the types **specified in sections regarding signs in the right of way or historic landmark signs.**

B. Animated and intensely lighted signs: No sign shall be permitted that is animated by any means, including flashing, scintillating, blinking, or traveling lights, or any other means not providing constant illumination, except as allowed as a historic landmark sign (HLS).

C. No sign shall be permitted that because of its intensity of light constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.

D. Flags or pennants - commercial:

1. Propellers, hula strips and **pennants**, except as allowed as a temporary sign, as **provided herein.**

2. Miscellaneous signs, posters and satellite disks: The tacking, painting, pasting or otherwise affixing of signs or posters of a miscellaneous character, visible from a public way, on the walls of a building, barns or sheds, or on trees, poles, posts, fences or other structures, is prohibited. No signage of any type is permitted on satellite dishes or disks.

E. Moving signs:

1. No sign or any portion thereof shall be permitted that moves or assumes any other motion constituting a non-stationary or non-fixed condition, except as allowed as a historic landmark sign (HLS).

F. Roof signs: Signs that are erected upon, against, or directly above a roof, or on top of or directly above the parapet of a building, except as allowed as a canopy sign or a historic landmark sign (HLS). Signs placed upon the face of a parapet or architectural feature are considered a wall sign.

G. Sound, odor or visible matter: Any sign or device that emits audible sound, odor or visible matter.

H. Feather Banners

Comment [JM55]: EMCs are now referred to as digital signs and the rate of change of once an hour is the same as the current Sign Code. It is addressed in Sec. 7.6 Measurements.

Comment [JM56]: This is allowed at the same time and should be deleted here. It is addressed in Sec. 7.10 Portable Signs as a type of temporary sign per the existing standard of a one-time use. It can be grouped with portable signs but not required to be part of the sign area allotment

Comment [JM57]: It is possible that flags could be part of a feature of an overall master sign program – portable or permanent.

Comment [JM58]: Non-commercial flags are Exempt but commercial flags are prohibited.

Comment [JM59]: Unclear what this sign type is. Mechanical movement it the intent or is wind movement included which becomes a flag and feather banner issue.

Comment [JM60]: There is a difference between a menu board that has a speaker and a sign that specifically is emitting a sound as part of an advertising scheme.

Comment [DB61]: Feather banners can either be prohibited as suggested here, or allowed in Section 7A.10.3 as a total of four (4) in two colors, with one (1) additional portable sign in industrial / commercial zones.

7A.8.3. SIGNS CREATING TRAFFIC HAZARDS

No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision of motor vehicle operators. No sign shall be located at any location where by reason of its position, shape, or color it may interfere with or be confused with any authorized traffic sign, signal or device. No sign may make use of a word, symbol, phrase, shape or color in such a manner as to interfere with, mislead, or confuse traffic.

7A.8.4. SIGNS IN PUBLIC AREAS

No sign shall be permitted on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on public property or over or across any street or public thoroughfare, except as expressly authorized by **these** sign **standards**.

Comment [JM62]: Note: this provision should remain in the draft. The status of signs in the right of way is mentioned in **7A.6.10 SIGNS IN OR OVER PUBLIC RIGHTS-OF-WAY.**

7A.9. NONCONFORMING SIGNS AND CHANGE OF USE

7A.9.1. SIGNS FOR LEGAL NONCONFORMING USES.

A. Subject to the provisions of this section, signs for a legal nonconforming use, as defined in the **Unified Development** Code, are allowed. Such signs shall be allowed only so long as the nonconforming use is allowed. A final determination by the zoning administrator that a nonconforming use has been discontinued or abandoned shall also be the final determination of the nonconforming status of the related sign.

B. A sign legally existing on the effective date of **these** sign **standards** but that does not comply with the regulations of **these** sign **standards** adopted after the sign was legally permitted shall be deemed to be a nonconforming sign and shall be subject to the provisions of this article.

C. Except for reasonable repairs and alterations, no nonconforming sign shall be moved, altered, removed and reinstalled, or replaced, unless it is brought into compliance with the requirements of **the sign standards**. **The updating of electrical components for a non-conforming sign may be considered an approved alteration. The alteration cannot change the sign copy from static sign copy to digital sign copy.**

Comment [JM63]: Alteration and updating electronic components was allowed through a recent interpretation. This change reflects that interpretation. To address concerns that static copy could become digital copy a phrase is added to clarify the limitations on the alteration.

7A.9.2. CHANGE OF USE.

A. Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of this **article**.

B. Any use not mentioned specifically or about which there is any question shall be classified by the **zoning** administrator and included in the group which its use most nearly resembles.

C. Occupancy categories :

Comment [JM64]: PDSD staff states this provision on 'occupancy categories' but may be an appropriate way to make decisions on what uses qualify for using and not using a non-conforming sign.

1. Assembly uses such as theaters, churches, stadiums, review stands and amusement park structures.

2. Educational uses such as nurseries, child-care and other educational purposes.

3. Institutional uses such as hospitals, sanitariums, nursing homes, mental hospitals and sanitariums, jails, prisons and reformatories.

4. Manufacturing and industrial uses such as storage of materials, dry cleaning plants, paint shops, woodworking, printing plants, ice plants, power plants and creameries.

5. Service facilities such as repair garages, aircraft repair hangers, gasoline and service stations.

6. Wholesale uses.

7. Retail uses.

8. Office uses.

9. Restaurant, drinking and dining uses.

10. Government uses such as police and fire stations.

11. Multi-occupancy dwellings such as hotels, apartment houses, convents, monasteries and lodging houses.

12. Single-family dwellings.

13. Parking facilities such as parking garages.

7A.10. SIGN TYPES AND GENERAL STANDARDS

This **section** describes the basic sign types that are either permitted or prohibited. A sign type that is not permitted in a **zone**, is prohibited **unless otherwise designated by this article**. Any specific regulation of a sign type for a specific **zone** supersedes the general requirement for the sign type. **Standards in special districts supersede the regulations for the underlying zone or the general requirements for the sign type.**

7A.10.1. GENERALLY PERMITTED SIGNS

The signs contained in this section **are permitted throughout the city,** regardless of **zone and** sign district, unless otherwise designated.

A. Emergency, warning, and governmental signs necessary for public safety or civil defense or other governmental use. Signs shall be easily readable and if necessary illuminated

B. Interior Signs. See Definitions (Article 11)

C. Interior Sign Exception: A sign within a premise, that has a two-way communication mechanism must be set back at least thirty feet from a residence or residential zone or provide a wall or fence that properly mitigates sound. If applicant chooses mitigation through a wall or fence it is their responsibility to demonstrate their proposal properly mitigates the sound. A wall-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the right of way, and has a sign area greater than twelve square feet, is counted as part of the applicable sign type's maximum sign area.

Or

C. Interior Sign Exception: A sign within a premise, that has a two-way communication mechanism must be set back at least thirty feet from a residence or residential zone. A wall-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the right of way, and has a sign area greater than twelve square feet, is counted as part of the applicable sign type's maximum sign area.

Or

C. Interior Sign Exception: A wall-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the right of way, and has a sign area greater than twelve square feet, is counted as part of the applicable sign type's maximum sign area.

D. Vehicle signs. Signs mounted upon, painted upon, or otherwise erected on trucks, cars, boats, trailers or other motorized vehicles or equipment are prohibited, except as specifically provided below. Vehicle signs are allowed only where all of the following conditions are met:

Comment [JM65]: This version of an emergency sign is reduced but covers the long list of the current sign type provision.

Comment [DB66]: Removed text, "such as a menu board" as staff does not believe it is necessary.

Comment [DB67]: We may want to revise so that the 30 feet applies to the most sensitive uses such as single family residences as the residential zone could include a large apartment complex that is unlikely to be affected by this type of device. Staff has found very few examples and believes it is a rare occurrence. The current Sign Code does not require a setback. There are no complaints that we are aware of.

Comment [JM68]: Vehicle signs were removed from the Prohibited Sign section and placed here in Generally Permitted with the current standards. Note signs listed in draft Prohibited Sign section are prohibited and don't have special conditions. Signs that were conditionally allowed were removed from Prohibited Sign section and placed in an appropriate category allowing signs permitted with conditions.

1. The primary purpose of such vehicle or equipment is not the display of signs.

2. Signs are painted upon or applied directly to an integral part of the vehicle or equipment, do not extend beyond the horizontal or vertical profile of the vehicle, and are not mounted on the truck bed.

3. Vehicle/equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.

4. Vehicles and equipment are not used primarily as static displays advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services for the public.

5. During periods of inactivity exceeding five (5) days, such vehicle/equipment are not so parked or placed that the signs thereon are displayed to the public. Vehicles and equipment engaged in active construction projects and on-premises storage of equipment and vehicles leased or rented to the general public by a business engaged in vehicle leasing shall not be subject to this condition.

E. Wall signs, multipurpose facility.

Comment [JM69]: Refers to a community sports complex or similar large and unique facility.

1. Notwithstanding any other limitations and restrictions set forth elsewhere in **these** sign **standards**, a multipurpose facility is permitted to include as part of its wall signage one (1) or more light emitting diode (LED) or other electronic banners and/or video displays that may include continuously moving words and images. These components shall be used in ticketing areas and other pedestrian gatherings where, in the opinion of the city engineer, such signage will not create a traffic hazard and will not be visible or will be only incidentally visible from public rights-of-way or adjacent properties.

2. For purposes of this section, the term "multipurpose facility" has the meaning set forth in the definition found at Arizona Revised Statutes section 48-4201.

F. Window signs are permitted wherever wall signs are permitted. **No more than thirty percent of the total window surface may be covered. No permit is required. Window coverage is also regulated by Section 7-411of the City Code.**

Comment [JM70]: There has been extensive discussion of window signs. The provisions on coverage, permitting, and enforcement can be added to the sign here in Sec. 7.10 Generally Permitted Signs.

7A.10.2 PERMANENT SIGNS

A. PERMANENT SIGNS - ZONE CATEGORY STANDARDS

TABLE 1 - ZONES CATEGORIES AND PERMANENT SIGN TYPES

Sign types below may be permitted in the zone categories below with additional standards.

Individual zones within a zone category or another specified zone may prohibit a sign type or have more restrictive standards for that individual zone.

Permanent Signs	Residential Category IR, RH, SR, SH, RX-1, RX-2, R-1 MH-1zones	Multifamily Residential Category R-2, R-3 MH-2 zones	Non-residential Category O-1zone	General Business Category O-2, O-3, P, RV, NC RVC, C-1, -2, -3, OCR – 1, -2, MU, U zones	Industrial Category PI, I-1, I-2 zones
7AAccess Point		*,2		*	*
Awning	*,1	*		*	*
Billboards	5	5	5	*,4, 5	*,4, 5
Canopy				*	*
Dwelling Unit	*	*			
Freestanding Monument		*		*	*
Freestanding Monument low profile	*,3	*	*	*	*
Freestanding Pole				*	*
Freeway				*	*
Parking Lot	*	*	*	*	*
Projecting	*,6	*,6	*,6	*,6	*,6
Wall	*,3	*	*	*	*

* See Sec. 7A.10.4 for Additional Standards.

1. Restricted to home occupation use

2. Not permitted for home occupation use

3. Restricted to nonresidential and home occupation use

4. Restricted to C-2, C-3, I-1, I-2 zones

5. Prohibited locations: On property with the following zoning: Rural Residential zones, Urban Residential zones (all); Office zones (all); "RVC" Rural Village Center Zone, "NC" Neighborhood Commercial Zone, "C-1", Commercial Zone, "P" Parking Zone and "RV" Recreational Vehicle Zone, Commercial zones, Mixed Use Zones (all); "P-I" Park Industrial Zone of Division 7, Industrial Zones; Scenic Corridor Zone, Airport Environs Zone (unless prior approval in writing by Federal Aviation Administration) and Historic Preservation Zone Overlay zones.

6. Signs shall be permitted only within a Historic or Pedestrian District in compliance with Sec. 7A.11.1.I and 2.D respectively.

Comment [JM71]: The sections mentioned are not from the UDC but the LUC. This section needs to be edited to use the zone categories mentioned throughout the sign standards. Or delete this section because the permitted zones are The other zones are already permitted locations mentioned above in this additional standards by sign type

Comment [JM72]: Projecting signs in the Current Sign Code are only allowed in Ped/Hist Districts. This note confirms that with a reference to applicable standards in those Sign Districts.

B. Permanent Signs - Maximum sign area and special zone standards per zone category

MAXIMUM PERMANENT SIGN AREA PER ZONE CATEGORY AND SPECIAL ZONE STANDARDS		
TABLE 2 **ZONE CATEGORIES**	**MAXIMUM** **SIGN AREA**	**SPECIAL ZONE STANDARDS**
RESIDENTIAL (RX-1, RX-2, R-1 MH-1) AND RURAL ZONES		
ALL PERMANENT SIGNS	See below	1. On building having more than one street frontage, the maximum allowable number and square footage of on-site signs area permitted for each street frontage. The maximum allowance, however, is not transferable either in whole or in part from one street frontage to another.
Residential uses and non-residential uses located on local streets.	20 Sq. Ft.	
Non-residential uses on arterial or collector streets.	**100 Sq. Ft.**	**1. Permanent freestanding sign's sign area may not exceed 32 square feet**

MULTI-FAMILY (R-2, R-3 AND MH-2 ZONES)		
ALL PERMANENT SIGNS	See Below	**1. Historic landmark signs** (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.
Residential uses and non-residential uses located on local streets.	50 Sq. Ft	
Non-residential uses on arterial or collector streets.	**100 Sq. Ft.**	**1. Permanent freestanding sign's sign area may not exceed 40 square feet**
NON-RESIDENTIAL O-1 ZONE		
ALL PERMANENT SIGNS	20 Sq. Ft.	1. **Illumination and color:** Signs on arterial and collector streets shall be illuminated only by low pressure sodium lighting and shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m. Signs located on a local street frontage shall not be illuminated. Color schemes for all sign components, including copy, shall be compatible with surrounding residential areas.
GENERAL BUSINESS (O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, MU AND U ZONES)		
ALL PERMANENT SIGNS	3 feet for every lineal foot of street frontage	1. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. If any portion of a parcel is within two hundred fifty (250) feet of a freeway: Four (4) square feet per foot of street frontage. **2. Design review:** Within effectuated Urban Overlay Districts (UOD) mapped per the Unified Development Code (i.e. with "U" zoning), any single sign 50 square feet in area or larger, or any site where the total sign area exceeds 50 square feet, shall be reviewed under the design review procedure established by the specific UOD. **3. Historic landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.**

Comment [JM73]: This provision reflects discussion by the Subcommittee on HLS in older R-3 motor courts.

INDUSTRIAL (P-I, I-1, I-2 ZONES)		
ALL PERMANENT SIGNS	4 feet for every lineal foot of street frontage	**1. Historic landmark signs** (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.

C. Permanent Signs - additional sign type standards

The sign types below apply to the sign types in all zones but may have more restrictive standards by individual zones or zone categories.

1. Sign Types A through E

a. **Awning signs.**

(1) General Standard. A sign **shall be** constructed of cloth, plastic or metal and permanently affixed to a structure intended to provide shade.

(2) Zone Category Standard. **Residential Zone Category (RH, SR, SH, RX-1, RX-2, R-1, MH-1)** For nonresidential and home occupation uses only.

b. Access point sign. An on-site sign **located at or near the access point or other wayfinding location providing information or** directing the reader to the location or direction of any place or area. **This sign type is not permitted in the single family residential district, multi-family residential districts, the O-1 district or the historic district**.

c. Billboards.

(1) Permitted locations: On undeveloped property in the C-2, C-3, I-1, and I-2 zoned property and only within the general business **zone category** and the industrial **zone category.**

(2) Maximum area per face, including embellishments:

Generally: Six (6) feet by twelve (12) feet.

Within two hundred fifty (250) feet of a freeway: Three hundred seventy-eight (378) square feet.

(3) Limitations:

No more than two (2) faces per sign.

Vertical or horizontal stacking is not permitted.

(4) Maximum height:

Generally: Sixteen (16) feet.

Within two hundred fifty (250) feet of freeway: Thirty-five (35) feet from freeway grade to top of sign.

(5) Minimum clearance: Four (4) feet from grade to bottom edge of sign.

(6) Minimum separation:

Generally: The minimum distance between a billboard and an existing billboard shall be six hundred sixty (660) feet, measured in all directions and regardless of jurisdiction.

Within two hundred fifty (250) feet of a freeway: The minimum distance between a billboard located within two hundred fifty (250) feet of a freeway and an existing billboard shall be one thousand nine hundred eighty (1,980) feet measured in all directions and regardless of jurisdiction.

(7) Minimum setback: No billboard or part of a billboard shall be located within two hundred (200) feet of a residential zone boundary line.

(8) Orientation: Billboard faces shall be oriented perpendicular to the road on which they are located.

(9) Prohibited locations: On property with the following zoning: Rural Residential zones; Urban Residential zones (all); Office zones (all); "RVC" Rural Village Center Zone, "NC" Neighborhood Commercial Zone, "C-1", Commercial Zone, "P" Parking Zone and "RV" Recreational Vehicle Zone of Division 5, Commercial zones, Mixed Use Zones (all); "P-I" Park Industrial Zone of Division 7, Industrial Zones; Scenic Corridor Zone, Airport Environs Zone (unless prior approval in writing by Federal Aviation Administration) and Historic Preservation Zone, Overlay zones.

Comment [JM74]: The sections mentioned are not from the UDC but the LUC. This section needs to be edited to use the zone categories mentioned throughout the sign standards. Or delete this section because the permitted zones are The other zones are already permitted locations mentioned above in this additional standards by sign type

Any developed property. Billboards on undeveloped property may remain when there is new development as long as the entire site **fully conforms to the Unified Development Code Sec. 4.9.4.G.**

Within four hundred (400) feet of the future right-of-way of gateway routes as designated in the Major Streets and Routes Plan.

(10) Prohibited sign copy display: Notwithstanding any other provision of **these** sign **standards**, billboards may not change **sign** copy by any type of electronic process or by use of vertical or horizontal rotating panels having two or more sides whereby **sign** copy is changed by the rotation of one or more panels.

Comment [JM75]: This provision confirms that that on a billboard electronic sign copy or a moving feature to change the sign message is prohibited.

a. Canopy Sign General Standards

Comment [DB76]: Current rule is difficult to enforce and creates too many variances. Per committee's recommendation we have removed and made it a wall sign.

(1) Canopy signs are not allowed to extend above the roofline.

(2) Canopy signs are counted as a part of the wall sign allotment for these sign standards.

Or

(1) Canopy signs are not allowed to extend above the roofline.

(2) Canopy signs may be no greater than 100 square feet in area and are counted as a part of the wall sign allotment for these sign standards.

Or

(1) Canopy signs are not allowed to extend above the roofline.

(2) Canopy signs are counted as a part of the wall sign allotment for these sign standards.

(3) Maximum size: The vertical measure of the sign face shall not exceed twenty-four (24) inches except for individual letters with descenders that are proportionate to the remaining text but in no case larger than eight (8) inches. Logos may be thirty (30) inches in height.

(4) Maximum height: The top of the canopy sign shall be no more than two (2) feet above the top surface of the canopy directly below the canopy sign, and no more than fifteen (15) in height above the finished grade immediately below the canopy sign.

(5) Location: Within twenty (20) feet of the building wall that backs the canopy sign.

a. Dwelling Unit –

(1) Zone Category Standards

Residential, and Multi-family Residential Zone Categories – No more than one sign may be visible from the exterior the property. The sign shall not exceed one square foot in size.

O-1 Non-residential Zone Categories - No more than one (1) sign may be visible from the exterior of the property. The sign shall not exceed one (1) square foot in size. Freestanding signs may be the monument and low profile types only.

Comment [JM77]: UDC 4.9.7E.10 mentions Chapter 3 and the one square foot rule. This is an opportunity to coordinate the provisions of the new Article 7A and Article 4 USS for home occupations. Home occupation limit on this sign is a Reed problem and defining the sign by the location, namely, dwelling unit helps make the sign content neutral.

2. Sign Types F through O

a. Freestanding Signs

(1) General Standards

Monument type sign, general requirements:

Maximum faces: Four per sign.

Maximum area: Fifty square feet per face.

Maximum height: Ten feet from grade.

Minimum setback: Twenty feet from curb to leading edge of sign.

Low profile type sign, general requirements:

Maximum faces: Two per sign.

Maximum area: Sixty square feet per face.

Maximum height: Eight feet

Minimum setback from curb to leading edge of sign: Two times the height of the sign.

Comment [DB78]: Removed the long confusing chart and replaced with appropriate text.

Minimum continuous base (clearance from grade to bottom of sign): Two feet.

Freestanding pole sign requirements:

Maximum faces: Two per sign.

Maximum area: Seventy-two square feet per face.

Maximum height: Twelve feet.

Minimum setback: Thirty feet from curb to leading edge of sign.

b. Freestanding signs, all types.

(1) One freestanding sign for each street frontage.

(2) One additional freestanding sign on that street frontage for each additional one hundred fifty (150) feet of street frontage in excess of the first three hundred (300) feet.

(3) For each sign placed on the frontage of a local street, the total allowable number of freestanding signs for the arterial or collector street frontage shall be reduced by one.

Comment [JM79]: The freestanding sign standards are overly complex with various types of 'sites' called premises, strip development and malls. The recommendation is to delete these 'site' types in favor of a single site type, namely a **Premise** which is a site under a single development plan. Freestanding signs can be regulated by the lineal feet of street frontage and/or number of access points.

c. Zone Category Standards

(1) Residential Zone Category (RX-1, RX-2, R-1, AND MH-1 ZONES)

Nonresidential uses may have a freestanding sign

Monument and low profile only are permitted

Comment [JM80]: A Dwelling Unit Sign type has been added that allows for sign area and does not distinguish between wall or ground-mounted signs

A sign that includes or consist of a three dimensional representation of a figure or object is prohibited.

(2) Multi-family Zone Category (R-2, R-3, AND MH-2 ZONES)

Monument and low profile only.

Low profile maximum area is 50 square feet.

A sign that includes or consist of a three dimensional representation of a figure or object is prohibited.

(3) Non-residential Zone Category (O-1 ZONE)

Monument and low profile only.

Maximum number: one per site or premise.

Location: On an arterial or collector street only.

Maximum faces: two per sign, back to back configuration only.

Maximum area: twelve square feet per face.

Maximum height: four feet.

Minimum setback: Twelve feet.

A sign that includes or consist of a three dimensional representation of a figure or object is prohibited.

(4) General Business Zone Category (O-2, O-3, P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2, MU, AND U ZONES)

Freestanding sign all types

(5) Industrial Zone Category (P-I, I-1, AND I-2 ZONES)

Freestanding signs, all types.

One (1) per street frontage; except, where a developed parcel has in excess of three hundred (300) feet of street frontage, one (1) additional freestanding sign may be erected for each additional one hundred fifty (150) feet of street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel.

Freestanding pole sign

Allowed only in the general business **zone category** and industrial **zone category**.

Minimum setback: Thirty feet from curb to leading edge of sign.

Pole cover: The sign structure configuration must be equipped with pole covers or architectural embellishments that hide or conceal all structural components or braces (such as pipes, angles, iron, cables, internal back framing, bracing, etc.). Minimum requirement is eighteen inches by six inches. The pole cover or architectural embellishment shall require a plan check for construction specifications in accordance with applicable technical codes.

When allowed: Allowed only when there is a minimum of two hundred twenty- five feet of street frontage, or one hundred

twenty-five feet of street frontage and four or more business addresses.

Maximum number: Only one freestanding pole sign allowed per street frontage per premises.

d. Freeway Sign.

(1) Permitted only in the general business **zone category and** the industrial **zone category**.

(2) Permitted locations: Must be within two hundred fifty feet of a freeway right-of-way.

(3) Maximum area: Three hundred sixty square feet.

(4) Maximum height: Forty-eight feet from freeway grade to top of sign.

(5) Minimum clearance: Fourteen feet from grade to bottom of sign.

(6) Maximum number: Within **a** PAD, one (1) per one thousand nine hundred eighty (1,980) linear feet of freeway frontage measured along the freeway center line, not transferable from one (1) freeway frontage to another. Within the general business **zone category** and the industrial **zone category**, one per premises.

3. Sign Types P through Z

a. Parking Lot Sign.

Comment [JM81]: Parking lot sign standards should be left as is, that is, to be on-site or designed to be viewed from the street as a wayfinding sign.

(1) Sign types: A parking **lot** sign may be a wall or freestanding sign.

(2) Permitted locations: Parking **lot** signs are permitted wherever the sign type of which it is a part is permitted. **The sign should follow the best practices for parking lot sign design.**

b. Projecting Sign

Comment [JM82]: This provision is left in place. The first standard below is repeated in Table 1 and could be deleted here. The second standards is new and also could be deleted in that Temporary Revocable Easements are required regardless.

(1) Signs shall be permitted only within a Historic or Pedestrian District and in compliance with Sec. 7A.11.1.I and 2.D respectively.

(2) Signs protruding in the right of way shall be approved by the Department of Transportation.

c. Wall Sign.

(1) Residential Zone Category Non-residential only. Not allowed for residential uses **except as allowed as home occupation.**

(2) General Business Zone Category

Maximum size:
Generally: No more than thirty percent of the area of each wall may be utilized for wall signs. A wall sign within two hundred fifty feet of a freeway shall be no more than forty percent of the area of each wall.

(3) Industrial Zone Category

Maximum size: no more than forty percent of the area of each wall.

(4) Wall Sign General Standards

May not extend above the top of the facade, eaves, firewall or roofline of a building or structure.

Twenty-five percent additional area of each wall over and above the allowable sign area may be utilized if no other sign types are used or if nonconforming signs are voluntarily removed.

Extended Parapet Option. A sign may be allowed on a parapet that is no less than ten feet wide and no greater than ten feet higher than an adjoining parapet. The sign may be perpendicular to the front of the building. Any other type of extended wall sign must be approved through the Section 7A.7 Sign Design Options. All braces shall be concealed from streetview.

Or

Extended Parapet Option. A sign that is no greater than ten feet high and no greater than 100 square feet may be allowed on a parapet. The sign may be perpendicular to the front of the building. Any other type of extended wall sign must be approved through the Section 7A.7 Sign Design Options. All braces shall be concealed from streetview.

Or

Extended Parapet Option. A sign that is no greater than ten feet high and no more than 100 square feet may be allowed on a parapet perpendicular to the front of the building. Any other type of extended wall sign must be approved through the Section 7A.7 Sign Design Options. All braces shall be concealed from streetview.

Comment [DB83]: After further review, in place of these three options, Staff recommends adjusting the wall sign definition and roof sign regulation to address this issue as follows (see Section 7A.9 and Section 11.4.24):

F. Roof signs: Signs that are erected upon, against, or directly above a roof, or on top of or directly above the parapet of a building, except as allowed as a canopy sign or a historic landmark sign (HLS). Signs placed upon the face of a parapet or architectural feature are considered a wall sign.

Wall Sign (7A)
Sign that is placed upon a building, structure, parapet, or architectural feature with the exposed face of the sign in a plane parallel to the plane of the affected wall, parapet, or architectural feature.

7A.10.3 PORTABLE SIGNS

A. Portable signs - maximum sign area allotment

1. The following zones may have portable signs. Additional standards may apply to individual sign types.

Zones	Local Street	Collector Street	Arterial Street
IR, RH, SR, SH, RX-1, RX-2, R-1 MH-1 R-2, R-3 MH-2, O-1	16 sq. ft.	32 sq. ft.	64 sq. ft.

O-2, O-3, P, RV, NC RVC, C-1, -2, -3, OCR – 1, -2, MU, U, PI, I-1, I-2	32 sq. ft.	64 sq. ft.	128 sq. ft.

Table 4 – Portable Maximum Sign Area Allotment

Comment [DB84]: Portable sign allotment currently remains as is. Subcommittee voted three to remain, one to increase, one to decrease.

B. Portable signs - general standards

1. Ground and Wall Mounted General Standards: These standards apply to ground mounted and wall-mounted portable signs. The signs may be attached by cords to posts and other supports and include posters, banners, A-frames, feather banners, flags and other similar portable signs types. Ground mounted includes affixed to the ground, placed on the ground, or attached to a perimeter wall or fence that faces the street.

Comment [JM85]: A clearer statement on what is considered ground mounted is included. Per 1-9-17 subcommittee meeting - **The signs may be attached by cords to posts and other supports** Note that it includes portable signs attached to perimeter walls or fences. This is done to clarify the status of such signs. Another approach is to prohibit signs attached to a fence/wall.

2. No illumination is permitted.

Comment [JM86]: Note that some subdivision sales may desire to have illumination of signs for winter time or early evening customers. This could be accomplished through a master portable sign program option.

3. Ground-mounted General Standards. Maximum area in a residential zone is 16 square feet and in a non-residential zone 32 square feet unless otherwise regulated by another portable sign type.

Comment [JM87]: The sizes are based on the ARS standard for political sign sizes and adjusted under ***Reed*** for all portable signs.

a. Maximum Height: Ten feet

b. Minimum Setback: Ten feet

c. Maximum Number on a Street Frontage: No more than four signs shall be allowed for each 150 feet of a street frontage but not to exceed an additional four signs for premises with street frontages of 300 feet or greater.

Comment [JM88]: This recommendation follows the current standard for freestanding sign allowing another sign every 150' for sites that are 300' or larger.

d. Materials: A ground-mounted portable sign shall be made of similar materials such as all non-pliable or taut materials. A sign shall not be a ground mounted banner made of a pliable fabric such as cloth with multiple supports unless stated otherwise in Article 7A. If feather banners are used, all the signs must be feather banners with a uniform background color. The sign copy of the feather banners may be in different colors.

Comment [JM89]: Another option is to add a single portable sign such as an A-frame or an affixed to the ground sign commonly used as a real estate sign.

e. Spacing of ground-mounted portable signs at a premise shall consist of the following:

(1) Lots with a street frontage of 150' or greater may have up to four 32 square foot signs per each 150 feet with at least a minimum of a thirty foot distance between the individual signs. Two of the four signs whose sign areas combined do not exceed 32 square feet may have a distance between each other that is closer than 30 feet

(2) Lots with a street frontage less than 150' but greater or equal to 75 feet may have up to two 32 square foot signs with a 30 foot distance between the signs. Two of the four signs whose combined sign areas does not exceed 32

square feet may be a distance between each other that is closer than 30 feet. An individual sign under 32 square feet in sign area and not grouped with another sign must be at a minimum a distance of 15 feet from another sign

(3) Lots with a street frontage less than 75 feet may have one sign up to 32 square feet in sign area with a 30 foot distance between any other sign. Two of the four signs whose sign areas combined do not exceed 32 square feet may be a distance between each other that is closer than 30 feet. An individual sign under 32 square feet in sign area and not grouped with another sign must be at a minimum a distance of 15 feet from another sign

4. Wall-mounted General Sign Standards: A wall-mounted portable sign may not exceed 32 square feet on an arterial street, 16 square feet on a collector street or eight square feet on a local street. Wall-mounted banners are not allowed on a dwelling unit.

C. Portable sign - additional standards

1. A-frame signs.

a. An A-frame sign is an on-site non-illuminated sign temporarily authorized for one (1) year used to advertise the location, goods or services offered on the premises. The A-frame sign must be made of a durable, rigid material such as, but not limited to, wood, plastic or metal.

Comment [JM90]: The Joint Committee agreed to remove square from this.

b. A-Frame signs are prohibited from any form of illumination, animation, movement and miscellaneous attachments including, but not limited to, balloons, ribbons, speakers etc.

c. A-frame signs are not permitted in the public right-of-way except where a temporary revocable easement has been granted for their placement.

d. Maximum height and width: The A-frame sign when placed in an open position must not exceed a height of thirty (30) inches from ground level to the top of the sign and be no more than thirty (30) inches wide.

e. Maximum number: One (1) per business. The A-frame sign must be removed from the street at the close of business.

f. Districts: A-frames signs are regulated by district: they are permitted in the **commercial and industrial zones,** planned area development district, pedestrian business district and historic district subject to subsection below. Subject to the other restrictions under this section, A-frames signs are allowed in all districts to advertise those businesses immediately adjacent to and affected by road or water construction.

g. Historic district: An A-frame sign may be permitted in a historic district after review and approval by the **planning and** development services director, the applicable historic district advisory board and the Tucson Pima County Historical Commission.

h. Decal required: A decal issued by the city for placement of any A-frame sign shall be displayed on the upper right hand corner of each visible advertising face. An

A-frame sign authorized to be located in the city's public right-of-way shall display a decal of a different color than signs not authorized to be in the public right-of-way.

i. Permission required: The permission of the property owner for use of the sign is also required.

j. Sign maintenance: The A-frame shall be properly maintained.

k. Application process: By signing and submitting the application the applicant verifies the following:

Comment [JM91]: Application directions belong in the Administrative Manual not here.

The property owner or management company is in compliance with their current lease agreement in regard to the permissibility of A-frame signs.

The applicant is responsible to research and verify right-of-way information to ensure that the proposed location of the A-frame is on private property and is not located in the city's public right-of-way.

l. Site inspection: A site inspection is not required as part of the application and permit process for A-frame signs that are not located in the public right-of-way. For A-frame signs located in the public right-of-way, the zoning administrator may require site inspection or additional inspections of **the** sign **standards** to ensure proper placement.

m. Refunds: No refunds of application or annual permit fees will be given under any circumstance.

n. Placement: The A-frame sign must be located at least two (2) feet back from the face of the curb. No A-frame sign shall be located in a median, driving lane, parking aisles or spaces. An A-frame sign is not permitted in the City's public right-of-way without a temporary revocable easement. An A-frame sign shall be placed so that a minimum four (4) feet is left clear for pedestrian passage on all sidewalks and walkways. An A-frame sign shall only be placed at grade level and shall not be placed on walls, boulders, planters, vehicles, other signs or any other type of structure.

o. Temporary revocable easement: A license to permit the placement of a temporary A-frame sign in the public right-of-way may be granted administratively by the zoning administrator upon the written terms and conditions as are required by the zoning administrator and contained in the written license agreement. The applicant will submit a written application upon a form to be supplied by the office of the zoning administrator. The zoning administrator will then approve or deny such application. A license to permit an A-frame sign in the public right-of-way shall not be granted until all other applicable permit requirements contained in this Code are met.

If at any time after a license is granted, any portion of the public right-of-way occupied and used by the licensee may be needed or required by the city or the licensee fails to maintain the permitted sign so as to block pedestrian traffic, site visibility, or as described by such specific terms and conditions set forth by the zoning administrator, any license granted pursuant to this section may be revoked by the city and all rights there under are terminated. The licensee shall and will promptly remove

all property belonging to the licensee from the public right-of-way area upon receipt of written notice of revocation. If removal is not accomplished by the licensee within the time specified in the notice, the city will cause the sign to be removed and stored and the cost thereof shall be charged to the licensee. Notwithstanding the foregoing, any A-frame sign placed in violation of the provisions of this section is deemed to be a public nuisance and subject to removal by the city.

p. Removal of sign: In addition to the penalties described below, the ~~sign code~~ **zoning** administrator may remove any A-frame ~~or portable~~ sign that is placed in violation of **these** sign **standards**. The **zoning** administrator may immediately remove, without prior notice, any A-frame sign illegally placed in the right-of-way or site visibility triangle, or that for any reason presents an immediate hazard. For any A-frame sign otherwise illegally placed, the **zoning** administrator may remove the sign after providing reasonable notice to the responsible party

Comment [JM92]: Sections p and q are enforcement and fine issues and would likely fit better in Article 10 Enforcement.

q. Penalties: If an A-frame sign is not permitted or is placed incorrectly or is otherwise in violation of this section, the following civil penalties will apply:

For a first offense, the zoning administrator shall issue a warning notice and shall affix a notice on the face(s) of the non-compliant sign, but not in a manner so as to damage the sign.

For a second offense, the minimum mandatory fine shall be one hundred thirty dollars ($130.00).

For a third offense, the minimum mandatory fine shall be two hundred fifty dollars ($250.00).

For a fourth or subsequent offense, the minimum mandatory fine shall be five hundred dollars ($500.00).

2. Feather Banners. Four (4) signs permitted using two colors. One (1) additional portable sign permitted in commercial/industrial zones

Comment [DB93]: Feather banners can either be prohibited as listed in Section 7A.8, or allowed as a total of four (4) in two colors, with one (1) additional portable sign in industrial / commercial zones.

3. Temporary Signs. The following sign types are permitted for a limited period of time and are not calculated as part of the portable sign area allotment.

Comment [JM94]: This section contains already permitted signs that have specific time limits. Grand opening banners and fixed balloon. The GOB is renamed as a 45 and 90 time limit and is not calculated as part of the sign area allotment.

a. A Fixed balloon sign is permitted as a temporary sign under the following standards:

(1) One (1) balloon sign is permitted per establishment;

(2) A fixed balloon sign is prohibited from having mechanical or electronic movement or animation of any kind;

(3) A fixed balloon will be allowed only for a period of ten (10) days;

(4) A fixed balloon is allowed in commercial and industrial zones only.

b. Temporary Banner

(1) A wall-mounted banner may be permitted under the following standards:

Maximum number: One (1) banner per street frontage.

Comment [JM95]: Per the committee the provisions was moved to this location.

Permitted in a commercial and industrial zone only;

A temporary wall-mounted banner is not calculated as part of the portable sign area allotment for a premise or building on a premise;

All corners must be attached to the building wall or facade or a temporary construction structure during periods of remodeling or road construction.

Permit: Issued in 45-day increments. This banner cannot be used for more than a cumulative total of ninety (90) days in any calendar year, except that if banner is used to temporarily advertise business activities during the course of construction, permit may be renewed until construction has been completed.

Comment [JM96]: Need to review if the section on temporary construction flexibility is a problem with content-neutrality or not.

The temporary banner is subject to Section 7A.2 (Non-commercial speech Substitution)

Removal: Upon completion of construction or as stated on the permit for installation of the banner.

c. Political election signs. Shall be in compliance with Arizona Revised Statutes 16-1019

Comment [JM97]: Since ARS requires all jurisdictions to comply the sign area and permitted areas are restated here. Otherwise the political signs are calculated as part of the sign area allotment when on private property.

(1) Maximum area: 32 square feet in commercial and industrial zones and 16 square feet in rural and residential zones.

7A.10.4 HISTORIC LANDMARK SIGNS (HLS).

A. Definitions.

1. Historic landmark sign (HLS). A sign that has conditional or final designation as a historic landmark sign. HLS are listed on the City of Tucson Historic Landmark Sign Registry. There are three types of HLS: classic, transitional, and replica.

2. Classic HLS. A historic landmark sign originally installed prior to 1961 at a location that is within the current Tucson city limits.

3. Transitional HLS. A historic landmark sign originally installed between 1961 and 1974 inclusive at a location that is within the current Tucson city limits.

4. Replica HLS. An accurate reconstruction of an original sign that no longer exists. The sign to be replicated must have been originally installed prior to 1961 at a location that is within the current Tucson city limits.

5. Historic landmark sign (HLS) character defining features. Physical features of an HLS such as materials, technologies, structure, colors, shapes, symbols, text, font/typography and/or art that have cultural and historical significance and are integral to overall sign design.

6. Historic landmark sign (HLS) concentration. A minimum of three (3) previously designated HLS, or signs meeting the criteria for designation, within two thousand six hundred and forty (2,640) linear feet (1/2 mile) as measured along the center line of a street, including turning in any direction at the intersection of a street to connect with another designated HLS or sign meeting the criteria for designation, together with an additional four hundred and forty (440) feet (1/16 mile) beyond the terminus HLS. A replica HLS cannot be used as part of the number of HLS in the calculation of a HLS concentration.

7. Historic landmark sign (HLS) registry. The official list of designated historic landmark signs within the City of Tucson.

8. Historic landmark sign (HLS) treatment plan. A detailed description of an HLS including its character defining features, condition, location, and maintenance, and, as applicable, proposed restoration, adaptive reuse, relocation, and, replication.

B. Purpose.

1. The Historic Landmark Sign regulations are intended to provide for the preservation of the City of Tucson's unique character, history, and identity, as reflected in its historic and iconic signs, and

2. To restore the sense of place that existed within the central business district and in areas of the city with concentrations of surviving historic signs, and

3. To protect the community from inappropriate reuse of nonconforming and/or illegal signs.

C. Historic landmark sign (HLS) designation.

1. Requests for HLS designation shall be initiated by the sign owner and supported by an HLS treatment plan.

2. "As is" HLS designation. An existing sign which will not be restored/repaired, adaptively reused, or relocated, and retains sufficient integrity and character-defining historic features, is in working order, and has an acceptable appearance, may obtain HLS designation "as is", upon approval of the treatment plan.

3. Conditional HLS designation.

a. The decision to approve or deny an HLS treatment plan that meets each of the HLS designation guidelines is rendered per **the administrative process herein.**

b. The decision to approve or deny an HLS treatment plan that does not meet each of the HLS designation guidelines is rendered per **the legislative process herein.**

c. Approval of an HLS treatment plan shall constitute conditional HLS designation.

4. Final HLS designation. Final HLS designation shall be contingent upon issuance of a sign permit in compliance with an approved HLS treatment plan, and final inspection of the sign

within five (5) years of conditional HLS designation. Issuance of a permit is not required for "as is" designation.

5. All signs designated (conditional or final) as historic landmark signs shall be listed in the City of Tucson Historic Landmark Sign Registry.

D. HLS designation guidelines. Classic, transitional, and replica HLS shall be reviewed for compliance with the following guidelines:

1. Technical guidelines:

a. The sign shall include or have once included exposed integral incandescent lighting, or exposed neon lighting.

b. The sign shall use materials and technology representative of its period of construction.

c. The sign shall be non-rectangular or non-planar.

d. The sign shall be a detached, projecting, **wall,** or roof sign.

Comment [JM98]: It was agreed by the committee that wall signs can have historic significance and due to the outdoor lighting code may become non-conforming and need to mentioned in the HLS section as potential candidates.

e. The sign is structurally safe or can be made safe without substantially altering its historical appearance.

f. Cultural/historical/design guidelines:

g. The sign shall exemplify the cultural, economic, and historic heritage of Tucson.

h. The sign shall exhibit extraordinary aesthetic quality, creativity, and innovation.

i. The sign is unique; or was originally associated with a chain or franchise business that is either a local or regional chain or franchise only found in Tucson or the southwestern United States; or there is scholarly documentation to support its preservation; or it is a rare surviving example of a once common type.

j. The sign shall retain the majority of its character defining features. If character-defining features have been altered or removed, the majority are potentially restorable to their historic function and appearance.

E. HLS performance requirements. Classic, transitional, and replica HLS shall comply with the following requirements as applicable:

1. Restoration/repair.

a. Restoration/repair of a classic HLS shall be consistent with a documented appearance that existed prior to 1961.

b. Restoration/repair of a transitional HLS shall be consistent with a documented appearance that existed between 1961 and 1974 inclusive.

c. Restoration/repair of a replica HLS shall be consistent with a documented appearance that existed prior to 1961.

d. Restoration/repair shall not add typographical or other elements which result in an increase in the size of the restored/repaired sign.

2. Adaptive reuse (change of copy).

a. Adaptive reuse of a replica HLS is prohibited.

b. Text changes shall not result in changes to character defining text.

c. Text changes shall match or be compatible with existing text in material(s), letter size, font/typography, and color.

3. Relocation.

a. Relocation of a classic or transitional HLS shall be to a location within the original premises, or to a location within an HLS concentration.

b. Relocation of a replica HLS shall be to a location within an HLS concentration.

c. When relocated, detached HLS shall be setback at least twenty (20) feet from the back of curb (edge of pavement if there is no curb), no more than forty (40) feet from the future right-of-way line of the street, and a distance at least two (2) times the height of the sign from any property with a non-commercial use.

d. If relocated to another premise, the HLS shall display conspicuous text or a plaque, using a template provided by the City of Tucson, that indicates that the sign has been relocated, the date of relocation, and the original location.

e. The scale and design of the sign to be relocated shall be compatible with existing HLS in the vicinity of the proposed location.

4. Replica HLS.

a. A replica HLS shall be consistent with a documented appearance that existed prior to 1961.

b. A replica HLS may only be installed on the premises where it originally existed.

c. A replica HLS shall display conspicuous text or a plaque, using a template provided by the City of Tucson, that indicates the sign is a contemporary reproduction, and the date of reproduction.

d. A replica HLS shall utilize historical materials and technologies, or visually matching contemporary materials and technologies.

e. A replica HLS shall not replicate an existing sign.

5. The sign shall not be an off-site sign as defined in the sign **standards**.

6. The sign shall not have been previously, altered, removed and reinstalled or replaced pursuant to **Sec. 7A.9 (Non-conforming Signs).**

F. Content of HLS treatment plan. An HLS treatment plan shall include the following:

1. Completed application form.

2. Existing and proposed elevation of the proposed HLS showing height and area of the sign.

3. Description and age of construction materials and type of illumination.

Comment [JM99]: Item related to GPS deleted per the committee recommendation

4. Dimensioned site plan, with the existing and proposed land use, graphically showing existing and proposed location and setbacks for the proposed HLS and any other existing or proposed signs on the premises, existing and proposed site improvements, and adjacent streets.

5. Photographs of the existing sign and photo simulation(s) of the completed sign as viewed from the street and other significant vantage points as appropriate, together with photographs of the existing site conditions. Photographs must be sufficient to demonstrate the sign's dimensions, construction materials used including electrical and any types of illumination which is or was used.

6. Date of original construction and installation, and the address where the proposed HLS was first installed.

7. List of character defining features.

8. Documentation of the authenticity of the proposed HLS including approved permits, site plans, elevations, and dated photographs, and age of existing materials, as available.

9. A narrative describing compliance with each of the HLS designation guidelines and all applicable HLS performance requirements.

10. Maintenance program.

11. List of parts and materials to be replaced.

12. Mitigation measures to reduce the impact on non-commercial uses within three hundred (300) feet of the proposed HLS.

G. Review of HLS treatment plan. HLS treatment plans shall be submitted to the planning and development services department for review.

1. Pre-submittal conference. Prior to submitting an HLS treatment plan, an applicant may, but is not required to meet with City staff responsible for administration of the HLS program. Comments supplied by City staff during the conference are advisory and do not constitute approval of any proposed application.

2. Neighborhood meeting. A neighborhood meeting is encouraged for a proposed HLS relocation, or for a proposed construction of a HLS replica sign.

3. Initial review. Initial review of an HLS treatment plan or revised treatment plan will be for completeness, compliance with HLS designation guidelines, and compliance with applicable HLS performance requirements. No later than ten days after submittal, the **zoning** administrator will issue a determination as to whether the request meets each of the HLS technical designation guidelines.

4. Where an applicant produces physical evidence or documentation sufficient to prove that a proposed HLS included intermittent lighting features (e.g. flashing, blinking, chasing or sequentially lit elements which create the appearance of movement) or moving parts, such sign elements may be repaired or restored conditioned upon a determination by Tucson department of transportation (TDOT) that no negative safety issues will result.

5. If the subject property is within a historic preservation zone (HPZ), the treatment plan shall be forwarded to the HPZ advisory board for review and recommendation prior to being forwarded to the Tucson-Pima County Historical Commission (T-PCHC) Plans Review Subcommittee.

6. Review of the treatment plan shall include an analysis of applicable policies of the Tucson general plan.

7. The treatment plan shall be forwarded to the T-PCHC Plans Review Subcommittee for review of the treatment plan for compliance with HLS Cultural/ historic/design designation guidelines and applicable HLS performance requirements. Notice of the treatment plan and subcommittee meeting shall also be provided to the registered neighborhood association in which the proposed sign would be located; to property owners immediately adjacent to the proposed location; and to any persons who have submitted a written request to the director to be notified of HLS applications.

8. The T-PCHC shall forward a recommended list of character defining features, including all character defining text, and a recommendation to approve or deny the treatment plan, to the planning and development services department.

9. Decision.

10. Administrative: The planning and development services director will prepare a written decision to approve or deny the treatment plan within ten (10) days of receiving the T-PCHC Plans Review Subcommittee recommendation.

11. Legislative: The planning and development services director will prepare a written recommendation to approve or deny the treatment Plan within ten (10) days of receiving the T-PCHC Plans Review Subcommittee recommendation and forward it to the mayor and council for a public hearing and decision at the earliest practical date. In granting approval, the mayor and council must find that preservation of the sign will contribute to Tucson's unique character, history, and identity.

H. Review of permits for HLS. All permits for the installation, repair/restoration, adaptive reuse, relocation, or replication of HLS shall be consistent with an approved HLS treatment plan.

I. Maintenance. All maintenance activities relating to HLS shall be consistent with an approved HLS treatment plan.

J. Demolition. Demolition of HLS shall be consistent with an approved treatment plan for relocation or subject to a maximum thirty (30) day waiting period to facilitate salvage of the sign. The sign owner shall allow reasonable access to the sign to facilitate documentation and salvage activities.

7A.11. SPECIAL DISTRICTS

The sign standards in historic, pedestrian and scenic corridor districts take precedent over the sign standards listed above in Sec. 7A.10 (Sign Types and General Standards)

7A.11.1. HISTORIC DISTRICT.

A. Location: Historic districts include property established as historic preservation zones pursuant to Sec. **5.8 (Historic Preservation Zone)** and designated with the preface "H" which is added to the assigned residential, office, commercial, or industrial zone designation, i.e., R-1 becomes HR-1. For purposes of **these** sign **standards**, historic districts are treated as specific mapped districts and are not treated as overlay zones. The established city historic districts are as follows:

NOTE: HISTORIC PRESERVATION ZONE MAPS ARE LOCATED ON THE OFFICIAL CITY OF TUCSON'S ZONING MAPS.

B. Total number of signs: One (1) per street frontage per premises, except that businesses with frontage on more than two (2) streets are permitted to have a total of no more than three (3) signs.

C. Maximum area of any sign: Eight (8) square feet.

D. Historic district advisory board approval: All sign permit applications must be approved by the appropriate historic district advisory board.

E. Protrusion limitation: No signs may extend above the top of the nearest facade, eaves or firewall of a building or structure.

F. Illumination: Signs within the historic district may be illuminated by remote light sources that are shielded from adjacent properties.

G. Prohibited features: Visible bulbs, neon tubing, luminous paints, and plastics are prohibited, except as provided in Sec .**5.8.9 (HPZ Design Standards)** and approved in accordance with **Sec. 5.8.8 Design Review Required**.

H. Permitted signs:

1. Signs generally permitted and sign types listed in **Sec. 7A.10**, except as modified by this subsection for this district, and signs exempt **under Sec.-7A.8 Exempt And Prohibited Signs**

2. Awning signs.

3. Banners, building and curbside.

4. Freestanding signs, monument and low profile only.

   a. Maximum number: One (1) per premises.

   b. Freestanding signs that include or consist of a three-dimensional representation of a figure or object are prohibited.

5. Portable signs.

   a. May be permitted in this district only after review and approval by the **planning and** development services director, the applicable historic district advisory board and the Tucson Pima County Historical Commission.

   b. Use is subject to the provisions of section 7A.10

6. Projecting signs.

   a. Allowed use: Limited to commercial uses only.

Comment [JM100]: Note this sign type is part of a Reed compliance strategy and has a new meaning in the draft.

b. Maximum height: **<u>20 feet or two feet below the parapet whichever is more restrictive</u>** feet from grade (pedestrian surface) to top of sign.

c. Minimum clearance: Eight (8) feet between grade and bottom of sign.

d. Maximum projection from building: Five (5) feet.

7. Temporary signs.

8. Wall signs.

9. Canopy signs, limited to properties zoned HO-2, HO-3, HNC, HC-1, HC-2, HC-3, HOCR-1 and HOCR-2.

Comment [JM101]: Projecting sign was discussed by the committee and both dimensions were discussed. Both are added here until the standard is finalized.

Comment [JM102]: This sign type has a revised meaning in the draft. It means the alternate for grand opening banner.

<u>7A.11.2.</u> PEDESTRIAN BUSINESS DISTRICT

<u>A.</u> Location: The pedestrian business district includes property as shown in Figure 1: Pedestrian Business District Downtown; Figure 2: Pedestrian Business District Fourth Avenue; Figure 3: Pedestrian Business District Park Avenue; and Figure 4: Pedestrian Business District Mercado.

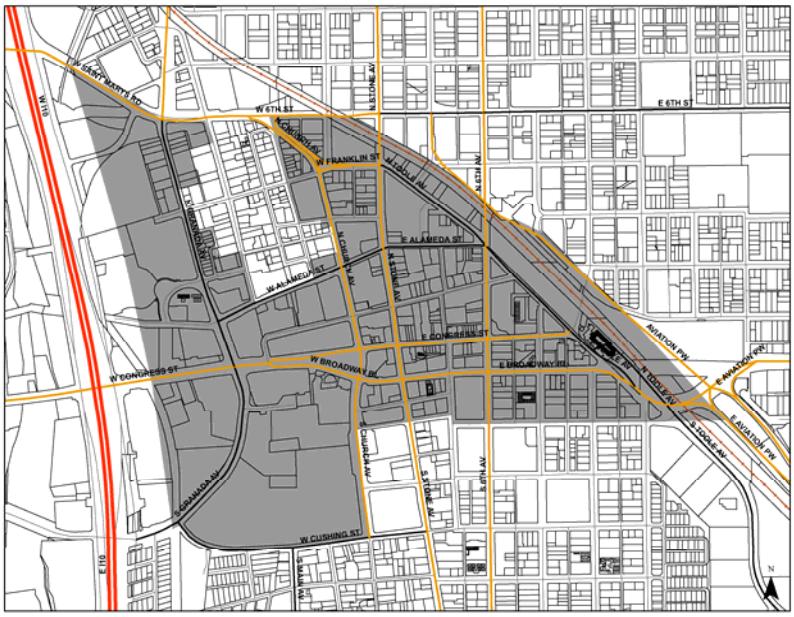


Figure 1: Pedestrian Business District Downtown

E 5TH ST
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
E 10TH ST
E ALAMEDA ST
E FLORITA ST
N 7TH AV
N 6TH AV
N 5TH AV
N 4TH AV
N 3RD AV
N 2ND AV
N 1ST AV
N GRIDLEY AV
N ARROYO AV
N ALTADENA DR
N FAIR OAKS AV
N LAKE AV
N MARENGO AV
N ALLEN AV
N HOSKINS AV
N ROSEMEAD BL
N SAN GABRIEL BL
N SAN GABRIEL AV
N ROSEMEAD AV
N ALLEN AV
N MARENGO AV
N LAKE AV
N FAIR OAKS AV
N ARROYO AV
N GRIDLEY AV
N HOSKINS AV
N 7TH AV
N 6TH AV
N 5TH AV
N 4TH AV
N 3RD AV
N 2ND AV
N 1ST AV
N GRIDLEY AV
N ARROYO AV

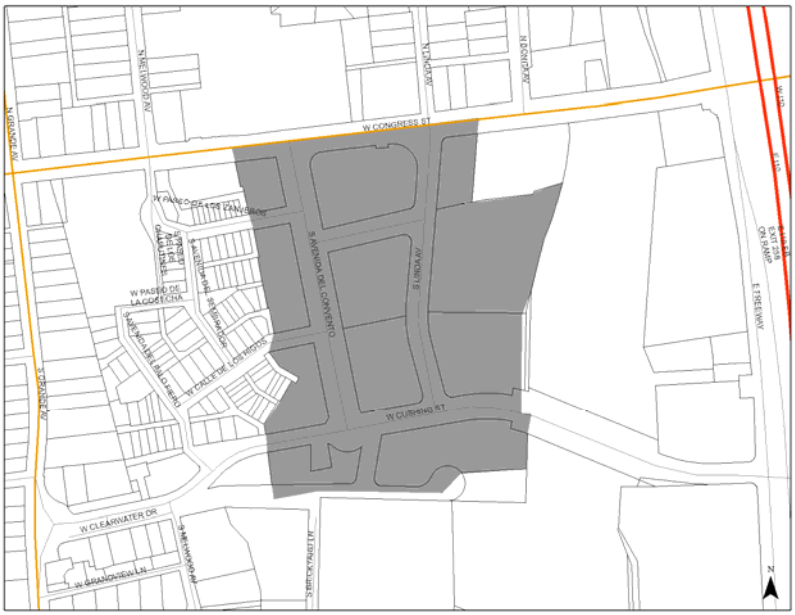


Figure 4: Pedestrian Business District Mercado

B. Intent: Signs in the pedestrian business district should provide clear and understandable identification for buildings, businesses and parking. Signs on historic buildings should be carefully designed and located to respect the visual integrity of the historic architecture, including building scale, proportions, surface texture and decorative ornamentation.

C. Maximum total sign area: Three (3) square feet per foot of street frontage.

D. Permitted signs.

1. Signs generally permitted and sign types listed in **Sec. 7A.10**, except as modified by this subsection for this district, and signs exempt under **Sec. 7A.8 (Exempt And Prohibited Signs).**

2. Awning signs.

3. Banners, building and curbside.

4. Freestanding signs, low profile and monument type only.

a. Maximum number: One (1) per building per street frontage where a building facade is set back at least ten (10) feet from a public right-of-way, or one (1) per street frontage for a surface parking lot where parking is the primary use of the property.

b. Maximum area: Twenty (20) square feet per sign.

Comment [DB103]: We may want to include murals as a permitted sign in the Pedestrian District. It should be noted that he Rialto murals would most likely qualify as commercial murals and be considered a problem where they instead are a very popular form of public art. Pedestrian Districts are those areas with large pedestrian populations so murals are a sign type which pedestrians can pause and look at regardless of the commercial/non-commercial sign type which is different from a 40 mph arterial where many murals are found.

c. Parking lots: Where used to identify a commercial parking facility, each freestanding sign must display the standard Parking I.D. symbol.

d. Maximum height: Twelve (12) feet above grade.

5. Parking **lot** signs.

6. Projecting signs.

a. Allowed for commercial uses only.

b. Maximum area: Twenty (20) square feet.

c. Maximum height: **20 feet or two feet below the parapet whichever is more restrictive** from grade (pedestrian surface) to top of sign.

d. Minimum clearance: Eight (8) feet between grade and bottom of sign.

e. Maximum projection from building: Five (5) feet.

7. Portable signs are subject to the provisions of section 7A.10.

8. Temporary signs.

9. Access point signs.

10. Wall signs. Maximum size: Thirty (30) percent of the area of each wall.

11. Historic landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.

12. Canopy signs.

Comment [JM104]: Projecting sign was discussed by the committee and both dimensions were discussed. Both are added here until the standard is finalized.

Comment [JM105]: This standard has been called out as overly restrictive and should be adjusted to at least 12 feet.

Comment [JM106]: These signs are revised as a subcategory of portable signs. They allow for an alternative to grand opening signs.

Comment [JM107]: Under the draft this is referred to as an Access Point Sign

7A.11.3. SCENIC CORRIDOR ZONE (SCZ) DISTRICT.

A. Location: The scenic corridor zone (SCZ) district includes any portion of property or parcels within four hundred (400) feet, measured in any direction, of the future right-of-way lines of a scenic route, as designated on the Major Streets and Routes (MS&R) Plan map. If any portion of a development is within the SCZ district, the entire development will be treated, for sign purposes only, as though it were entirely within the SCZ district.

B. Maximum total attached sign area:

1. For commercial or industrial uses: one and one-fourth (1.25) square feet per foot of building frontage with a minimum allowance of not less than twenty-five (25) square feet and a maximum of two hundred fifty (250) square feet per tenant. Signs must be oriented toward a scenic route, arterial street, collector street, or the interior of the premises.

2. For multifamily complexes: Twenty (20) square feet per street frontage.

C. **Unified Development Code** compliance: All signs in this District shall comply with applicable provisions of the **Unified Development** Code and must be approved through the applicable review process.

D. Colors: All signs shall use colors that are predominant within the surrounding landscape, such as desert and earth tones, as required in the scenic corridor zone provisions of the **Unified Development** Code.

E. Permitted signs:

1. Signs generally permitted and sign types listed in **Sec. 7A.10,** except as modified by this subsection for this district, and signs exempt under **Sec. 7A.8 (Exempt and Prohibited Signs).**

2. Awning signs.

3. Freestanding signs, monument and low profile only.

a. Maximum number per premises:

(1) Scenic route: One (1) for the first four hundred fifty (450) feet of scenic route street frontage with one (1) additional sign for every four hundred (400) feet of additional scenic route street frontage.

(2) Arterial street: One (1) for the first four hundred fifty (450) feet of arterial street frontage with one (1) additional sign for every two hundred fifty (250) feet of additional arterial street frontage.

(3) Collector Street: One (1) for the first four hundred fifty (450) feet of collector street frontage within the premises, with one (1) additional sign for every two hundred fifty (250) feet of additional collector street frontage.

b. Maximum area:

(1) Multifamily residential uses: Twenty (20) square feet per street frontage.

(2) Commercial or industrial uses: Thirty-five (35) square feet per sign if located within the SCZ buffer, fifty (50) square feet per sign if located outside the SCZ buffer.

c. Maximum height: Ten (10) feet.

d. Location:

(1) Scenic route: Maximum height signs shall be located no less than seven and one-half (7.5) feet behind the leading edge of the SCZ buffer and within fifty (50) feet of the right-of-way line. Signs may be located one (1) foot closer to the leading edge of the SCZ buffer for each foot (below the maximum) they are reduced in height.

(2) All other streets: Within twenty (20) feet of the right-of-way line and at least one hundred fifty (150) feet from the centerline of the scenic route.

e. Freestanding signs that include or consist of a three-dimensional representation of a figure or object are prohibited.

f. Lighting: Sign panels shall be opaque. Light shall be emitted through individual translucent letters and/or symbols only, or individual letters and/or symbols may be halo

illuminated. Unused tenant panels shall be opaque and designed to match the rest of the sign.

g. Within SCZ buffer electronic **sign copy** and exposed neon signs are prohibited.

4. Access point sign (medical uses).

a. Maximum area: Eight (8) square feet.

b. Maximum height: Four (4) feet to top of sign.

c. Permitted: Only if no frontage on collector or arterial street.

5. Portable signs are subject to the provisions of section 7A.10.

6. Access point sign

a. Within the scenic corridor thirty (30) foot landscape buffer the following shall apply:

b. Minimum site area: Ten (10) acres.

c. Maximum area: Three (3) square feet; tenant identification or logo not to exceed one (1) square foot.

d. Maximum number: One (1) per vehicular entrance.

e. Location: Within twenty (20) feet of the entrance.

7. Wall signs.

8. Canopy signs.

Comment [JM108]: Need to ask staff if this change is more restrictive or the same by referring to EMCs and electronic sign copy.

Comment [JM109]: The Access point sign should be sufficient. If the sign is on –site then it is an interior sign and is generally permitted.

Comment [JM110]: The standards below

Comment [JM111]: Need to rename as Access Point signs to be Reed compliant

7A.11.4. PLANNED AREA DEVELOPMENT (PAD) DISTRICT.

A property owner within a PAD district may use the sign standards of the zone upon which the PAD regulation is modeled or may submit a master sign program. Billboards are prohibited in a PAD district

Comment [JM112]: new location in special districts or regular zones??? it may use base zone of the PAD for sign regulations or a master sign program. Note that no matter the base zone billboards are prohibited in a PAD District.

7A.12 APPEALS AND VARIANCES

All appeals and variances shall be heard in accordance with UDC Section 3.10 (Board of Adjustment Appeals and Variances). The applicant may appeal a Board of Adjustment decision to the Mayor and Council per Sec. 3.9.2 (Mayor and Council Appeals Procedure) or to Superior Court.

Comment [JM113]: The Board of Adjustment is hearing sign variances and the appeal to the M/C is retained as it was available in the current Sign Code.

7A.13 SIGN DESIGN REVIEW COMMITTEE

A **sign design review committee** is hereby created to assist the **planning commission and** mayor and council by reviewing and recommending to the **planning commission and** mayor and council amendments to th**e** sign standards **and recommending design options in compliance with Sec. 7A.7 (Sign Design Options) to the planning and development services director. The committee's authority and organization shall be in accordance with Sec. 2.2.12.**

Comment [JM114]: A new name is recommended, Sign Design Review Committee. This name is more expressive of a major new role of this committee.

REVIEW AUTHORITIES AND POWERS

2.1. PURPOSE OF ARTICLE

This Article describes the powers and responsibilities of the legislative and administrative bodies, appointive officers, municipal agencies, and boards and commissions involved in the planning, zoning, and division of land within the City.

2.2. REVIEW AND DECISION-MAKING BODIES

2.2.1. MAYOR AND COUNCIL

* * * *

2.2.2. CITY MANAGER

* * * *

2.2.3. PLANNING COMMISSION

* * * *

2.2.4. ZONING EXAMINER

* * * *

2.2.5. BOARD OF ADJUSTMENT

* * * *

2.2.6. DESIGN REVIEW BOARD

* * * *

2.2.7. TUCSON-PIMA COUNTY HISTORICAL COMMISSION

* * * *

2.2.8. HISTORIC PRESERVATION ZONE ADVISORY BOARDS

* * * *

2.2.9. PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD)

* * * *

2.2.10. HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCDD)

* * * *

2.2.11. DESIGN PROFESSIONAL

* * * *

2.2.12. SIGN DESIGN REVIEW COMMITTEE

A. Creation.

A sign design review committee is hereby created to assist the mayor and council, **the planning commission, and the planning and development services director by advising on sign standard text amendments and design option applications permitted by Section Sec. 7A.7 (Sign Design Options).**

B. Authority.

The sign design review committee shall advise the mayor and council and the planning commission on sign standards text amendments. It shall also act as the design review committee for Section 7A.7 (Sign Design Options) and advise the planning and development services director on various design option applications.

C. Composition. **The committee shall be composed of the following nine (9) members who shall serve without compensation. Members shall include an architect, an Outdoor Lighting Committee representative, a sign industry representative, a local business representative, a planner (architect, land use planner or landscape architect), portable sign expert (e.g. commercial real estate broker), one at-large appointment by the City Manager, general neighborhood association representative, and an ad hoc representative appointed by a neighborhood association within 300 feet of the location of the subject property submitting the application.**

D. Appointment and Terms.

1. Appointment: The members **shall be appointed by the City Manager -or- Mayor and Council** in conformance with **Article XIII, Chapter** 10A **of the Tucson Code (Community Affairs – Terms and Conditions of Membership on Boards, Committees, and Commissions and Filing Rules).**]

2. Terms. **City Manager -or- Mayor and Council shall appoint a member for a four-year term. After two terms the member shall be replaced. A former member may return after a one-year hiatus from the committee.** The terms of members of the committee appointed by the mayor and council shall be in conformance with Article XIII, Chapter 10A of the Tucson Code.

3. City employees, elected officials excluded. No member of the committee may be a city employee or hold a city elective office.

E. Vacancies.

Vacancies on the committee shall be filled by appointment in the same manner in which members are initially appointed.

F. Removal.

Removal of the members shall be in conformance with Article XIII, Chapter 10A of the Tucson Code.

F. Sign Standards Text Amendment Meeting.

The committee shall have meetings as needed to discuss sign standard text amendments and make recommendations to the planning commission. Along with the planning commission recommendation, the committee's recommendation shall be forwarded to the mayor and council.

G. Design Review Meeting.

1. The applicant will present the proposal. The committee will review the application in accordance with the applicable provisions of Sec. 7A.7(Sign Design Options).

2. The applicant may ask for a pre-application meeting with the committee to receive input on the proposal. When the applicant requests a meeting on the application, the committee may continue a case one time. The applicant may ask for additional continuances. After reviewing the case, the committee shall make a recommendation of approval, approval with conditions or denial to the planning and development services director.

H. Quorum.

A quorum for a meeting shall be five members. If for any reason the City Manager has not appointed the members of the committee or a quorum is not obtained for a particular application, the director may request that the Design Professional shall make a recommendation directly to the PDSD Director.

Comment [DB115]: Originally staff had proposed three as the quorum, the committee then suggested changing it to four. With the addition of a portable sign expert it was agreed upon to set the quorum number at 5.

G. Administrative Procedures.

1. City manager. The city manager shall ensure that all city departments and persons under his authority shall cooperate in providing assistance and data to the **sign design review committee.**

2. Executive secretary. The **zoning** administrator or designee shall serve as executive secretary to the committee.

3. Chairperson and other officers. The committee shall elect a chairperson and vice-chairperson and such other officers as it may deem necessary from its members. The terms of chairperson, vice-chairperson and other officers shall be for one year subject to one additional term of one year.

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ARTICLE 4 ZONES

* * * *

3.5.5. PLANNED AREA DEVELOPMENT (PAD) ZONE

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B. **Distinct Land Use Regulations Permitted**

1. A PAD may have land use regulations different from the zoning regulations in the UDC, any other PAD District, or other zoning districts.

2. When a provision in a PAD varies from the UDC, the provisions in the PAD shall govern.
3. **Signs shall be in compliance with Sec 7A.11.4**

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ARTICLE 4 ZONES

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4.9.4. COMMERCIAL SERVICES USE GROUP

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G. **Billboards**

1. **Pedestrian Access**

Pedestrian access shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Section 7-01, *Pedestrian Access*, of the Technical Standards Manual for requirements.

2. **Parking**

Parking area access lanes shall not be located under, or within five feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways.

3. **Loading**

Refer to Section 7.5, *Off-Street Loading*, for loading (servicing) space requirements and Section 7.5.4, *Design Criteria*, for location requirements for such loading spaces.

4. **Landscaping and Screening**

Refer to Table 7.6.4-1, Landscape Border and Screening Standards, for landscaping and screening requirements for billboards.

5. **Height**

The maximum permitted height shall be in accordance with **Section 7A, *Sign Standards***.

ARTICLE 10: ENFORCEMENT AND PENALTIES

10.1 PURPOSE

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10.2 ENFORCEMENT AUTHORITY

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10.3 VIOLATION

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Violation of Site Plan

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10.3.6. Violation of Plat Condition

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10.3.7 SIGN VIOLATIONS, ENFORCEMENT, PENALTIES

A. Violation a public nuisance.

If any person erects, alters, relocates or maintains a sign in violation of the provisions of these sign standards, it is declared a public nuisance, and the city attorney is authorized to bring an action in a court of competent jurisdiction to enjoin such person from continuing the violation.

Violation declared a civil infraction - It shall be a civil infraction for any person to violate any of the provisions of the sign standards.

B. Abandoned and discontinued signs; obsolete sign copy

1. Nonconforming signs - Any nonconforming sign or nonconforming sign structure that is either discontinued for a period of six (6) months or abandoned shall be removed by the owner of the sign or owner of the premise~~s~~.

2. Obsolete sign copy. Obsolete sign copy on either a nonconforming or conforming sign is to be removed by the owner of the sign or owner of the premise~~s~~. Obsolete sign copy shall be removed by replacing the sign face with a blank face, replacing the obsolete sign copy with copy that is not obsolete, or removing the sign structure.

3. Determination of discontinuance, recording of determination of discontinued nonconforming sign. The zoning administrator may send notice by certified or registered mail or hand delivery to the record owner or occupier of the property to abate a violation of this section, directing abatement within thirty (30) days from the date the notice was mailed or delivered. In making a determination that a sign or sign structure is either abandoned or discontinued, or that sign copy is obsolete, the zoning administrator may consider:

a. Whether the property on which the sign is located is vacant or unoccupied;

The length of time the property is vacant or unoccupied;

The condition of the property;

The status of any business licenses, permits, or certificates of occupancy;

Utility records for the property;

Any acts taken by any person with respect to the property; and

Any other factor the zoning administrator considers relevant to this determination.

4. Temporary signs. Temporary signs shall be deemed discontinued when the time, event or purpose to which the sign pertains has passed or otherwise no longer applies, and shall be removed as directed in a written notification by the zoning administrator.

C. Illegal signs. Illegal signs are those that do not meet the requirements of these sign standards and that have not received nonconforming status.

D. Removal of abandoned, prohibited and illegal signs by the zoning administrator.

The zoning administrator shall enforce these sign standards in accordance with one or more of the following procedures:

1. Administrative enforcement: For an abandoned or discontinued sign, the zoning administrator may send notice by certified or registered mail or hand delivery to the record owner or occupier of the property to abate the nuisance within thirty (30) days from the date the notice was mailed or delivered.

Comment [JM116]: We need to see if this section on enforcement is redundant with the UDC or NPO enforcement provisions.

For a prohibited or illegal sign, the zoning administrator may send notice by certified or registered mail or hand delivery to the record owner or occupier of the property to abate the nuisance within five (5) days from the date the notice was mailed or delivered.

The zoning administrator shall specify in the notice the nature of the complaint and penalties and abatement remedies for the violation. Abatement remedies shall consist of one or both of the following remedies:

Removal of the sign; or

Obtaining the required permits and bringing the sign into compliance with these sign standards.

E. Summary abatement. The zoning administrator may immediately remove any dangerous sign or sign that creates an imminent threat to public safety. The zoning administrator may immediately remove any prohibited sign or illegal sign that is located within the public right-of-way. Illegal signs located within the public right-of-way are hereby determined to create an imminent threat to public safety.

F. Civil citation. The zoning administrator or designee may issue or cause to be issued a civil citation or civil complaint to any person violating the provisions of these sign standards.

G. Administrative appeal - Review of decisions of the zoning administrator may be taken in the following ways:

Appeal of decisions of the zoning administrator relating to these sign standards and requests for variances shall be made pursuant to Unified Development Code.

Proceedings involving the removal of illegal, abandoned or prohibited signs shall be conducted pursuant to this article.

In all other cases and whenever a violation of any of the technical codes or this article is determined, whether during the construction or plan review stage, and the applicant wishes to appeal the decision of the staff because of code interpretations, unreasonable hardship or other acceptable reasons, an appeal may be made to the zoning administrator pursuant to the provisions of the applicable code.

Comment [JM117]: PDSD staff pointed out that this provision is out of date and the zoning administrator vs. the Building official would be the decision maker.

H. Penalty.

Any person found responsible for a violation of ~~this~~ these sign ~~code~~ standards shall be guilty of a civil infraction and punished in accordance with the provisions outlined in Chapter 8 of the Tucson Code (City Court) . If there is any conflict between the procedures of this section and the general procedures of Chapter 8, this section is controlling.

Upon a finding of responsibility, the magistrate shall impose the penalties (fine and abatement) provided under the Tucson Code (City Court – Penalties). Upon expiration of the abatement time, the magistrate shall order the city to abate the violation in accordance with the provisions set forth in section below.

Comment [JM118]: Refers to provision on Abatement by; the city after court order. See below

Except where prohibited by law, each day the violation continues shall constitute a separate offense.

I. Abatement by the city after court order.

Pursuant to the summary abatement provisions or after entry of a court order directing removal of an offending sign, the city or its agents may enter upon the property and cause the offending sign to be removed at the expense of the owner, tenant, lessee or occupant either jointly or severally.

A verified statement of the costs or expense shall be sent by certified or registered mail to the last known address of the record owner and to the lessee, tenant or occupant. The record owner or the lessee shall be liable jointly or severally for the payment of said cost or expense.

The payment for costs or expenses shall be in addition to any civil penalty imposed pursuant to Chapter 8 of the Tucson Code (City Court).

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10.4 PENALTIES AND REMEDIES

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ARTICLE 11 DEFINITIONS AND RULES OF CONSTRUCTION

* * * * *

11.4 OTHER TERMS DEFINED

11.4.1 PURPOSE

This section provides definitions for terms that are not land uses and are not contained in Section 11.3 above. **Definitions marked (7A) applied only to Article 7A, Sign Standards.**

11.4.2 DEFINITIONS--A

A-frame sign (7A)
A type of portable sign.

Abandoned (7A)
A sign structure that has ceased to be used to display or support a sign and regarding which the owner has manifested an intention to permanently cease the use of the sign structure.

Abandonment
A process whereby easement interests are terminated by a legally recorded document.

* * * *

Access Point Sign (7A)
An on-site sign **located at or near the access point or other wayfinding location providing information or** directing the reader to the location or direction of any place or area.

Accessory Use or Structure
A use or a structure subordinate to the principal use or building on a lot and serving a purpose customarily incidental to the use of the principal building. An accessory use or structure must be established or built together with or after the establishment or construction of the principal use or building.

Alter (7A)
To change, modify or vary an existing sign structure without constructing a totally new sign structure.

Acre
An area equal to 43,560 square feet.

Adjacent
Two or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way 20 feet or less in width. Parcels or lots having only a common corner are considered adjacent.

Adjoining
Same as abutting.

* * * *

Assurance
A legally binding and enforceable instrument ensuring the construction of all required assurable infrastructure by a subdivider. Assurances may be in the form of third party land trusts, or monetary sureties such as performance bonds, escrow funds, letters of credit, or such other security as are acceptable to the City.

Attached Canopy (7A)
A roof-like structure that provides shade and/or ornamentation, projecting from and attached to a building wall below the highest point of the top of parapet, and supported in whole or in part by the building.

Attached Sign (7A)
A sign that is fastened, connected or supported in whole or in part by a building or structure other than a sign structure that is supported wholly by the ground.

Average Daily Traffic (ADT)
The total traffic for a calendar year divided by number of days in a year (365).

Average Finished Grade
The mean average elevation of ground after site preparation, measured five feet from a building at five-foot intervals. If the property line is closer than five feet from the building, then the measurement is taken from the property line.

* * * *

Average Cross-Slope
The slope of the topographic configuration of land, graphically represented by contour lines, prior to any grading or other disturbance.

Awning (7A)
A durable or fabric structure, attached to and supported in part or in whole by a building, which provides shade to the entries, windows, and walls of the building.

Awning Sign (7A)
A sign constructed of cloth, plastic or metal and permanently affixed to a structure and intended to provide shade.

11.4.3 DEFINITIONS–B

Banners, Across The Street (7A)
See **section 7A.6.10** (**Signs In or Over the Public Right of Way**).

Banners (7A)
A type of portable sign that is constructed of a piece of fabric **or similar material** attached by one or more edges to a pole, rod or cord **to the ground or to a wall**.

* * * *

Bicycle Parking Space
An area designated for the use of an individual bicycle.

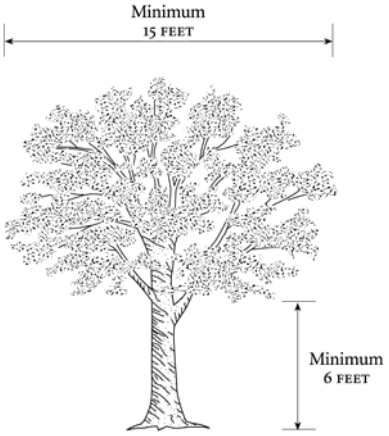
Billboard (7A)
An off-site sign relating to a business, activity, use or service conducted off the site or to a product not sold on the site.

Block
A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, watercourses, or other barriers to the continuity of the unit of land. A block may be comprised of one or more lots. A block made up of one lot may also be referred to as a lot or parcel.

* * * *

11.4.4 DEFINITIONS–C

Caliper
A measurement taken between the outer dimensions of a tree trunk at six inches for single-trunked specimens and 12 inches for multi-trunked specimens above grade level at the base of the tree. For a noncircular specimen, use the average of the shortest and longest measurements, and for a multi-trunked specimen, use the sum of the measurements of the two largest trunks.



Canopy Tree

Canopy Sign (7A)
A permanent sign on or affixed to the top or front of an attached canopy.

Canopy Tree
A woody plant, other than a palm tree, with a mature crown diameter of at least 15 feet and having a trunk that, at maturity, is kept clear of leaves and branches at least six feet above grade. (See Illustration)

Clearance (7A)
See definition in Section 7A.6.6.

* * * *

11.4.5 DEFINITIONS–D

Damaged
Plant materials, previously rated Viable, that have little chance of survival in a healthy and attractive manner after injury sustained during salvage, transplanting, or construction operations.

Days
Days of the week, including Saturdays, Sundays, and holidays. To apply days to a review schedule, the day of the event or act from which the designated period of time begins shall not be included. The last day of the designated period shall be included, unless it is a Saturday, Sunday, or holiday, in which event the period runs to the end of the next day that is not a Saturday, Sunday, or holiday. When a designated period of time is less than ten days, intermediate Saturdays, Sundays, and holidays shall not be included. Holidays are those recognized by the City of Tucson

* * * *

Design Professional
A registered architect with historic preservation experience employed by or under contract with the City.

Detached Sign (7A)
Any sign not supported in whole or in part by a building or structure other than a sign structure that is supported wholly by the ground.

* * * *

Digital Sign (7A)
A sign component whose informational content such as symbols, logos, graphics, and words can be changed or altered by electric, electro-mechanical or electronic means.

Director
The chief executive officer of a City department.

Directory Sign (7A)
An on-site sign that lists the tenants, occupants, or a list of information intended for wayfinding.

Discontinued (7A)
A sign or sign structure is discontinued where it is not used for a consecutive period of six (6) months or more, and where the period of non-use is attributable in whole or in part to the owner of the sign or premises, regardless of whether the owner intends to abandon the sign.

Disguise
To furnish with a false appearance or to alter in such a manner as to hide the true character of an object.

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Dwelling Unit
A building or portion of a building that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household, which includes one or more rooms, with sleeping and sanitary facilities and one enclosed kitchen. One accessory cooking facility per dwelling unit is permitted.

Dwelling Unit Sign (7A)
A sign type located at a single family dwelling unit to provide commercial and non-commercial information.

11.4.6 DEFINITIONS–E

Earth Material
Any rock, natural soil, fill, or any combination thereof.

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11.4.7 DEFINITIONS–F

Façade (7A)
The side or face of a building.

Family
Any number of individuals customarily living together as a single household and using common cooking facilities.

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Freestanding Sign (7A)
An on-site sign or three-dimensional representation of a figure or object, not attached to any building, supported by uprights or braces or some other approved support that is capable of withstanding the stress from weight and wind load. Includes the following sign types:

Freestanding - Monument type Sign (7A)
A sign that has been provided with a base of some type (a pole cover or architectural embellishment) or stands alone on its own foundation.

Freestanding - Low profile Sign (7A)
A sign that has been provided with a prepared base or support. **In order** to encourage design flexibility, the maximum height of the sign may be lowered in order to decrease the required setback from the street.

Freestanding - Pole Sign (7A)
A sign that stands alone on its own foundation and must be provided with a pole cover or architectural embellishment. The sign may be higher than the other types of freestanding signs, must be setback further from the street, and is permitted only for larger premises or developments.

Freeway-Oriented Business
A commercial use with direct access to the interstate frontage roads or a commercial use with a driveway entrance within 100 feet of the interstate frontage roads.

Freeway Sign (7A)
A detached on-site sign directing attention to a business, commodity, service or entertainment conducted, sold or offered upon the same premises as those upon which the sign is located as provided in-section *7A.10.4 Permanent Signs* – Additional Sign Type Standards- Freeway Sign Standards.

Frontage
The length of a lot line that abuts a street right-of-way.

Frontage Road
A local street or road auxiliary that runs parallel to a freeway or expressway or other controlled access roadway to allow local traffic to gain access to abutting property and adjacent areas.

* * * *

Future Right-of-Way Line
The same as major streets and routes (MS&R) right-of-way line.

11.4.8 DEFINITIONS–G

Garage
A building enclosed with walls or doors on three or more sides used for the parking of one or more motor vehicles.

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11.4.9 DEFINITIONS–H

Height, Patio Wall or Fence
Same as Structure Height.

* * * *

11.4.10 DEFINITIONS–I.

Improvements
Any on-site or off-site improvements, such as, but not limited to, refuse container enclosures, streets, sidewalks, sewer, water, and electric utility installations, drainage and flood control facilities, monuments or other similar facilities or developments for which the City of Tucson may ultimately assume responsibility for maintenance and operation, or landscaping, screening, or other site improvements required by the Tucson Unified Development Code (UDC) or other appropriate City code.

* * * *

Interior Sign (7A)
An on-site sign, emblem, or decal that is ground or wall-mounted providing information to the public such as wayfinding, facilities, services or prohibitions relating to the premises and which is inside a building, in a courtyard or hallway, or is within a premise's boundaries but is either not facing or is not readable from the right of way or is not designed nor intended to be readable from the right of way, does not require zoning review but may require building code review

Intrusion
A building, object, site, structure, or portion thereof that detracts from a district's historic significance because of its architectural incompatibility with the district's time, place, and historic development or its incompatibility of scale, materials, or texture or a building, object, site, or structure whose historic architectural integrity has been irretrievably lost.

11.4.11 DEFINITIONS–J

Reserved

11.4.12 DEFINITIONS–K

Kitchen
A room within a building containing facilities for the storage, cooking, and preparation of food, specifically a sink, refrigerator, stove, and an oven.

11.4.13 DEFINITIONS–L

Land Use
A description of the existing or proposed occupancy or utilization of land that include the principal use and accessory uses.

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Logo (7A)
A graphic symbol or insignia that serves to identify a business, building or complex.

* * * *

11.4.14 DEFINITIONS–M

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Minor Subdivision
A subdivision that complies with the criteria established for minor subdivisions in Section 8.4.3, *Minor Subdivision*. A Minor Subdivision may be accomplished with less documentation than other subdivisions.

Mural (7A)

A picture, not advertising a product or service that is sold on the premise, painted on or attached to the exterior walls.

Comment [DB119]: Removed clarification between non-commercial and commercial mural.

11.4.15 DEFINITIONS–N

Native Plant Preservation Plan
A graphic representation of a project site that includes, but is not limited to, an aerial photograph, at a minimum scale of one inch equals 100 feet, indicating the project site boundaries and individual native plants or native plant preservation areas to be assessed and utilized to satisfy preservation standards. Based on the Native Plant Preservation methodology selected by the applicant, additional Plan elements will be required.

* * * *

Nonconforming Sign (7A)
A sign lawfully erected or altered in conformance with applicable regulations, including a sign lawfully existing in the county at the time of annexation, that no longer complies with **these** sign **standards** due to amendments to this sign code adopted subsequent to the approved permit for the sign or the annexation.

Nonconforming Structure or Lot
A structure or portion thereof that was lawfully erected or altered or a lot that was legally established that no longer complies with the specific land use standards of the Unified Development Code (UDC) applicable to the zoning category in which the building or structure or lot is located.

Nonconforming Use
An existing land use activity lawfully established and maintained which no longer complies with land use standards of the Unified Development Code (UDC) applicable to the zoning category in which the land use activity is located.

Noncontributing Property
A building, object, site, or structure that does not add to a historic district's sense of time, place, or historic development. A Noncontributing Property may be a nonhistoric incompatible property, a historic architecturally compromised property, or an Intrusion.

* * * *

11.4.16 DEFINITIONS–O

Oasis Allowance
A certain percentage of the land area on a site in which plants not listed on the Arizona Department of Water Resource's Low Water Use/Drought Tolerant Plant List may be used and that is located where the oasis will return maximum benefit in terms of cooling, aesthetic pleasure, and exposure to people.

Obsolete Sign Copy (7A)
Any sign copy, excluding historic landmark signs (HLS), that no longer correctly identifies or directs attention to an existing use or product available on the premises.

Occupancy (7A)
The purpose for which a building or part thereof is used or intended to be used.

Off-site Sign (7A)
A sign not located on the premises of the use identified or advertised by the sign.

Off-Street
To be within property boundaries and not within a right-of-way, such as a street or alley.

Off-Street Parking
Any space provided for vehicular parking not within the street right-of-way.

On-site Sign (7A)
A sign located on the same premises as the use identified or advertised by the sign.

* * * *

11.4.17 DEFINITIONS–P

Parapet (7A)
The portion of a wall that extends above the roofline.

Premise (7A)
See definition in Section 7A.6.11.

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Parking Lane
An area set aside at the edge of a paved roadway for purposes of parking vehicles.

Parking Lot
Same as Vehicular Use Area.

Parking Lot Sign (7A)
A wall or freestanding sign used to identify a parking facility.

Parking Structure
A structure used for the parking of vehicles where parking is accommodated on one or more levels.

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Permanent Sign (7A)
A sign that is not a portable or temporary sign.

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Pictograph (7A)
A graphic, symbolic representation of a commonly recognized idea or item, excluding words or phrases.
Example: a picture of a camera used to identify a photographic supply store.

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Pole cover (7A)
A cover that encloses or decorates a pole or other structural sign support.

Political Election Sign (7A)
A sign not permanently installed in the ground or attached to a building relating to the election of a person to a public office, or to a political party, or to a matter to be voted upon at an election called by a public body. Does not include political headquarters signage.

Population Ratio
Population ratio is a formula used to derive a relationship between a population or dwelling unit count within a development and the square footage, acreage or number of facilities such as parks, fire stations, and related facilities required in the development.

Portable Sign (7A)
A sign that is capable of being moved and not designed to be permanently attached to a building or permanently anchored to the ground that is constructed of paper, cloth, canvas, light fabric, cardboard, plywood, light plastic or other NON-PERMANENT similar materials.

* * * *

Projecting Sign (7A)
A sign, other than a wall sign, attached to a building or other structure and extending in whole or in part more than twelve inches beyond the surface of the portion of the building to which it is attached, beyond the building, or over the public right-of-way.

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11.4.18 DEFINITIONS–Q

Reserved

11.4.19 DEFINITIONS–R

Radioactive Material
Any material (solid, liquid, or gas) that emits radiation spontaneously. For the purpose of this definition, radiation means ionizing radiation, i.e., gamma rays and X-rays, alpha and beta particles, high-speed electrons, neutrons, protons, and other nuclear particles.

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Repair (7A)
To mend, renovate or restore a sign structure to its original existing condition.

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11.4.20 DEFINITIONS–S

Salvageable/Transplantable Plant
A plant rated as Viable that also has a good likelihood of surviving and adapting to a new location if dug up and replanted.

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Sign (7A)
Every advertising message, announcement, declaration, display, illustration, insignia, surface or space erected or maintained in a location outside any building and visible to the public for identification, advertising or promotion of the interest of any person, entity, product or service.

Site
The land area consisting of a portion of a lot, an entire lot, or contiguous lots, not including dedicated public property, designated for development as a single entity.

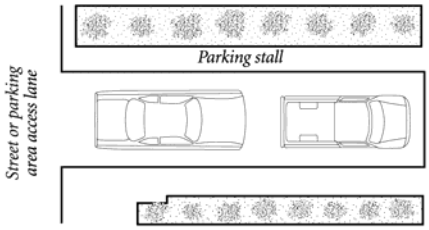
Site Area
The land area of a site.

* * * *

11.4.21 DEFINITIONS–T

Tagging
The tagging of plants on-site to denote their identification number and their disposition, such as whether they will be preserved in place, salvaged and transplanted on-site, and/or salvaged and transplanted off-site.

Tandem Parking
Two motor vehicle parking spaces placed one behind the other with direct access from a street, alley, parking area access lane (PAAL), or other travel lane to only one of the spaces. (See Illustration.)



Tandem parking

Temporary Sign (7A)
Any sign constructed of cloth, canvas, light fabric, cardboard, wallboard, plastic or other light material and not rigidly and permanently installed in the ground or attached to a building. Political election signs are not included in this definition.

Tenant (7A)
The occupant of a portion of **a site or** structure with exclusive control over that portion, regardless of whether it is by individual ownership or lease.

* * * *

11.4.22 DEFINITIONS–U

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Unoccupied (7A)
A premises or structure:

That is not occupied, or

That is not being put to those uses authorized by the last business privilege license issued by the City of Tucson for that address and business, or

Where the public utilities are not in service.

* * * *

11.4.23 DEFINITIONS–V

Vacant (7A)
A premises or structure:

From which the fixtures utilized in conjunction with the business activities as authorized by the last business privilege license for that address issued by the City of Tucson have been removed, or

Where the public utilities are not in service.

Valet Parking
A service provided whereby a patron leaves his or her car for an attendant to park the car on-site or at an approved off-site location and retrieves it.

Vehicle-miles of Capacity (VMC)
The product of the maximum number of vehicles that can be accommodated on a roadway during an hour and the length of the roadway in miles.

Vehicle Signs (7A)
Signs mounted upon, painted upon or otherwise erected on or affixed to trucks, cars, boats, trailers and other motorized vehicles or equipment.

* * * *

11.4.24 DEFINITIONS–W

Waiting Area
That portion of a public accommodations use allocated to clientele waiting to request or receive products or services offered by the use.

Wall (7A)

An exterior building surface thirty (30) degrees or less from vertical, including **affixed to i**nterior and **the** exterior **of** window and door surfaces.

Wall Sign (7A)

Sign that is **placed upon** a building, its structure, **parapet, or architectural feature,** with the exposed face of the sign in a plane parallel to the plane of the **affected** wall**, parapet, or architectural feature**.

Comment [DB120]: After further review, in place of the extended parapet option, Staff recommends adjusting the wall sign definition and roof sign regulation to address this issue as follows (see Section 7A.9 and Section 11.4.24):

F. Roof signs: Signs that are erected upon, against, or directly above a roof, or on top of or directly above the parapet of a building, except as allowed as a canopy sign or a historic landmark sign (HLS). Signs placed upon the face of a parapet or architectural feature are considered a wall sign.

Wall Sign (7A)
Sign that is placed upon a building, structure, parapet, or architectural feature with the exposed face of the sign in a plane parallel to the plane of the affected wall, parapet, or architectural feature.

Window Sign (7A)

A sign affixed to the interior or exterior **of** window surface.

Or

A sign affixed to the interior or exterior **of** window surface **or within 36 inches of window and intended to be seen from exterior of window surface.**

Wireless Communications Provider
The entity that provides the wireless communication service.

11.4.25 DEFINITIONS–X

* * * *

11.4.26 DEFINITIONS–Y

Reserved

11.4.27 DEFINITIONS–Z

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