

**Proposed Amendments to the
Tucson Unified Development Code**

ARTICLE 7A: SIGN STANDARDS

7A.3. DEFINITIONS

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

B. Residential Use: For the purposes of this Article, residential use shall mean single family residential and multi-family residential.

7A.4. PERMITS, INSPECTIONS, AND FEES

7A.4.1. PERMITS

A. All signs shall be erected, reinstalled, altered, repaired, relocated, permitted and inspected in compliance with Section 3.3 *Zoning Compliance Review*, Section 4 *Development Review Fee Schedule* of the Administrative Manual, and the most recently adopted Unified Building Codes, as well as other applicable City codes.

~~1. 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 the sign standards. For purposes of the sign standards these signs are considered interior signs.~~

12. 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 the sign standards.

23. 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.

34. 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.

45. Compliance with technical codes. In addition to compliance with the 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.

7A.4.4. INSPECTIONS

B. 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. Required Inspections

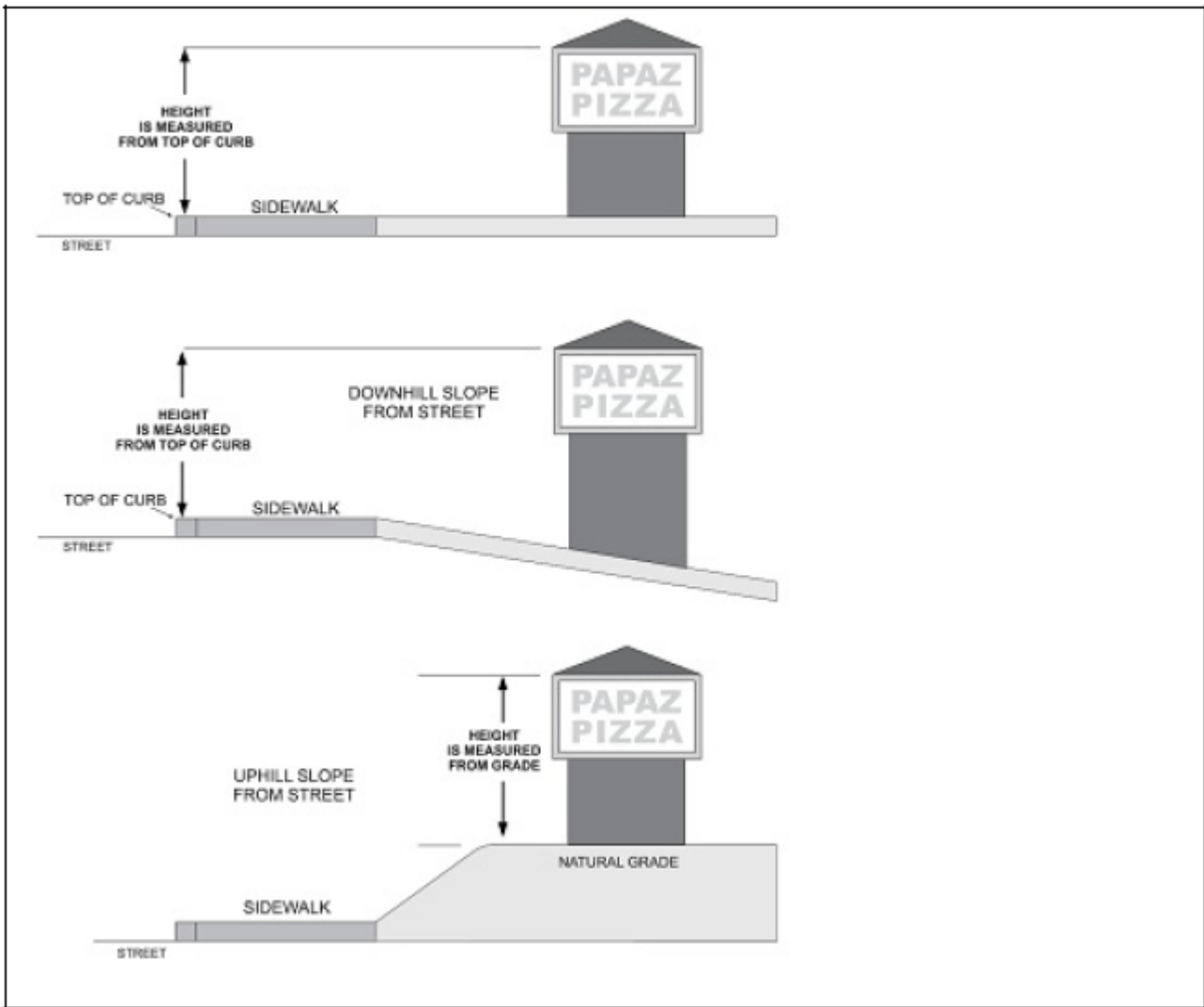
1. A site review inspection is required on all permit applications, except for portable signs and for temporary signs for which a sign permit is required.
2. At the time of the required site inspection, the inspector will verify that the site complies with the information contained in the sign permit 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 the 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.
3. Footing inspections are required on all detached signs that require an engineering plan.
4. 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 the sign standards.

F. Final Inspection

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.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 or equal to 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 its four cardinal points.



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 zone category or multi-family zone category district and is located within 150 feet of such lot line.

7A.6.9. STREET AND BUILDING FRONTAGES

E. Signs per Street Frontage

General rule: For a premise having more than one street frontage, the maximum sign area and number of permitted on-site permanent signs are permitted for each street frontage and are ~~not~~ only transferable from one street frontage to another if the Zoning Administrator determines the request will not negatively impact surrounding properties. The Zoning Administrator may send the request to the Sign Design Review Committee for review and recommendation. In the case of a freestanding sign, the more restrictive standard of the zone category shall apply.

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 flexibility, encourage development in accordance with adopted plans and policies, 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. Billboard signs may not be proposed as part of the Master Sign Program.

C. A master sign program may be submitted before, after, or concurrently with a rezoning, special exception, planned area development, development package 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.

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 the decision on compliance with the purpose statement, findings, and applicable design standards.

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

2. An applicant may apply for an amendment to an approved Master Sign Program in accordance with the standards set forth in this Article 7A.7.

E. Design Standards

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 an eight panel sign.

7A.8. EXEMPT AND PROHIBITED SIGNS

7A.8.2. PROHIBITED SIGNS

F. Roof Signs

1. ~~See definition in Section 11.4.19.A~~ A Roof Sign is a sign that is erected upon, against, or directly above a roof, or on top of or directly above the parapet of a building.

~~2. Signs placed upon the face of a parapet or architectural feature are considered a wall sign.~~

23. Roof Sign Exceptions

a. Canopy sign is not considered a roof sign.

b. Signs placed upon the face of a parapet or architectural feature are

considered a wall sign.

c. Historic landmark sign (HLS) in accordance with Section 7A.10.4.

de. On a National Register of Historic Places (NRHP) listed or eligible to be listed building where the applicant can demonstrate both:

- (1) That the only wall or building-mounted options available would damage the building's historic fabric or would have an adverse effect on qualities that make building eligible for listing in the NRHP, and
- (2) That use of a roof sign would result in minimal damage to historic fabric and avoid adverse effects on qualities that make building eligible for listing in the NRHP.

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 the sign standards. Signs may be allowed in the public right-of-way through the Tucson Department of Transportation (TDOT) Temporary Revocable Easement process.

7A.9. NONCONFORMING SIGNS AND CHANGE OF USE

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**
 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 including personal services such as hair and nail salons and tattoo parlors.
 8. Office uses including medical offices and urgent care.
 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

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

1. ~~See Article 11 Definitions~~ An Interior Sign is 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 public right-of-way, does not require zoning review but may require building code review.

2. 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 the sign standards. For purposes of the sign standards these signs are considered interior signs.

3. Interior Sign Exception: A wall-mounted permanent or portable sign, or ground-mounted permanent or portable sign, that is within a premise's boundaries, outside a building or enclosed area, viewable from the public 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. All signs intended to be readable from the public right-of-way are counted as part of the applicable sign type's maximum sign area.

E. Window signs are permitted wherever in all zones where 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 7-411 of the Tucson City Code.

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-1 zones	Multifamily Residential Category R-2, R-3, MH-2 zones	Non-residential Category O-1 zone	General Business Category O-2, O-3, P, RV, NC RVC, C-1, -2, -3, OCR-1, -2, MU, U zones	Industrial Category P-1, I-1, I-2 zones
Access Point	P, 2	P, 2	<u>P</u>	P	P
Awning	P, 1	P	<u>P</u>	P	P
Billboards	5	5	5	P, 4, 5	P, 4, 5
Canopy		<u>P, Z</u>	<u>P, Z</u>	P	P
Dwelling Unit	P	P			
Freestanding Monument		P	<u>P</u>	P	P
Freestanding Monument low profile	P, 3	P	P	P	P
Freestanding Pole				P	P
Freeway				P	P
Parking Lot	P	P	P	P	P
Projecting	P, 6	P, 6	P, 6	P, 6	P, 6
Wall	P, 3	P	P	P	P

P = Generally Permitted - See Section 7A.10.2.C for Additional Standards.

1. Restricted to home occupation use in all zones except IR and MH-1
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-1" 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 Section 7A.11.1.I and 2.D respectively.
7. Limited to 20sq.ft.

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 (IR, RH, SR, SH)		
ALL PERMANENT SIGNS		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. Non-residential uses located on local streets.	20 Sq. Ft.	<u>1. No digital signs are permitted except for non-residential uses.</u>
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		1. Historic landmark signs (HLS), all types. The first HLS on a premise does not count toward the maximum total sign area.
Residential uses. Non-residential uses located on local streets.	50 Sq. Ft	<u>1. No digital signs are permitted except for non-residential uses.</u>
Non-residential uses on arterial or collector streets.	100 Sq. Ft.	1. Permanent freestanding sign's sign area may not exceed 50 square feet
NON-RESIDENTIAL O-1 ZONE		
ALL PERMANENT SIGNS	20 Sq. Ft.	1. <u>A 20 sq. ft. sign is allowed per tenant in a multi-tenant complex. No more than two freestanding signs are allowed per multi-tenant complex.</u> 2. Illumination; and color; Signs on arterial and collector streets shall be illuminated <u>only by down lights only either by low pressure sodium lighting, halo-effect illumination, or full cut-off LED lighting.</u> 3. Illumination: Signs <u>Signs</u> 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. 4. <u>Color:</u> Color schemes for all sign components, including copy, shall be compatible with surrounding residential areas. 5. <u>No digital signs are permitted except non-residential uses.</u>
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. 4. Property where an approved site plan, development plan, or plat provides for a multi-family dwelling as the principal use, shall follow the standards of the Multi-family Zone Category.
INDUSTRIAL (P-1, 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. Access Point Sign

An on-site sign located at or near the access point or other wayfinding location. This sign type is permitted in the residential category for non-residential uses, in a multi-family residential or non-residential category for non-residential uses and multi-family uses and is not permitted in the historic district.

(1) -Site Visibility Triangle

If an Access Point Sign is outside of the Site Visibility Triangle (SVT) the required minimum setback is 10ft.

(2) -Size of Premise

If the Access Point Sign is located on a premise that is one acre or greater the Access Point Sign may be up to 4ft tall and 12sq. ft.

b. 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, ~~AH-1~~) For ~~nonresidential and~~ home occupation uses only. All other zones and zone categories permitted. See Section 7A.10.2 Table 1 for additional standards.

e. Dwelling Unit Sign

(1) Zone Category Standards

(i) 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.

~~(ii) - 0-1 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.~~

2. Sign Types F through O

a. Freestanding Signs

(3) Zone Category Standards

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

(a) Freestanding signs, all types.

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

~~(b) Freestanding pole sign~~

- ~~i. Allowed only in the general business zone category and industrial zone category.~~
- ~~ii. Minimum setback: 30 feet from curb to leading edge of sign.~~
- ~~iii. 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 18 inches by six inches. The Pole cover or architectural embellishment shall require a plan check for construction specifications in accordance with applicable technical codes.~~
- ~~iv. When allowed: Allowed only when there is a minimum of 225 feet of street frontage, or 125 feet of street frontage and four or more business addresses.~~
- ~~v. Maximum number: Only one freestanding pole sign allowed per street frontage per premises.~~

3. Sign Types P through Z

b. Pole Sign – Freestanding

- (1) Allowed only in the general business zone category and industrial zone category.
- (2) Minimum setback: 30 feet from curb to leading edge of sign.
- (3) 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 18 inches by six inches. The Pole cover or architectural embellishment shall require a plan check for construction specifications in accordance with applicable technical codes.
- (4) When allowed: Allowed only when there is a minimum of 225 feet of street frontage, or 125 feet of street frontage and four or more business addresses.
- (5) Maximum number: Only one freestanding pole sign allowed per street frontage per premises.

cb. Projecting Sign

- (1) Signs shall be permitted only within a Historic or Pedestrian District and in compliance with Section 7A.11.1.I and 2.D respectively.
- (2) Signs protruding in the right of way shall be approved by the Department of Transportation.

de. Wall Sign

(1) Residential Zone Category

Non-residential only. Not allowed for residential uses except as allowed as home occupation and multi-family residential.

(2) General Business Zone Category

Maximum size:

- (i) Generally: No more than 30% of the area of each wall may be utilized for wall signs.
- (ii) A wall sign within 250 feet of a freeway shall be no more than 40% of the area of each wall.

(3) Industrial Zone Category

Maximum size: no more than 40% of the area of each wall.

(4) Wall Sign General Standards

- (i) May not extend above the top of the facade, eaves, firewall or roofline of a building or structure.
- (ii) 25% 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.
- (iii) Signs placed upon the face of a parapet or architectural feature are considered wall signs.

7A.10.3 PORTABLE SIGNS

B. Portable Signs - General Standards

3. Ground-Mounted General Standards

Maximum area per sign 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 standard.

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

- (1) Lots with a street frontage of 150 feet or greater may have up to four 32 square foot signs per each 150 feet with at least a minimum of a ~~thirty-30~~ 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. 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.
- (2) Lots with a street frontage less than 150 feet but greater or equal to 75 feet may have up to two 32 square foot signs with a 30 foot distance between the signs. ~~If the twoTwo of the four-signs whose~~ combined sign areas does not exceed 32 square feet the signs may be placed at 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.~~

7A.10.4 TEMPORARY SIGNS

A. 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.

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

- a. One balloon sign 2' in diameter or larger is permitted per establishment. Balloons smaller than 2' in diameter are considered small fixed balloons and are regulated by Section 7A.10.4.A.3;
- b. A fixed balloon sign is prohibited from having mechanical or electronic movement or animation of any kind;
- c. A fixed balloon will be allowed only for a period of ~~ten~~ 90 days;
- d. A fixed balloon is allowed in commercial and industrial zones only.

2. Temporary Banner

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

- a. Maximum number: One banner per street frontage.
- b. Size: 90sq. ft. maximum
- ~~b.c. Permitted-Allowed~~ in a commercial and industrial zone only.
- ~~d.e.~~ A temporary wall-mounted banner is not calculated as part of the portable sign area allotment for a premise or building on a premise.
- ~~e.d.~~ All corners must be attached to the building wall or facade or a temporary construction structure during periods of remodeling or road construction.
- ~~f.e. Permit-Issued~~ Allowed in ~~45~~ 90-day increments. This banner cannot be used for more than a cumulative total of ~~90-180~~ 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. The permit may be renewed once per calendar year.
- ~~g.f.~~ The temporary banner is subject to Section 7A.2 Non-commercial Speech Substitution.
- ~~h.g.~~ Removal: Upon completion of construction or as stated on the permit for installation of the banner.

3. Propellers, Hula Strips, Small Fixed Balloons, and Pennants

Propellers, hula strips, small fixed balloons, and pennants may be permitted under the following standards:

- a. ~~Permit-Issued~~ Allowed in ~~45~~ 90-day increments. The propellers, hula strips, small fixed balloons, and pennants cannot be used for more than a cumulative total of ~~90-180~~ days in any calendar year.
- b. Propellers, hula strips, small fixed balloons, and pennants are subject to Section 7A.2 *Non-commercial Speech* Substitution.

7A.10.5 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.~~

F. Content of HLS Treatment Plan

12. Mitigation measures to reduce the impact on ~~non-commercial~~residential uses within 300 feet of the proposed HLS.

7A.11. SPECIAL DISTRICTS

The sign standards in historic, pedestrian and scenic corridor districts take precedence over the sign standards listed above in Section 7A.10 *Sign Types and General Standards*. All the ~~above~~below referenced districts, zones and provisions are superseded when the sign ~~'s area~~ is regulated by Section 7A.7 *Sign Design Options*.

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

E. Permitted Signs

3. Freestanding signs, monument and low profile only.
 - a. Maximum number per premises:
 - (1) Scenic route: One for the first 450 feet of scenic route street frontage. ~~A second sign is permitted for the next 400 feet of scenic route street frontage. This rule applies for each subsequent 400 feet of scenic route street frontage. with one additional sign for every 400 feet of additional scenic route street frontage.~~
 - (2) Arterial street: One for the first 450 feet of arterial street frontage. ~~A second sign is permitted for the next 250 feet of arterial street frontage. This rule applies for each subsequent 250 feet of arterial street frontage. with one additional sign for every 250 feet of additional arterial street frontage.~~
 - (3) Collector Street: One for the first 450 feet of collector street frontage. ~~A second sign is permitted for the next 250 feet of collector street frontage. This rule applies for each subsequent 250 feet of collector street frontage. within the premises, with one additional sign for every 250 feet of additional collector street frontage.~~

4. Access point sign (medical uses).
 - a. Maximum area: ~~Eight square feet.~~Six square feet.
 - b. Maximum height: ~~Four feet to top of sign.~~Three feet from grade.
 - c. ~~Permitted. Only if no frontage on collector or arterial street.~~ Setback: Shall be a minimum of 10' from face of curb to leading edge of sign structure, when located outside sight visibility triangles.
 - d. Premise: If the premise is over one acre, maximum height shall be 4 feet from grade, with a maximum sign area of 12sq. ft.

7A.12. APPEALS ~~AND VARIANCES~~

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

ARTICLE 5: OVERLAY ZONES

5.3. SCENIC CORRIDOR ZONE (SCZ)

5.3.4. SCENIC ROUTE BUFFER AREA

C. Permitted Improvements

The following improvements are permitted in the Scenic Routes buffer area:

1. Driveways or access lanes, if their area does not exceed 20% of the Scenic Routes Buffer Area (Buffer Area). In this instance, the width of the Buffer Area is 30 feet in accordance with Section 5.3.4.A.1. For the purposes here, the Buffer Area is calculated as follows: Multiply the distance of the property's frontage along the Scenic Route measured at the MS&R right-of-way line by 30 feet. If, due to topographical or engineering constraints, the driveway or access lane exceeds 20% of the Buffer Area, the width of the Buffer Area shall be increased to accommodate the square footage resulting from the following calculation: (Distance of the frontage along the Scenic Route measured at the MS&R right-of-way line - total width of driveways or access lanes) x 24 feet = Required Buffer Area in square feet. Specific sign types may also be placed in the Scenic Routes buffer area in accordance with Article 7A.11.3 Scenic Corridor Zone (SCZ) District.

5.3.10. ADDITIONAL DESIGN CONSIDERATIONS

C. Signs are required to comply with the following:

1. ~~Section 3-32~~ Article 7A.11.3, Scenic Corridor Zone (SCA) District, Scenic Route District, of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code.

5.5. GATEWAY CORRIDOR ZONE (GCZ)

5.5.2. APPLICABILITY

E. At street intersections where a Scenic Route and Gateway Route intersect, development review and standards of the Gateway Route apply for 700 feet along the Scenic Route from each side of the intersection. The 700 feet shall be measured from the MS&R right-of-way line of the Gateway Route. This does not apply to Article 7A, Sign Standards.

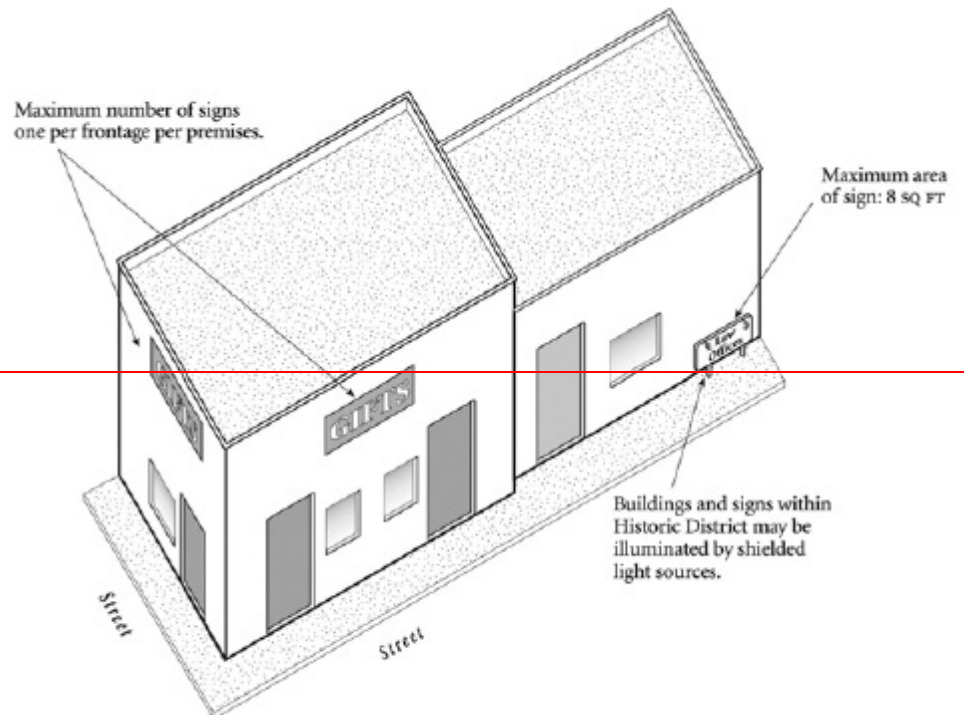
5.8. "H" HISTORIC PRESERVATION ZONE (HPZ) AND "HL" HISTORIC LANDMARK (HL)

5.8.9. DESIGN STANDARDS

M. Signs

The appearance, color, size, position, method of attachment, texture of materials, and design of signs within an HPZ shall be in keeping with the collective characteristics of the structures located within the appropriate development zone. Signs allowed in the underlying land use zone shall be further regulated by ~~Chapter 3 Article 7A, Sign Standards, of the Tucson Code.~~ The signs allowed in the underlying land use zone are further limited as follows (see Figure 5.8-C):

1. Off-site signs are not permitted;
2. Business signs are limited to one sign only for each street frontage per premises. Businesses having frontage on more than two streets are allowed a total of three signs. Businesses are limited to one freestanding signs per premises;
- ~~3. The maximum area of a sign is eight square feet;~~
- ~~34.~~ Signs shall not extend above the top of the nearest facade, eaves, or fire wall of a building or structure;
- ~~45.~~ Design and materials of signs. Visible bulbs, not exceeding 20 watts per bulb, are allowed. Bulbs within fixtures are not limited in wattage. Neon tubing may be allowed on commercially zoned properties, where historically appropriate. Clear plexiglas and acrylic, when used as a substitute for glass, is allowed; otherwise, plastics are not allowed. Luminous paints are not allowed;
- ~~56.~~ Buildings and signs within the HPZ may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties; and,
- ~~67.~~ The applicant may apply for a variance from these standards where it can be shown that the proposed sign is consistent with the purpose and intent of the HPZ and is historically authentic. In the alternative, the applicant may request to vary these standards under Article 7A Sign Design Options.



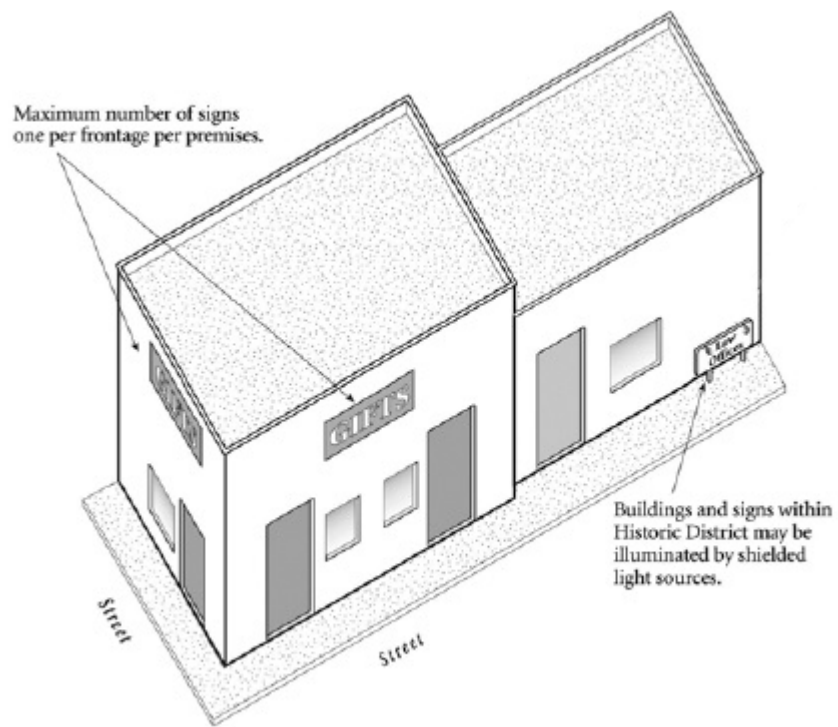


Figure 5.8-C: Signs

ARTICLE 3: GENERAL PROCEDURES

3.5. REZONING (CHANGE OF ZONING)

3.5.5. PLANNED AREA DEVELOPMENT (PAD) ZONE

B. Distinct Land Use Regulations Permitted

3. Signs shall be in compliance with Section 7A.11.4, *Planned Area Development (PAD) District*. A Master Sign Program, in accordance with 7A.7, Sign Design Options, may be submitted concurrently with a PAD.
