



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, April 2, 2015 @ 6:00 PM
 COUNCIL CHAMBERS

* [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action on the March 19, 2015 Planning and Zoning Commission minutes, including exhibits.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District 5 | <u>Consideration and action regarding a Major Site Plan Amendment for Series 2K Office Building located north of Bell Road and west of Brookside Lane.</u> | Approve
Robert Kuhfuss,
Community
Development |
| #3 | District Citywide | <u>Presentation and discussion regarding proposed Text Amendment to the Surprise Unified Development Code as it relates to Signs.</u> | No Action
Robert Kuhfuss,
Community
Development |

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #4 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

April 2, 2015 @ 6:00:00 PM

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Board Meeting Date:	April 2, 2015	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the March 19, 2015 Planning and Zoning Commission minutes, including exhibits.

Motion:

I move to approve the March 19, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [3-19-15 P&Z Commission Meeting Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 19, 2015 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, March 19, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Peter Pervi, Dennis Smith, Jerry Hoyler and Mathew Keating. Commissioner Matthew Bieniek was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Assistant Director Chris Boyd, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Planner Robert Kuhfuss, Neighborhood Services Supervisor Christina Ramirez and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the March 5, 2015 Planning and Zoning Commission minutes.

A request was made by Chair Somers to revise some language within the March 5, 2015 meeting minutes to read, Chairman suggested having groundbreaking and grand opening ceremonies for projects like this.

Vice Chair Chapman made a motion to approve the Planning and Zoning Commission Minutes, as amended, for March 5, 2015. Commissioner Keating seconded the motion. The motion passed with 6 yes votes and one absence.

Item 2 – DISTRICT 5 – Consideration and action regarding a Major Site Plan for Texas Roadhouse Restaurant located on the southwest side of Grand Avenue, southeast of Parkview Place, within the Park Place PAD.

Robert Kuhfuss, Planner II, presented the project to the Commission. Staff recommends approval of a Major Site Plan for Texas Roadhouse Restaurant.

The Commission discussed:

- Discussions between Texas Roadhouse and Outback regarding access
- Surrounding properties (besides Outback) and access
- Possible obstruction for fire apparatus (tree)
- Number of parking spaces
- Entrances proximity
- Signage

Commissioner Pervi made a motion to approve a major site plan for Texas Roadhouse Restaurant subject to staffs' recommended stipulation 'a' as listed in the staff report. Commissioner Keating seconded the motion. The motion passed with 6 yes votes and one absence.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – CITYWIDE – Consideration and action on a Zoning Text Amendment regarding the regulation of donation bins within the City of Surprise.

Hobart Wingard, Planner II, presented the proposed Zoning Text Amendment versions to the Commission. Staff recommended approval of Version C of a zoning text amendment to institute regulations for donation bins within the City of Surprise.

Chair Somers opened the Call to the Public:

Robby Milner, representing American Textile Recycling, fully supports the ordinance and would like to include authorized agent within the language of the ordinance. He expressed concerns regarding the costs involved of having to paint the permit numbers on donation bins. He asked that language be inserted giving the bin owners a grace period to rectify any violations before the bins are removed. He recommended a 3 month grace period for bin owners to be in compliance once the ordinance is brought into practice.

Benjamin Graff, Withey Morris, PLC, representing Goodwill of Arizona, is very pleased with the direction staff has taken with this ordinance. He pointed out that there is a significant difference in something that is only in policy and not in ordinance. He is in full support of Version B provided by staff as it requires notarized, written authorization.

Jim Mapstead, former member of City of Phoenix Planning Commission, speaking on behalf of the Coalition of the Neighborhood Activists and Property Managers in Phoenix who support the regulation of donation bins in Phoenix communities. He supports Version B as notarized written authorization would be required.

Chair Somers closed the call to the public.

The Commission discussed:

- Adding authorized agent to Version B
- Notarization policy versus ordinance
- Schools and churches who have their own bins on their property
- Difference between having something in policy or in code (benefit to the City)
- Statement on bin advising the percentage of proceeds which are given to charity
- Link on City website to disclose percentage of proceeds which are given to charity

Vice Chair Chapman made a motion to recommend approval to the Mayor and City Council of Zoning Text Amendment Version B regarding the regulation of donation bins within the City of Surprise with the following revisions:

- Add “or authorized agent” after “the property owner” in section 9

The motion also includes the revised language for (f)1 which states:

(f) Donation bins shall be subject to the following requirements:

(1) Donation bins are permitted in commercial, business park, industrial, and public facilities zoning districts. Places of Assembly and other public facilities located in residential zoning districts may be permitted.

The motion also includes a change to Version B(10) which states:

(10) The property owner will control the temporary use permit. As such, the owner or authorized agent may rescind their authorization by submitting a cancellation request to the City in writing. At the request of the property owner or authorized agent, the permit will be revoked.

Commissioner Pervi seconded the motion. The motion passed with 6 yes votes and one absence.

Item 4 – CITYWIDE – Consideration and action on the Consolidated Plan 2015-2019 for the Community Development Block Grant Program.

Christina Ramirez, Neighborhood Services Supervisor, presented the Consolidated Plan 2015-2019 to the Commission.

No members of the public were present.

Vice Chair Chapman made a motion to recommend approval to the Mayor and City Council of the Consolidated Plan 2015-2019 for the Community Development Block Grant Program. Commissioner Keating seconded the motion. The motion passed with 6 yes votes and one absence.

Item 5 – CITYWIDE – Consideration and action on the 2015-2016 Community Development Block Grant Annual Action Plan funding recommendations.

Christina Ramirez, Neighborhood Services Supervisor, presented the 2015-2016 Community Development Block Grant Annual Action Plan funding recommendations to the Commission.

Commissioner Hoyler made a motion to recommend approval to the Mayor and City Council of the Community Development Block Grant Annual Action Plan funding recommendations as follows:

Administration	\$108,389
Neighborhood Improvement Projects	\$360,224
Public Service Set-Aside (15%)	\$82,696

For a total of \$551,309

No members of the public were present.

Commissioner Pervi seconded the motion. The motion passed with 6 yes votes and one absence.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:18 p.m.

Eric Fitzer
Community Development Director

Steve Somers, Chair
Planning and Zoning Commission

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Heather Donaldson, Commission Secretary

DATE: _____

March 19, 2015

Zoning Text Amendment

The Regulation of Donation Bins within the City of Surprise – Staff Revisions

Sec. 122-105. - Temporary ~~u~~Uses. PERMITS

ALL VERSIONS

(f) DONATION BINS SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:

- (1) DONATION BINS ARE PERMITTED IN COMMERCIAL, BUSINESS PARK, INDUSTRIAL, AND PUBLIC FACILITIES ZONING DISTRICTS. PLACES OF ASSEMBLY AND OTHER PUBLIC FACILITIES LOCATED IN RESIDENTIAL ZONING DISTRICTS MAY BE PERMITTED.

VERSION A

- (9) THE PROPERTY OWNER WILL CONTROL THE TEMPORARY USE PERMIT. AS SUCH, THE OWNER OR AUTHORIZED AGENT MAY RECIND THEIR AUTHORIZATION BY SUBMITTING A CANCELLATION REQUEST TO THE CITY IN WRITING. AT THE REQUEST OF THE PROPERTY OWNER OR AUTHORIZED AGENT, THE PERMIT WILL BE REVOKED.

VERSION B

- (10) THE PROPERTY OWNER WILL CONTROL THE TEMPORARY USE PERMIT. AS SUCH, THE OWNER OR AUTHORIZED AGENT MAY RECIND THEIR AUTHORIZATION BY SUBMITTING A CANCELLATION REQUEST TO THE CITY IN WRITING. AT THE REQUEST OF THE PROPERTY OWNER OR AUTHORIZED AGENT, THE PERMIT WILL BE REVOKED.

VERSION C

- (10) THE PROPERTY OWNER WILL CONTROL THE TEMPORARY USE PERMIT. AS SUCH, THE OWNER OR AUTHORIZED AGENT MAY RECIND THEIR AUTHORIZATION BY SUBMITTING A CANCELLATION REQUEST TO THE CITY IN WRITING. AT THE REQUEST OF THE PROPERTY OWNER OR AUTHORIZED AGENT, THE PERMIT WILL BE REVOKED.



CITY OF SURPRISE
Planning and Zoning Commission

April 2, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 2, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Major Site Plan Amendment for Series 2K Office Building located north of Bell Road and west of Brookside Lane.

Motion:

I move to approve a major site plan amendment for Series 2K Office Building based on staff's recommended stipulations 'a' through 'f' as listed in the staff report.

Background:

Raleigh George Hall, on behalf of Sigma Development LLC, submitted an application to allow a new office building to be located on a vacant infill lot north of Bell Road and west of Brookside Lane in the Brookside Village portion of the Kingswood Parke PAD.

Financial Impact Statement:

All activity related to ongoing development in the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS15-029 - Series 2K - Staff Report](#)
- ☐ [PRESENTATION](#)
- ☐ [FS15-029 - Series 2K - Case and Vicinity Maps](#)
- ☐ [FS15-029 - Series 2K - Narrative Report](#)
- ☐ [FS15-029 - Series 2K - Site Plan](#)
- ☐ [FS15-029 - Series 2K - Landscapae Plan](#)
- ☐ [FS15-029 - Series 2K - Elevations \(Black and White\)](#)
- ☐ [FS15-029 - Series 2K - Elevations](#)

- ☐ [FS15-029 - Series 2K - Color and Material Palette](#)
- ☐ [FS15-029 - Series 2K - Brookside Village Elevations](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert Kuhfuss, Planner II Eric Fitzer, Director



COMMUNITY DEVELOPMENT DEPARTMENT

Date: April 2, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Robert H. Kuhfuss, AICP, Planner II

Re: FS15-029 – Series 2K
Major Site Plan Amendment

Introduction

Raleigh George Hall, on behalf of Sigma Development, LLC, submitted an application for a Major Site Plan Amendment to allow a new office building to be located on a vacant infill lot north of Bell Road and west of Brookside Lane in the Brookside Village portion of the Kingswood Parke/Sun Village PAD.

History

September 11, 1997: The City Council approved the original PAD for Kingswood Parke/Sun Village under PAD86-003.

December 7, 2004: The Planning and Zoning Commission approved a Major Site Plan for Brookside Village under case SP04-243.

December 20, 2004: The City Council approved the Final Plat for Brookside Village.

September 5, 2006: The Planning and Zoning Commission approved the Master Sign Program for Brookside Village under CUP06-065.

December 4, 2014: Staff held a Concept Review meeting with the applicant under CR14-441.

January 12, 2015: The applicant filed the subject application under FS15-029.

February 10, 2015: The applicant filed a building permit application relating to the subject site under tracking number 2015000279.

February 17, 2015: Staff issued 1st review comments relating to the subject application.

February 23, 2015: The applicant filed the 2nd submittal for FS15-029.

March 11, 2015: Staff issued the Notice of Decision regarding the April 2, 2015 Commission date.

Staff Review

Location:

The approximately 0.9-acre subject property is one of several lots located within the Brookside Village commercial development and related Brookside Village Final Plat generally located north of Bell Road and east of Reems Road, as shown in the following aerial photos.



Site Design and Landscaping:

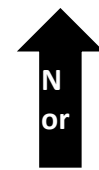
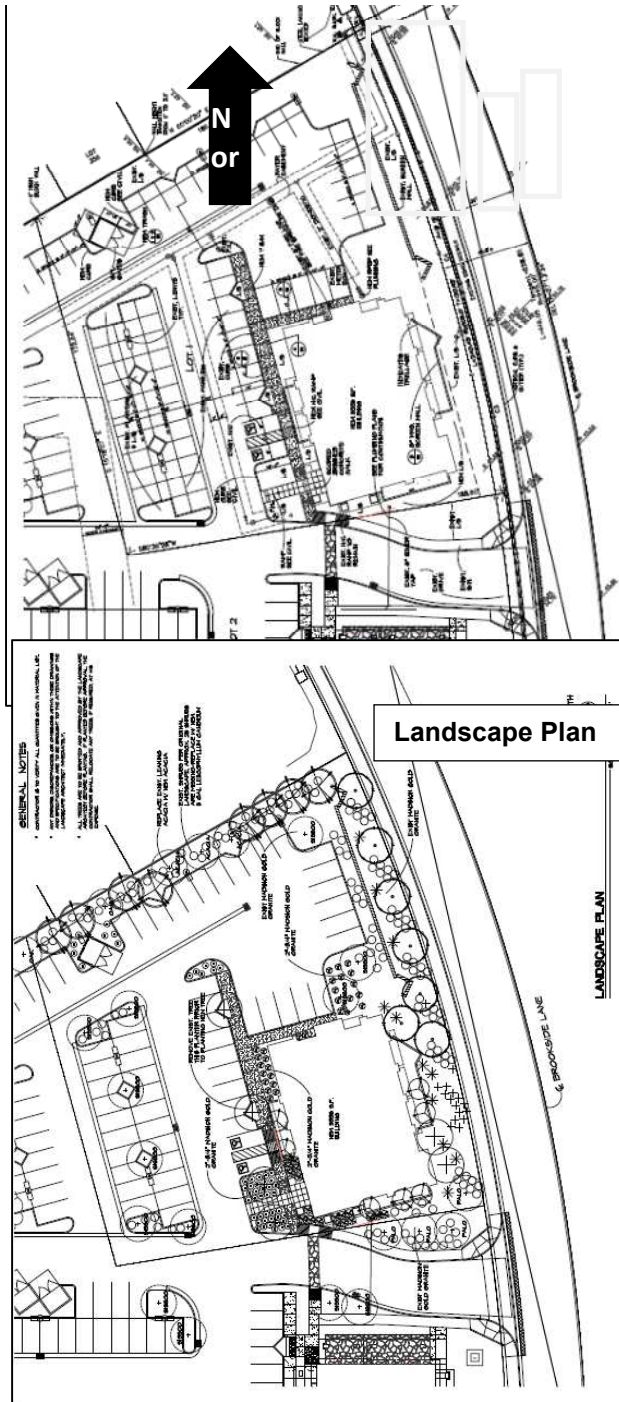
The whole of the Brookside Village has been developed except for this last remaining lot, which consists of a dirt pad, a fully developed parking lot and associated lighting, and perimeter landscaping. The applicant proposes an approximately 5,336 square-foot, 24-foot high single-story office building, which will be located on the earthen pad.

Primary access to the site will be from shared driveways leading from Brookside Lane and Bell Road. The site will be developed with 57 parking spaces, although only 22 are required. The balance of the parking will accommodate shared parking needs associated with the balance of the development.

The perimeter of the site is currently landscaped, although some of the specimens are either missing or unhealthy. The applicant will restore that portion of the perimeter landscaping that is located on site to its previously approved condition. In addition, the applicant will add additional landscaping around the actual building, which will greatly enhance and soften the site design.

[Site and Landscape plan images on following page.]

Site Plan



Photometric Plan:

The applicant did not include a lighting photometric study with the application since the parking area is already developed.

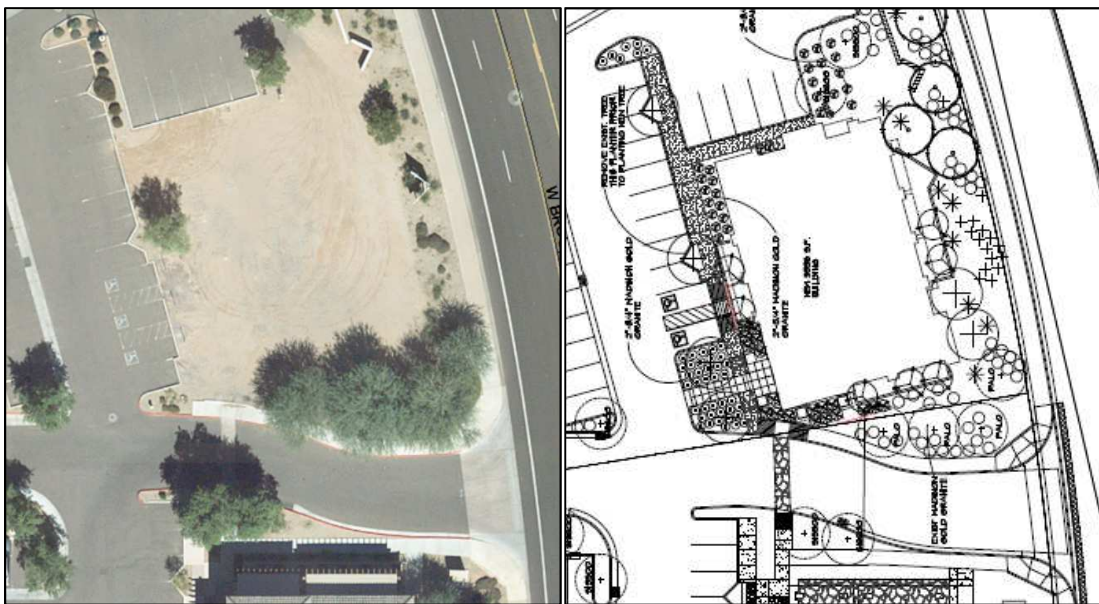
Signage:

The applicant proposes a wall sign that will include Series 2K sign copy and logo to be located on the south end of the east elevation. Although the dimensions of this sign are not specified, staff will ensure this sign meets the requirements of the Brookside Village Master Sign Program at the time of the associated permit.

Pedestrian Connectivity:

As can be seen in the following aerial photograph, an existing pedestrian connection, consisting of stamped concrete, leads from the northwest corner of the adjacent restaurant, across the existing driveway to the subject site. The proposed site design will continue that connectivity to the north, serving the parking area located to the north of the proposed building. The existing sidewalk also wraps around the subject site to the east providing connectivity to the city walk located within the Brookside Lane right-of-way.

[The following images compare the aerial photo of the site with the same relative area of the proposed landscape plan to illustrate the pedestrian connectivity associated with the site.]



Architecture:

The primary issue at stake is the applicant's proposed deviations from the currently approved elevations for Brookside Village in that the existing architecture consists of a variety of materials, colors, textures and details that give the center a distinctive and rustic appearance. These include faux cobblestone at either end of the center, faux ledge stone columns in certain locations, heavy timber lattice shade structures tied together with black iron hardware, and roofing materials which include a combination of corrugated metal and Verde green roof tile. Other details include multi-paned glass faux windows and stucco pop-outs to break up the large expansive wall plains, a rich color palette, and themed exterior lighting.

[The images on the following page attempt to capture the extent of detailing present within the existing center.]

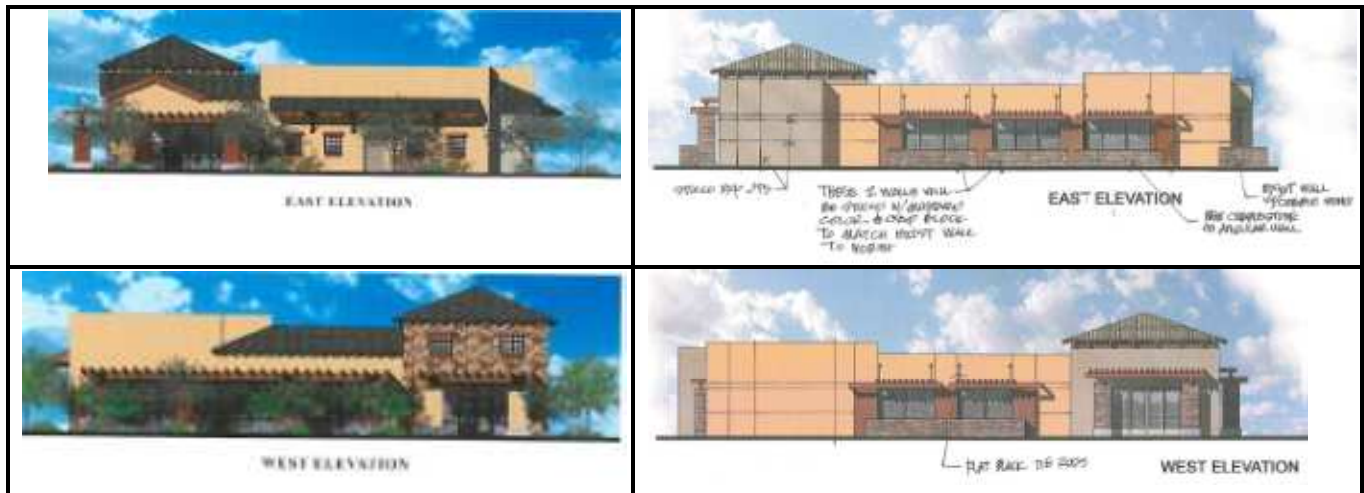




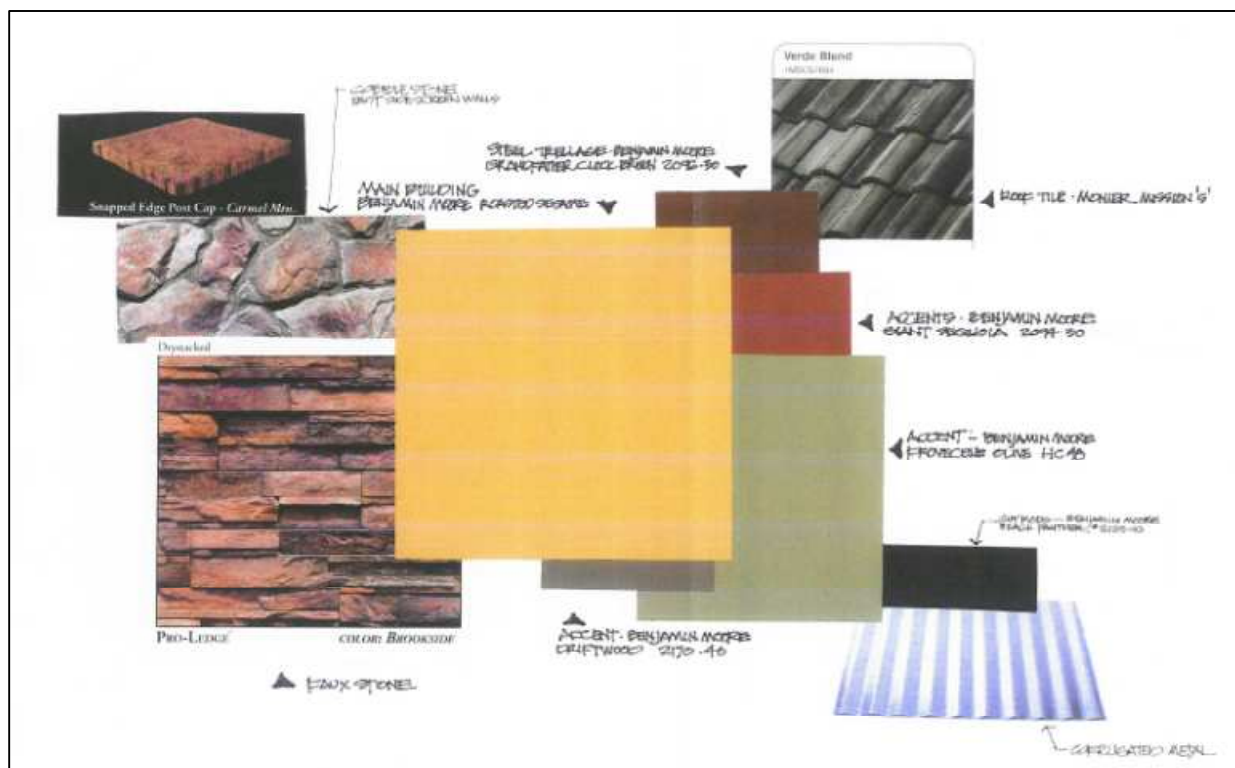
The applicant will use the same general color palette as currently approved, but contrary to the currently approved elevations, the applicant wishes to utilize steel in place of heavy timber citing ongoing maintenance issues associated with heavy timber. Likewise, the applicant proposes ledge stone columns and pony walls (with the exception of the pony wall adjacent to the Brookside Land ROW, which will be finished in cobblestone), but also proposes Olive green stucco at the south end of the building where cobblestone should be applied. Further, the currently approved elevations include certain themed lighting fixtures, which add to the character of the development; however, the applicant wishes to omit those fixtures from the proposal plan. Staff believes these components collectively add to the visual interest of the development and the deletion of these elements will render the proposed building somewhat less interesting than what currently exists within the center. Staff is willing, however, to acquiesce on most of these issues, but remains reticent regarding the deletion of cobblestone at the south end of the building.

[The following images compare the currently approved elevations with those proposed by the applicant.]

CURRENTLY APPROVED	PROPOSED
 NORTH ELEVATION	 NORTH ELEVATION
 SOUTH ELEVATION	 SOUTH ELEVATION



[The following image captures the proposed color and material palette.]



Findings:

- The proposal meets the provisions of the Brookside Village Major Site Plan except as it relates to building architecture.
- The proposal meets the provisions of the Brookside Village PAD and the SUDC as applicable.

- There are no objections to the approval of the proposed development that are not addressed by the recommended stipulations.

Recommendation:

Based on the findings above, staff recommends the Commission approve case FS15-029 subject to stipulations 'a' through 'f' as follows:

- a. Development and use of the site shall be consistent with the site plan entitled "New Office Building for Series 2K", prepared by Raleigh George Hall, dated February 20, 2015 and stamped received February 20, 2015.
- b. Landscaping of the site shall be consistent with the landscape plan "New Office Building for Series 2K", prepared by Raleigh George Hall, dated February 20, 2015 and stamped received February 20, 2015.
- c. Colors and materials used on the exterior of the building shall be consistent with the Color Chart entitled "New Office Building for Series 2K", prepared by Raleigh George Hall, dated February 19, 2015 and stamped received February 20, 2015.
- d. Architecture of the physical building shall be consistent with the elevations entitled "New Office Building for Series 2K", prepared by Raleigh George Hall, dated February 20, 2015 and stamped received February 20, 2015, except that within 30 days of approval of this case by the Planning and Zoning Commission, the applicant shall submit revised elevations (black & white and color) depicting that portion of the building located beneath the tile roof as being finished utilizing the Cobble Stone faux stone material as identified in the Color Chart outlined in Stipulation 'c' above.
- e. All comments, per letter dated 1/28/2015 on file with Engineering Services of Public Works, will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

- f. The AutoCAD file(s) for the Site Plan and Landscape/Irrigation Plans were submitted in an assumed coordinate system and will need to be re-submitted following the requirements listed in the Concept Summary dated December 4, 2014.

Attached:

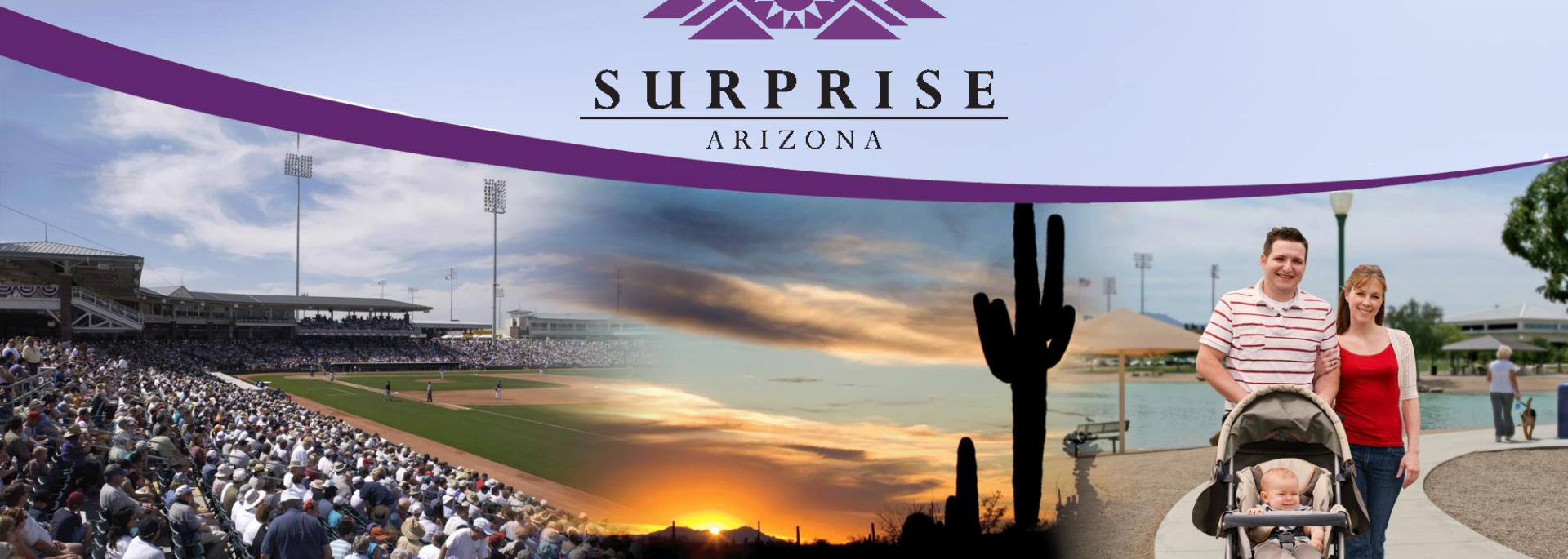
Vicinity Map (1 page)
Case Map (1 page)
Narrative Report (1 page)
Site Plan (8-1/2 x 11, 1 page)
Landscape Plan (B&W version, 8-1/2 x 11, 1 page)
Subject Elevations (B&W version, 8-1/2" x 11", 1 page)
Subject Elevations (color version, 8-1/2 x 11, 1 page)
Subject Color and Material Palette (8-1/2 x 11, 1 page)
SP04-243 Brookside Village Elevations (color version, 8-1/2 x 11, 2 pages)

Enclosed:

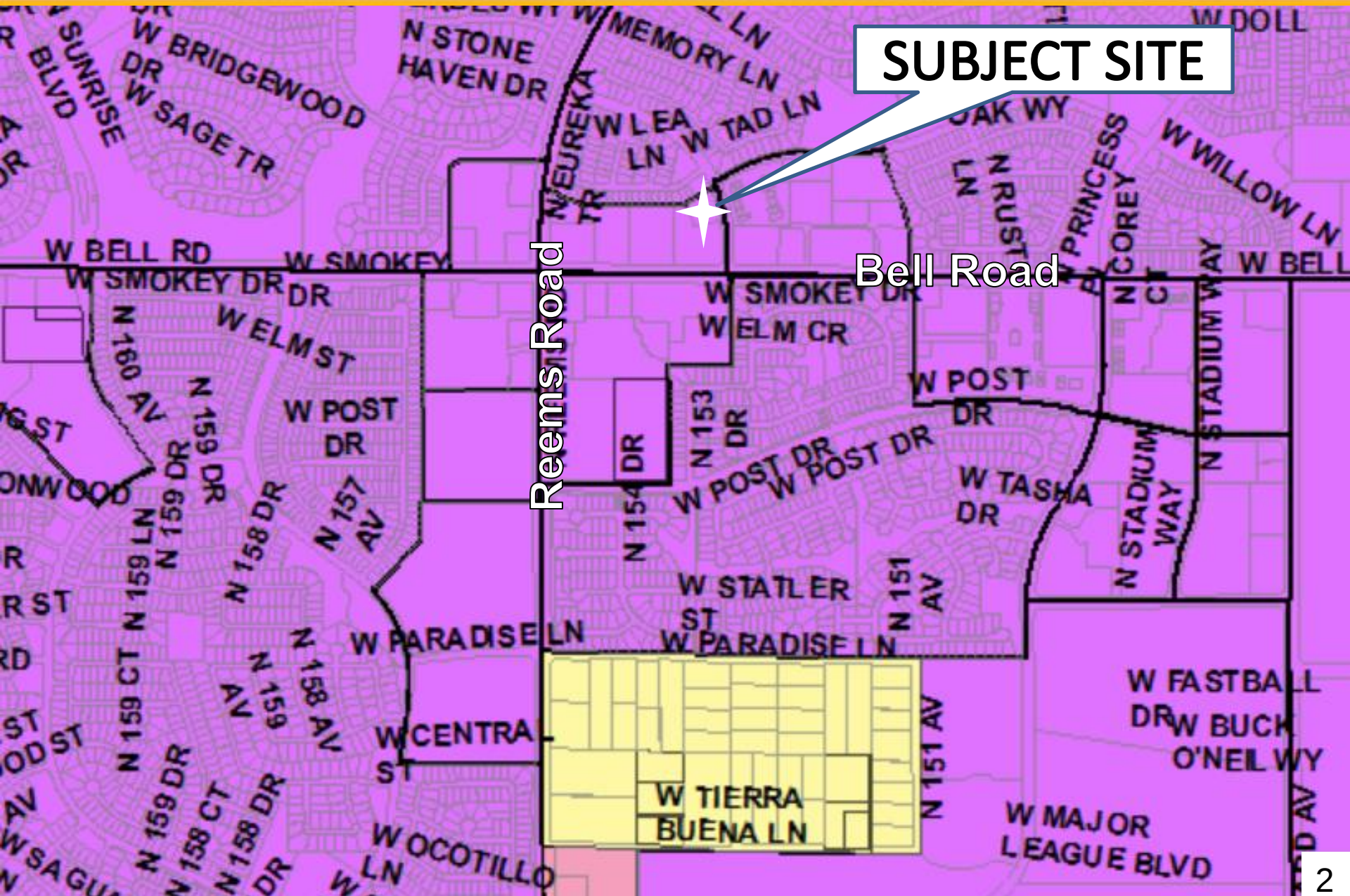
Site Plan (24" x 36", 1 sheet)
Landscape Plan (color version, 11 x 17, 1 sheet)
Subject Elevations (color version, 11 x 17, 1 sheet)
Subject Color and Material Palette (11 x 17, 1 sheet)

Series 2K Office Building FS15-029 Planning and Zoning Commission

April 2, 2015



Vicinity Map

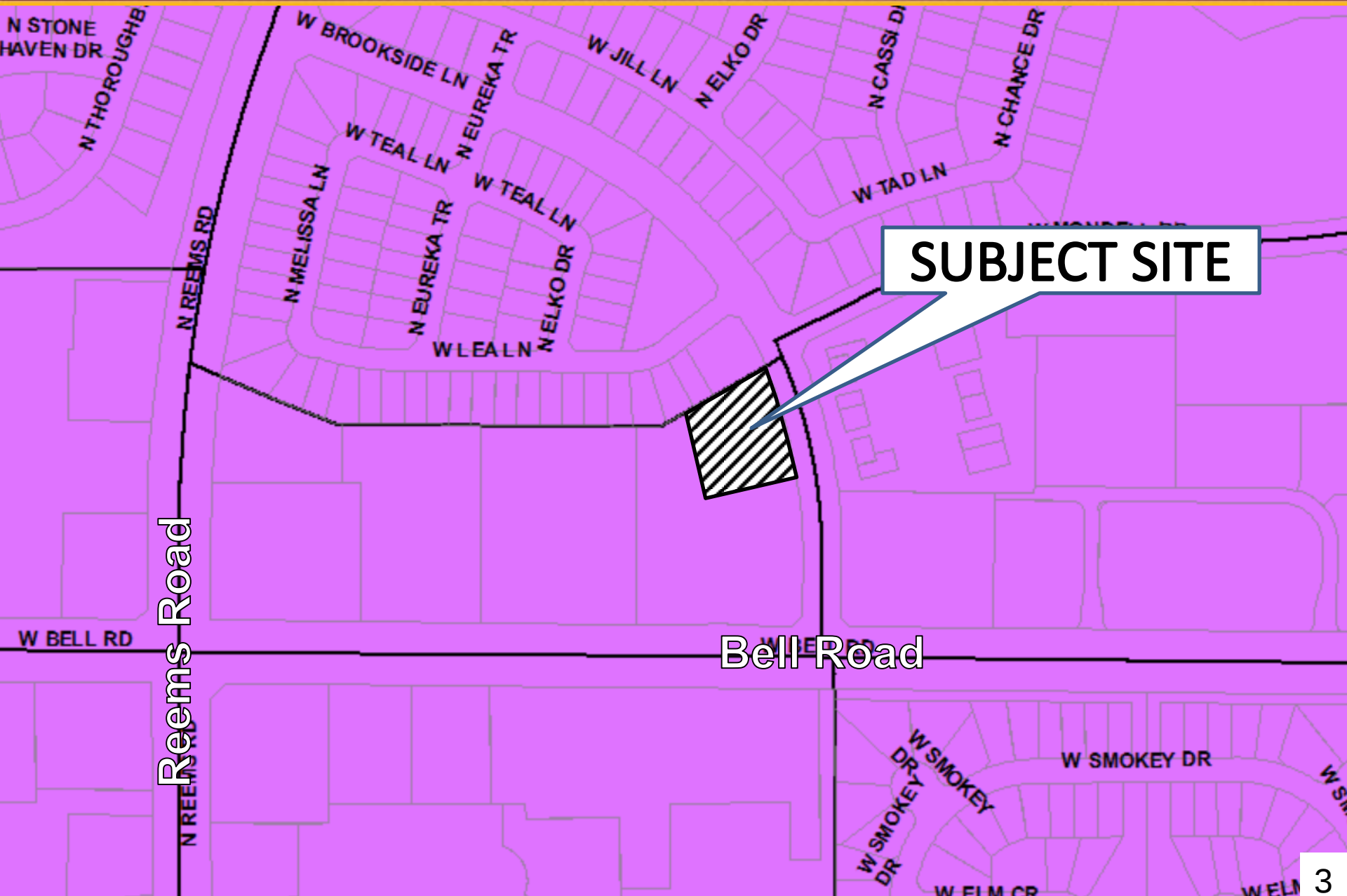


SUBJECT SITE

Bell Road

Reems Road

Case Map



Aerial Photo



SUBJECT SITE

Reems Road

Brookside Lane

Bell Road

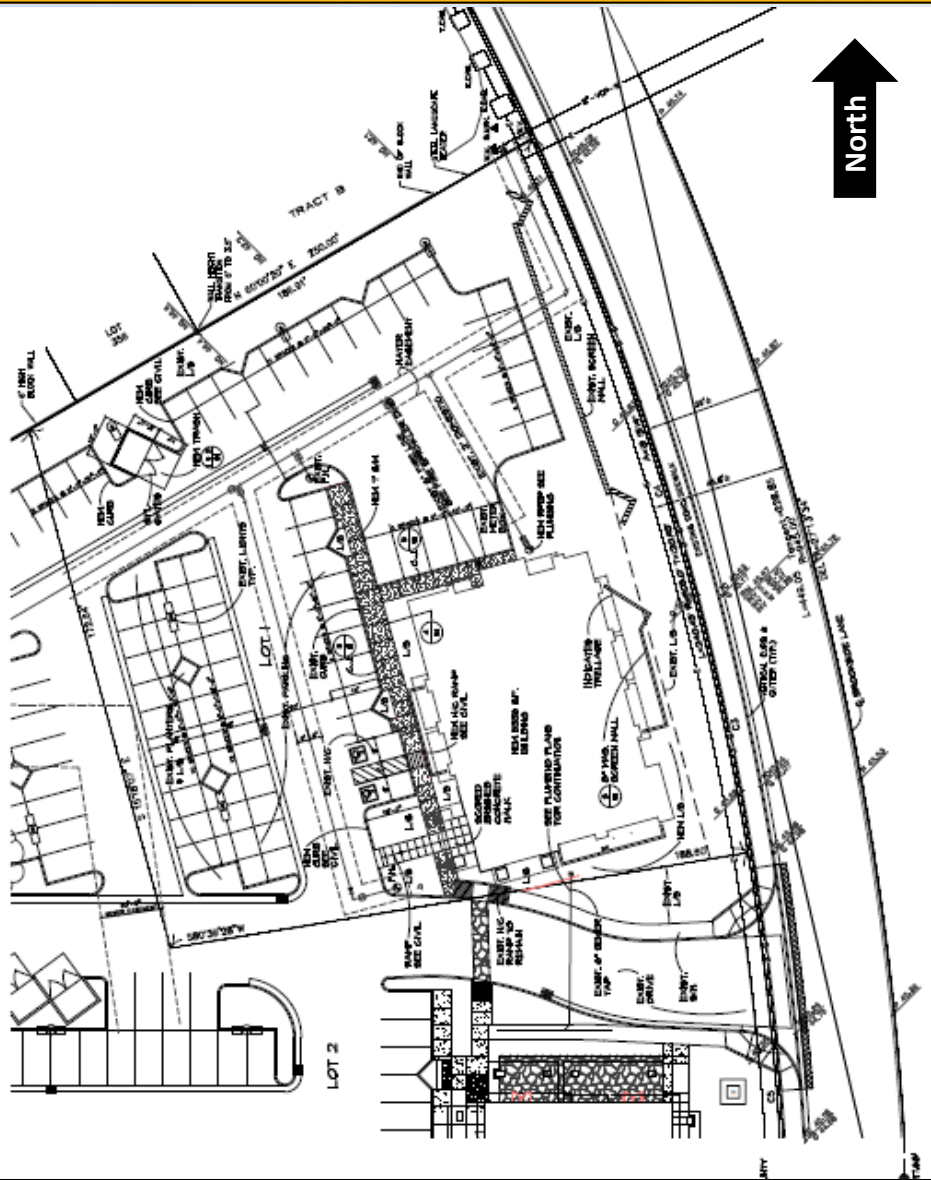
Site Photos



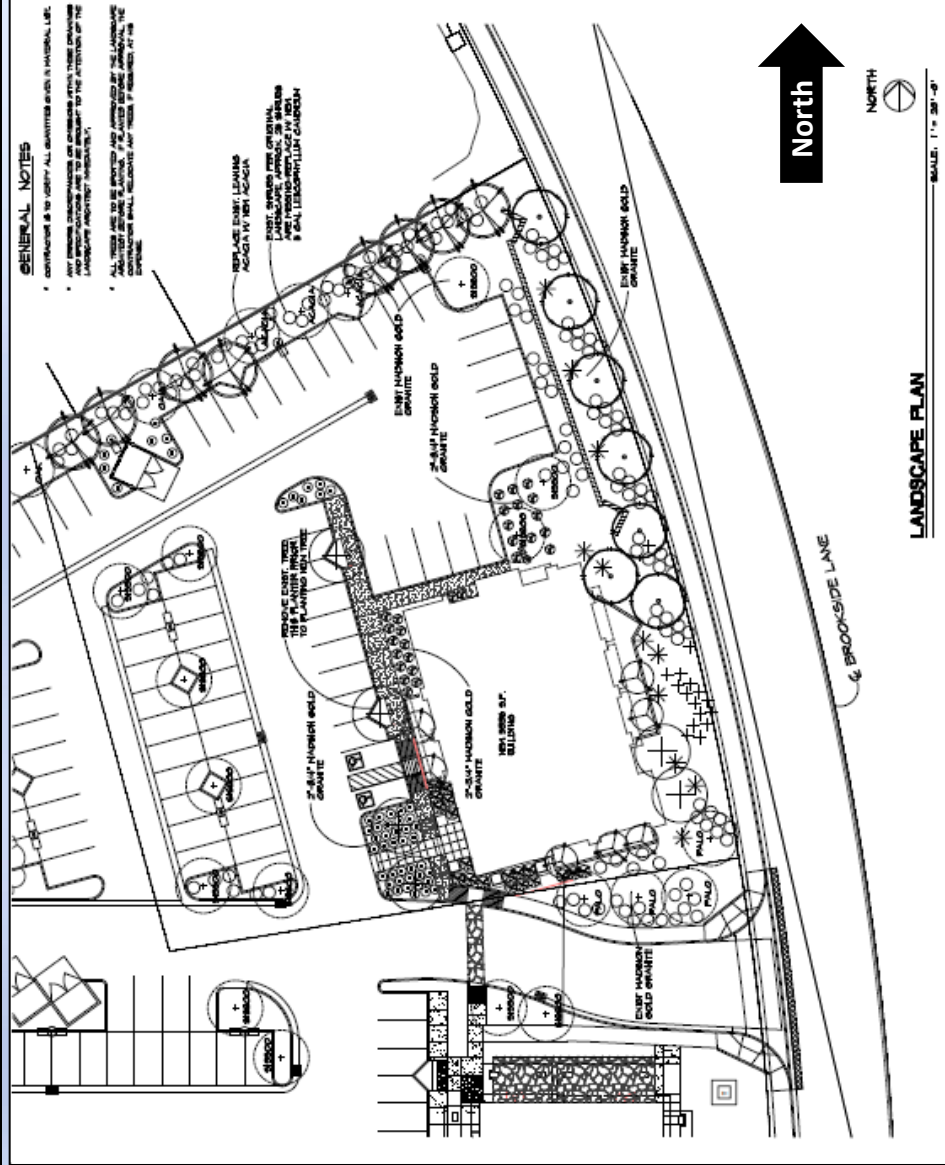
Site Photos



Site & Landscape Plan



Site Plan



Landscape Plan

Brookside – Approved Elevations



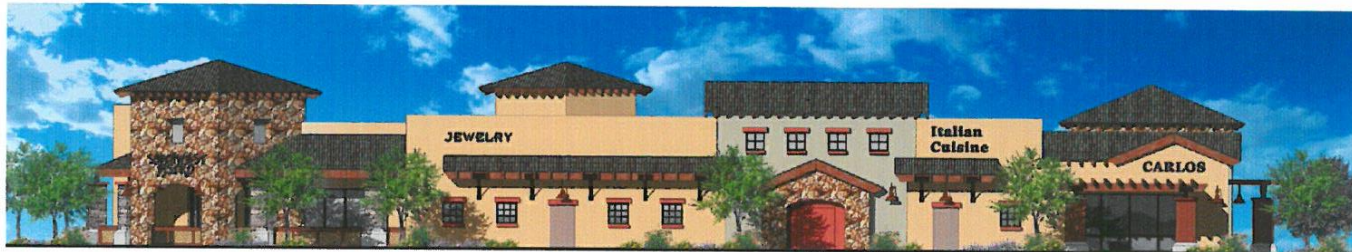
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Brookside – Approved Elevations



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BROOKSIDE VILLAGE
PROPOSED RETAIL SHOPPING CENTER
N.E.C. BELL ROAD & REEMS ROAD
SURPRISE, ARIZONA

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos





NEW OFFICE BUILDING FOR
FURNISHES R-2
LOT 1 BROOKSIDE VILLAGE

COLOR CHART



Elevations: Side-by-Side Comparison

APPROVED PROPOSED



South



West



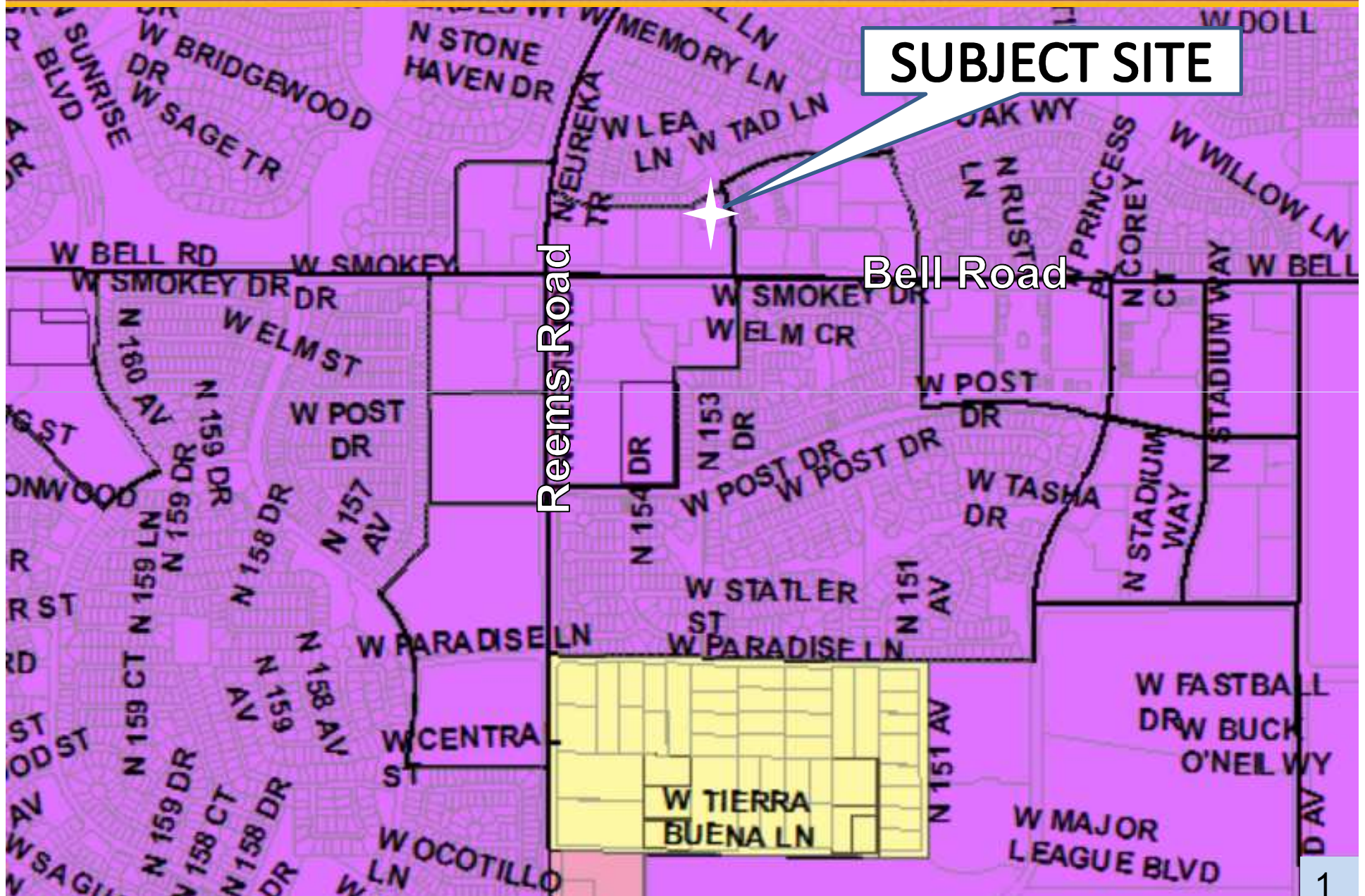
North



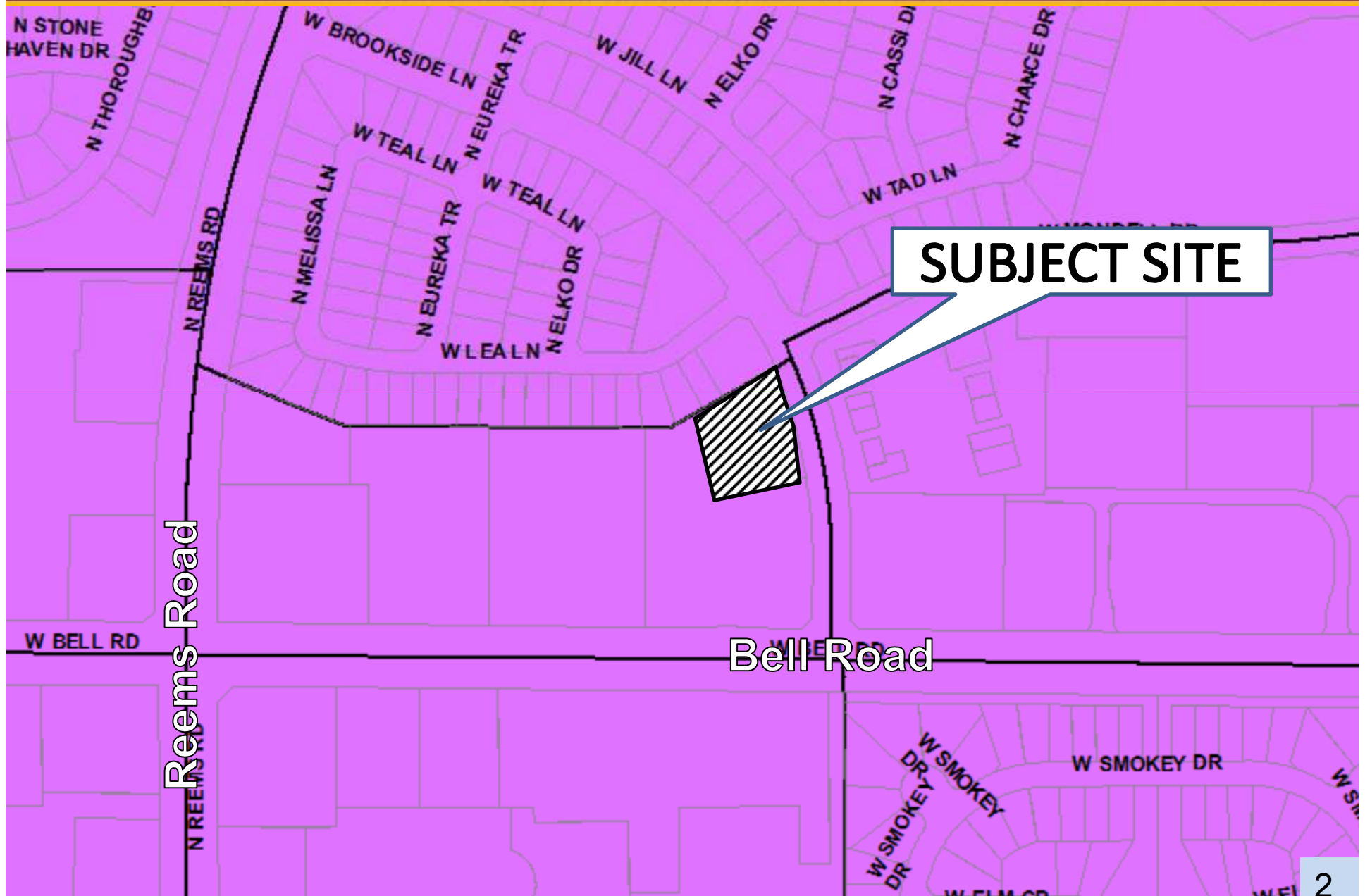
East

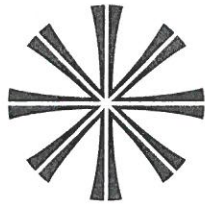


Questions or Comments?



CASE MAP FS15-029





RALEIGH GEORGE HALL^L_C

ARCHITECTURE • PLANNING • LANDSCAPE

JAN. 12. 2015

NARRATIVE

LOT 1 IS THE LAST REMAINING PARCEL IN BROOKSIDE VILLAGE CENTER. THE PARCEL IS FULLY IMPROVED (PARKING, LANDSCAPE, SITE UTILITIES AND UNDERGROUND UTILITIES. THE ORIGINAL CONCEPT FOR THE SITE WAS FOR A RESTAURANT OR RETAIL BUILDING. AFTER 10 YEARS THIS HAS NOT BEEN REALIZED. THE CURRENT OWNER, SERIES 2K, DESIRES TO CONSTRUCT A 15400 SF OFFICE BUILDING.

THE ARCHITECTURAL INTENT FOR THIS OFFICE BUILDING IS TO RECOGNIZE THAT IT BE LOCATED ADJACENT TO THE EXISTING CENTER.

THE CURRENT DRAWINGS INDICATE A LOWERING OF THE OVERHEIGHT OF THE STRUCTURE TO MAINTAIN THE SCALE OF AN OFFICE BUILDING AND TO PROVIDE A TRANSITION FROM THE TALLER RETAIL STRUCTURE TO THE LOWER SCALE OF AN OFFICE BUILDING AND THE RESIDENTIAL DEVELOPMENT TO THE NORTH.

THE REVISED DESIGN INCORPORATES THE MAIN BUILDING COLOR OF ROASTED SEAMLESS ALONG WITH THE ACCENTS OF THE EXISTING CENTER. THE LARGEST FAUX STONE FOUND ON THE EXISTING COLUMNS WILL BE USED ON THE NEW COLUMNS AND THE SCREEN WALLS. THE ROOF OF THE TOWER WILL HAVE THE MISSION 'S' VERDE GREEN CONCRETE TILE THAT MATCHES THE EXISTING.

LANDSCAPE WILL BE ADDED AROUND THE BUILDING THAT REFLECTS THE EXISTING LANDSCAPE. TREES AND SHRUBS WILL BE PLANTED IN AREAS OF MISSING PLANTS TO BRING THE LANDSCAPE BACK TO THE ORIGINAL INTENT.

THE BUILDING AS PRESENTED WILL BE AN ASSET TO THE CENTER AND TO THE CITY OF SURPRISE ALONG WITH PROVIDING GROWTH AND ASSETS TO THE COMMUNITY.

RECEIVED
JAN 12 2015
BY: _____

PROJECT DATA

PROJECT NAME: NEW OFFICE BUILDING
LOT ONE
BROOKSIDE VILLAGE CENTER
N1 CORNER BELL RD. & BROOKSIDE LANE

PROPOSED USE: OFFICES (SOFTWARE PROGRAMMING COMPANY)

OWNER: SIGMA DEVELOPMENT LLC,
16712 W. BELL RD. #110-401
SURPRISE, ARIZONA 85374
OFF: 623-266-3600, FAX: 666-266-0603
MELANIE SQUIRES
PRESIDENT OF SALES & OPERATIONS
melanie@sseries2k.com

ARCHITECT: RALEIGH G. HALL
4136 N. 33RD. PLACE
PHOENIX, ARIZONA 85018
OFFICE: 602-885-6215

PARCEL NUMBER: APN 503-60-543

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, BEING A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF BELL ROAD AND REEMS ROAD; THENCE SOUTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE THEREOF, BEING THE CENTERLINE OF SAID BELL ROAD, A DISTANCE OF 941.13 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 68.00 FEET TO THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SECTION 32, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BELL ROAD; THENCE, CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 410.02 FEET TO THE SOUTHERLY LINE OF LOT 354 CONTINENTAL AT KINGSWOOD, AS RECORDED THEREOF IN BOOK 429 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 89 DEGREES 24 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 42.44 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 60 DEGREES 00 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE AND THE SOUTHERLY LINES OF LOT 354 AND TRACT B OF SAID CONTINENTAL AT KINGSWOOD, A DISTANCE OF 186.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BROOKSIDE LANE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 65 DEGREES 27 MINUTES 56 SECONDS WEST A RADIUS DISTANCE OF 905.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID WESTERLY RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 15 DEGREES 13 MINUTES 14 SECONDS, AN ARC LENGTH OF 240.43 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 183.60 FEET; THENCE NORTH 15 DEGREES 18 MINUTES 07 SECONDS WEST, A DISTANCE OF 172.64 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 34,240 SQUARE FEET/0.04 ACRES.

SITE NET AREA: LOT 1 = 34,240 S.F.
LOT COVERAGE: LOT 1 = 34,240 S.F./5710 = 6.87%

BUILDING TYPE: TYPE V-FIREFSPRINKLER NFPA 13
OCCUPANCY: B-OFFICE
ALLOW = 9,000 X 3 (FIREFSPRINKLER) 27,000

BUILDING AREA: BUILDING 5336 S.F.
CANOPY 382 S.F.
GRDS 5710 S.F.
PATIO AREA 400 S.F.

LANDSCAPE AREA: EXISTING 10,764 S.F. 12,864 S.F.
NEW 2100 S.F.
REQ'D 5844 S.F.

EXISTING ZONING: P.A.D. C-2

BUILDING HEIGHT: ALLOWED 35'-0"
PROPOSED 24'-0"

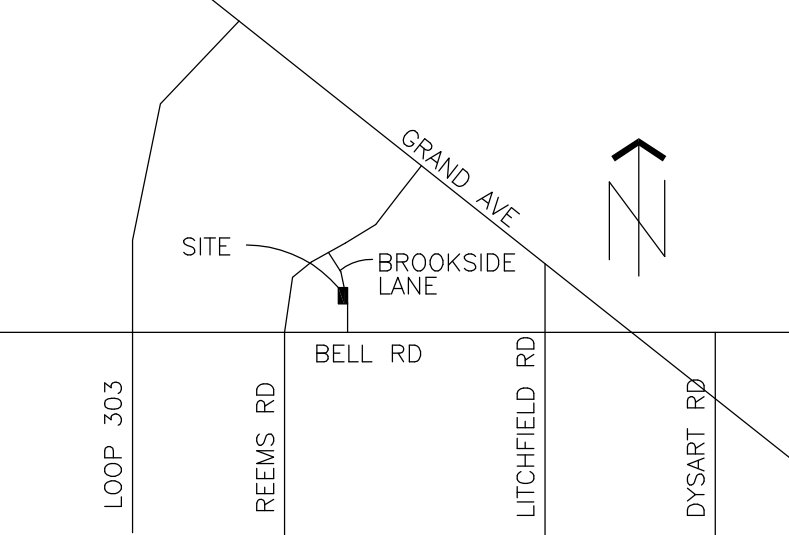
PARKING: REQ'D 1 SPACE PER 250 S.F. OF PUBLIC FLOOR AREA
5336 S.F. / 250-22 SPACES REQ'D

TOTAL PARKING PROVIDED 57 SPACES
(INCLUDING 2 UNIVERSAL DESIGN ACCESSIBLE SPACES)

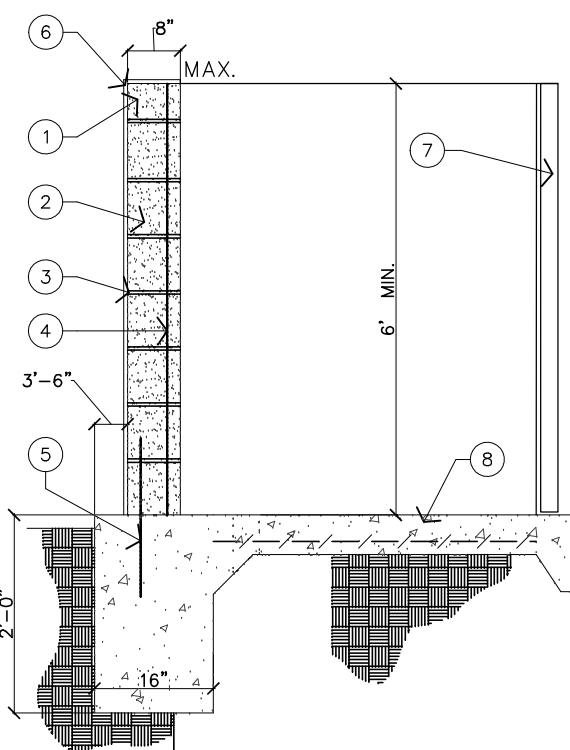
APPLICABLE CODES:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 ENERGY CONSERVATION CODE
(ORDINANCE 14-04A LOCAL CODE AMENDMENT)

GENERAL NOTES

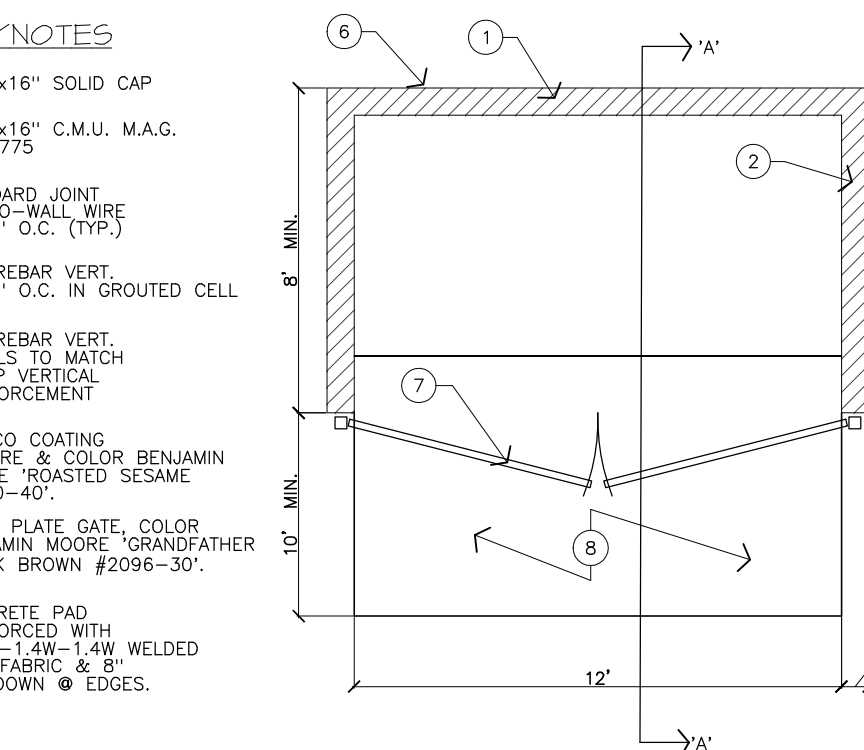
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO EXIST. ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
- VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF SURPRISE.
- ALL SITE IMPROVEMENTS SHALL BE VERIFIED AND COORDINATED WITH CIVIL ENGINEER'S ELECTRONIC DATA.



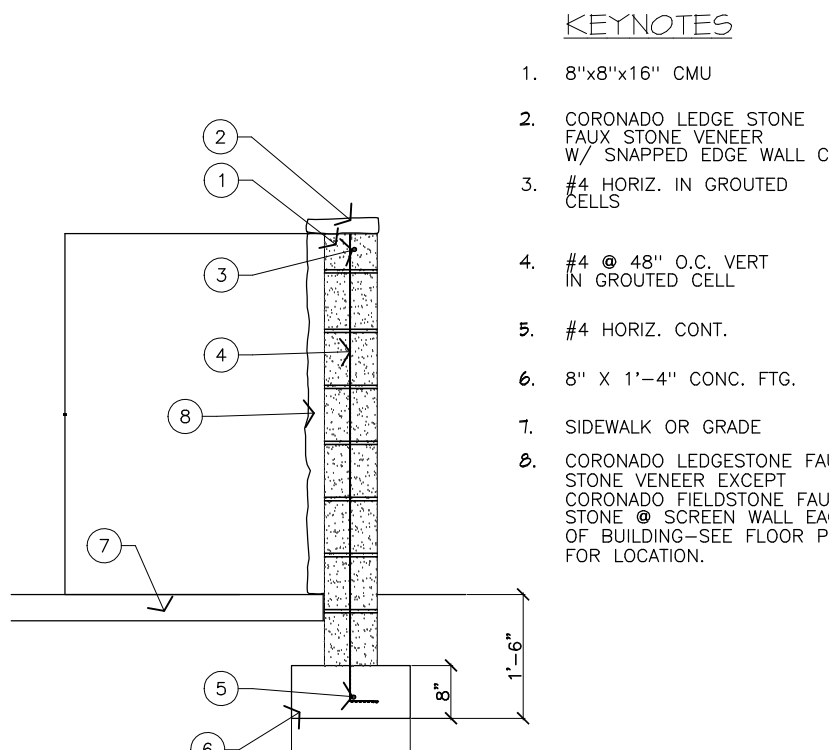
VICINITY MAP



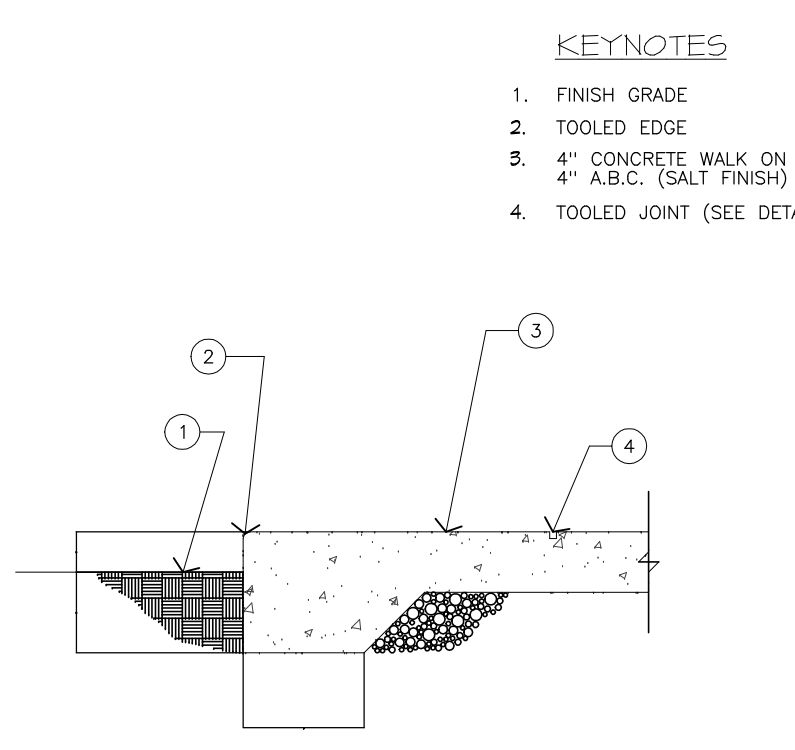
SECTION A-A @ REFUSE



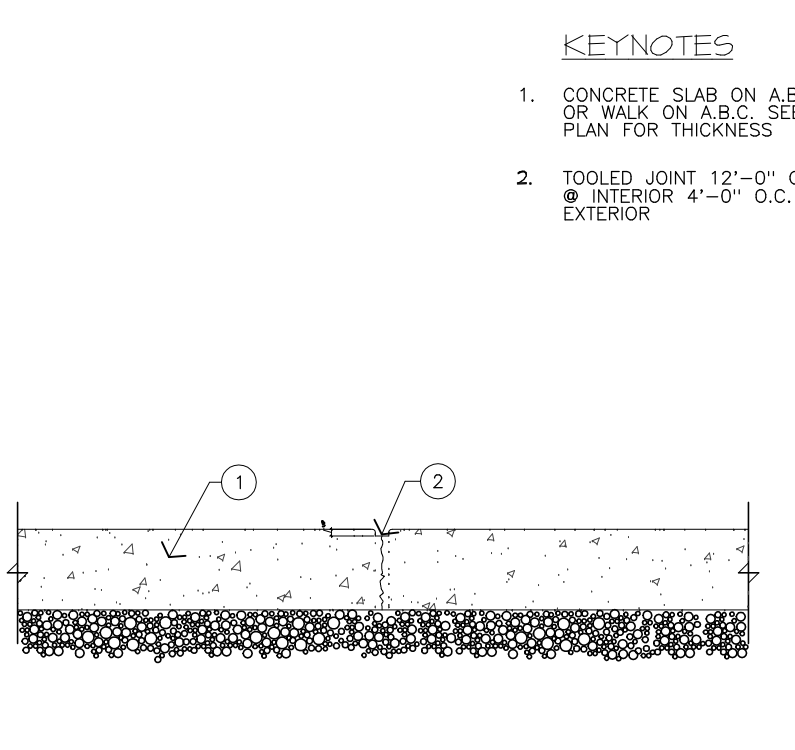
SINGLE REFUSE ENCL.



SCREEN WALL



SIDEWALK AT GRADE



CONTROL JOINT

SPECIAL INSPECTIONS AND DEFERRED SUBMITTALS

DEFERRED SUBMITTALS: (PER 2012 IBC)

FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL REVIEW THE SHOP DRAWINGS AND THEN SEND TO THE FIELD A REVIEW LETTER WITH STAMPED SET INDICATING THAT THE DEFERRED SUBMITTED DOCUMENTS HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

THE DEFERRED SHOP DRAWINGS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN HAVE BEEN REVIEWED AND APPROVED.

DEFERRED SUBMITTAL ITEMS:

PRE-MANUFACTURED WOOD JOIST

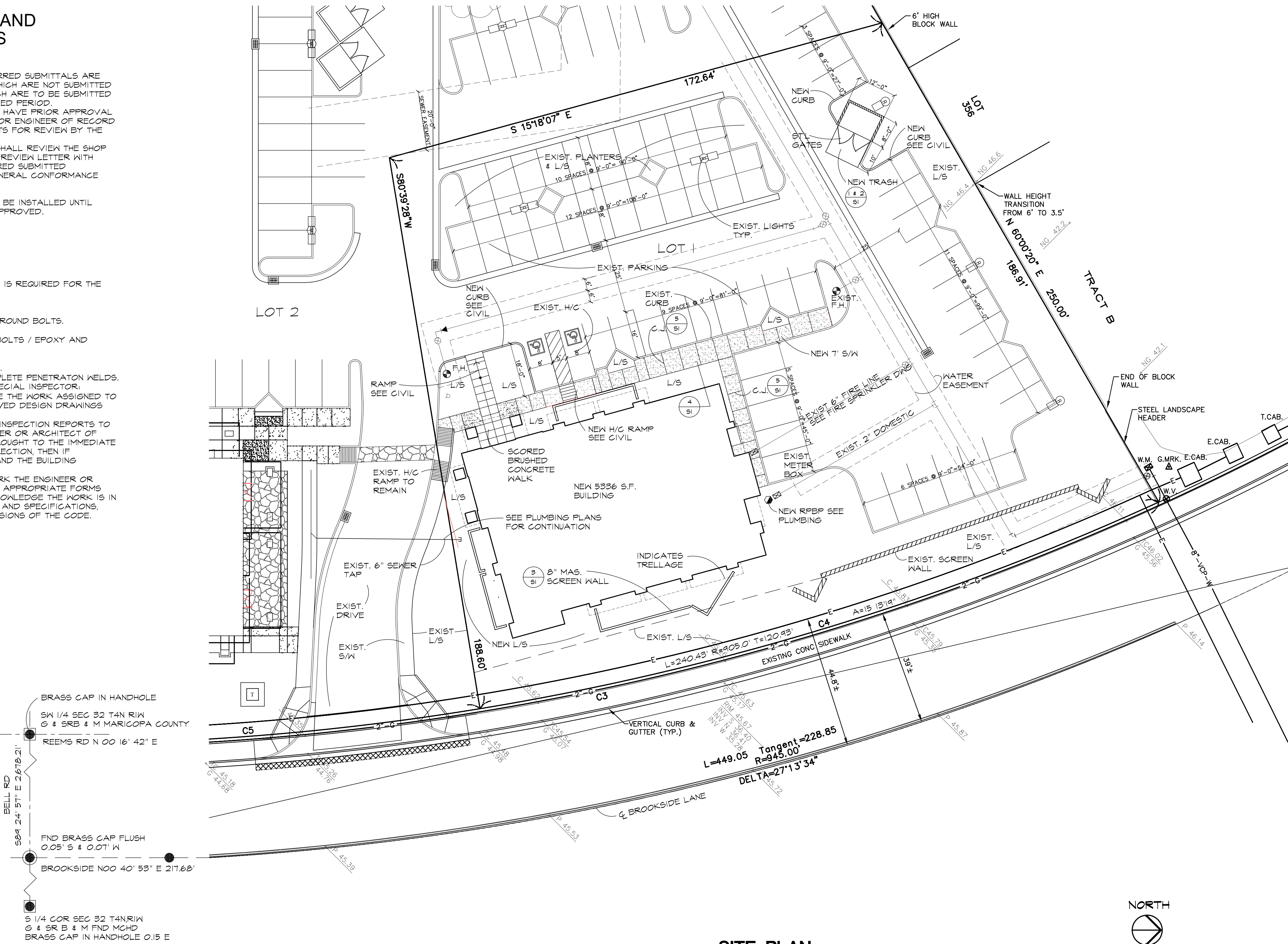
SPECIAL INSPECTION

PER IBC SECTION 1704, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:

- BOLTS IN CONCRETE:
 - DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
 - EXPANSION BOLTS / EPOXY ANCHORS.
- DURING THE PLACEMENT OF EXPANSION BOLTS / EPOXY AND EPOXY ANCHORS.
- WELDING:
 - VISUAL INSPECTION OF ALL FIELD WELDS.
 - NON-DESTRUCTIVE TESTING OF ALL COMPLETE PENETRATON WELDS.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
 - UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF THEIR KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

LIST OF DRAWINGS

- S1- SITE PLAN
- A1- FLOOR PLAN
- A2- 1/4" PLANS & INTERIOR ELEVATIONS
- A3- EXTERIOR ELEVATIONS
- A4- SECTIONS
- A5- DETAILS
- A6- DETAILS
- A7- SPECIFICATIONS
- A8- SPECIFICATIONS
- A9- SPECIFICATIONS
- L1- LANDSCAPE & IRRIGATION DETAILS
- S1- GENERAL STRUCTURAL NOTES
- S2- FOUNDATION PLAN
- S3- ROOF FRAMING PLAN
- S4- STRUCTURAL DETAILS
- S5- STRUCTURAL DETAILS
- S6- STRUCTURAL DETAILS
- S7- STRUCTURAL DETAILS
- M1- MECHANICAL PLAN
- P1- PLUMBING PLAN
- E1- LIGHTING PLAN
- E2- ELECTRICAL FLOOR PLAN
- E3- SINGLE & PANEL SCHEDULES



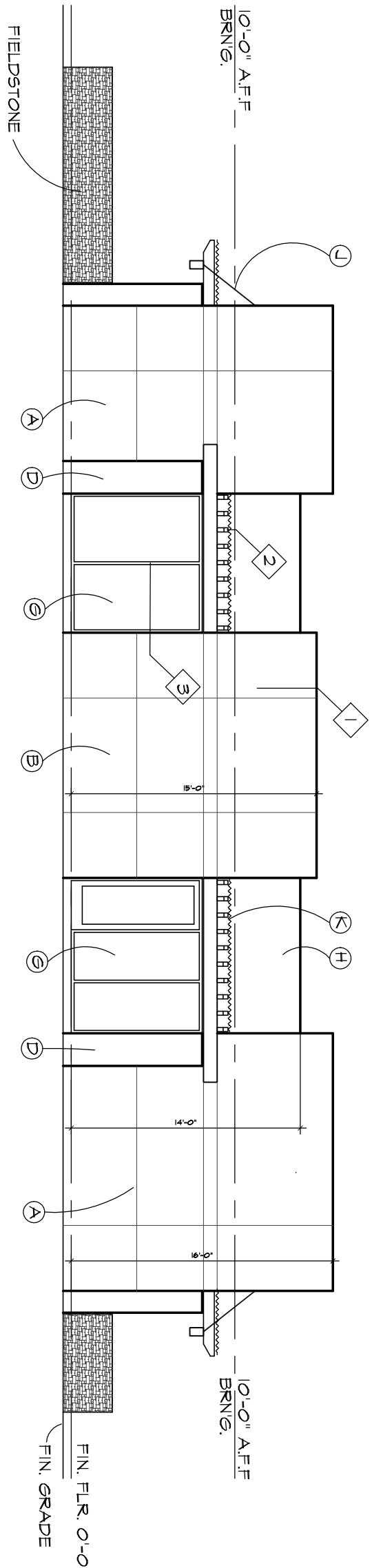
SITE PLAN

SCALE: 1" = 20'-0"

RALEIGH GEORGE HALL
architecture / planning / landscape
4136 N. 33RD PL. PHOENIX, ARIZONA
OFFICE: 602-885-6215

NEW OFFICE BUILDING FOR
SERIES2K
15310 W. BELL RD.
SURPRISE, ARIZONA 85374

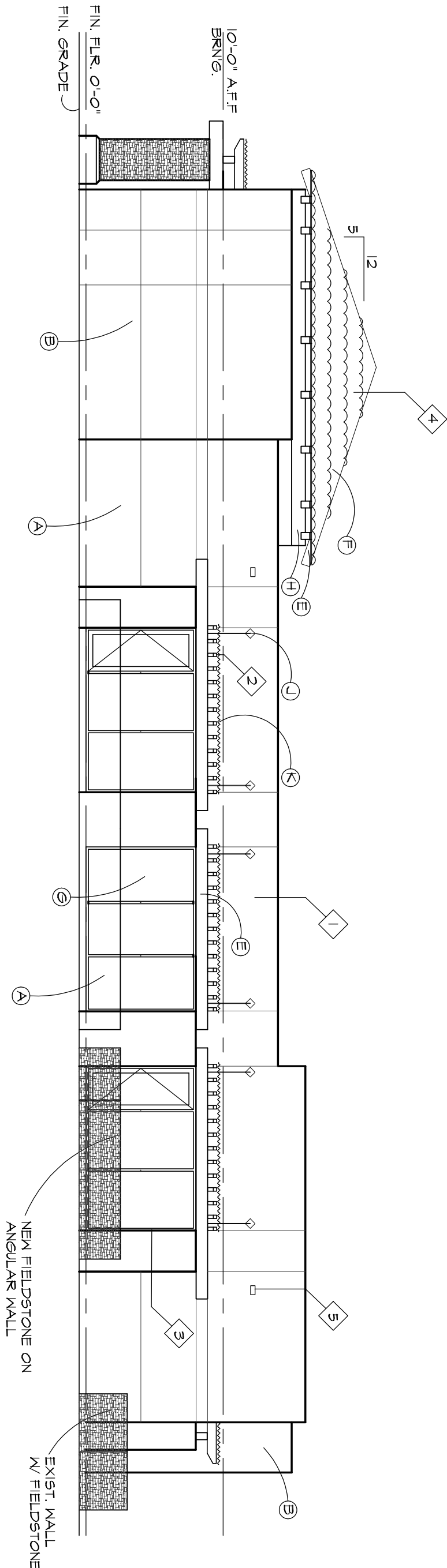
1/24/2015
2/20/2015 C.O.S. REV



NORTH ELEVATION

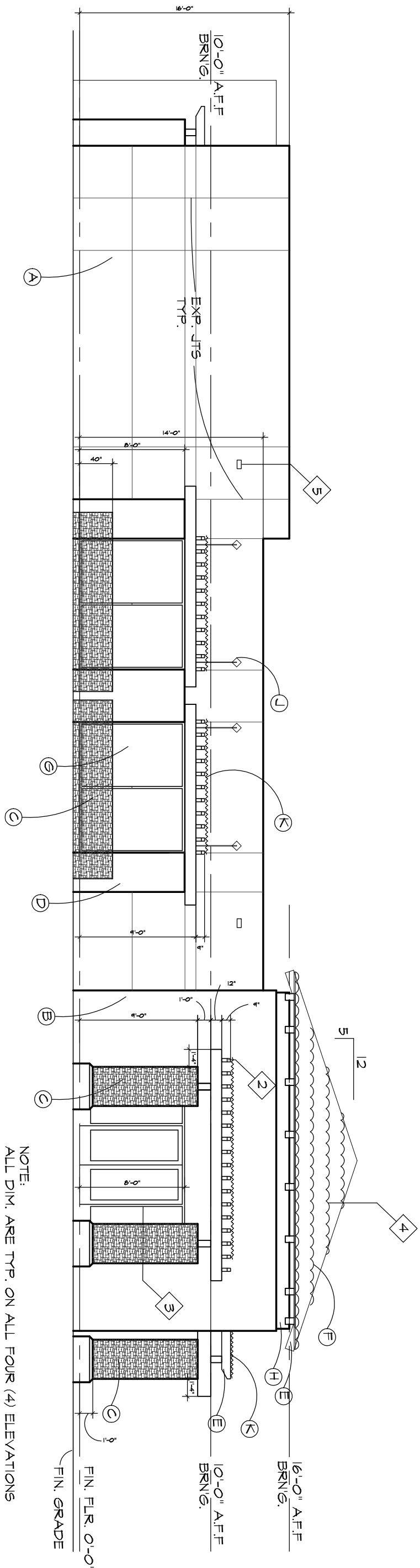
SCALE: 1/8" = 1'-0"

- 1 MAIN BUILDING • BENJAMIN MOORE ROASTED SESAME #2160-10
- 2 ACCENTS • BENJAMIN MOORE PROVENCE OLIVE #HC-48
- 3 COLINGS • CORONADO LEDGE STONE
- 4 POP OUTS • BENJAMIN MOORE GRANDFATHER CLOCK BROWN #2086-30
- 5 STEEL TRELLAGE • BENJAMIN MOORE GIANT SEQUA #2094-30
- 6 ROOF • MONIER LIFETILE MISSION S VERDE BLEND
- 7 GLASS • SOLAR BAN LOW E INSULATED GREY
- 8 ACCENTS • BENJAMIN MOORE DRIFTWOOD #2107-40
- 9 TIE RODS • BENJAMIN MOORE BLACK PANTHER #2125-10
- 10 TRELLIS COVERS • EXPOSED CORRUGATED METAL



EAST ELEVATION

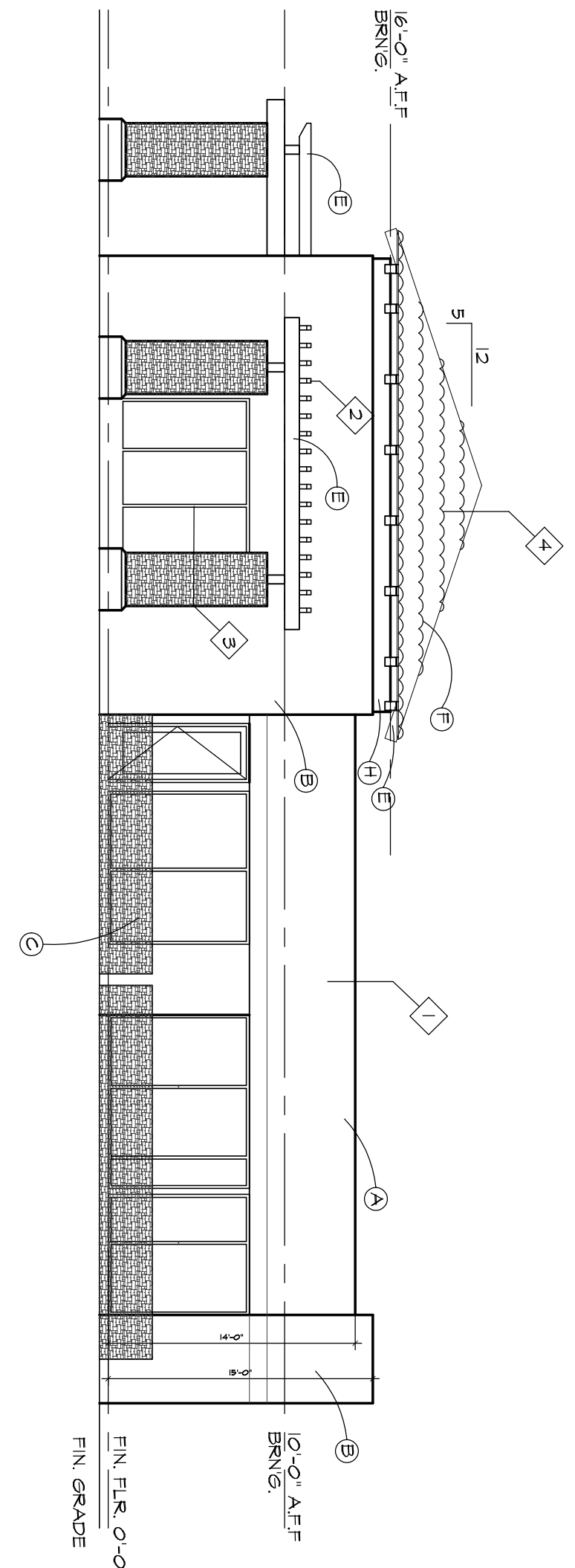
SCALE: 1/8" = 1'-0"



WEST ELEVATION

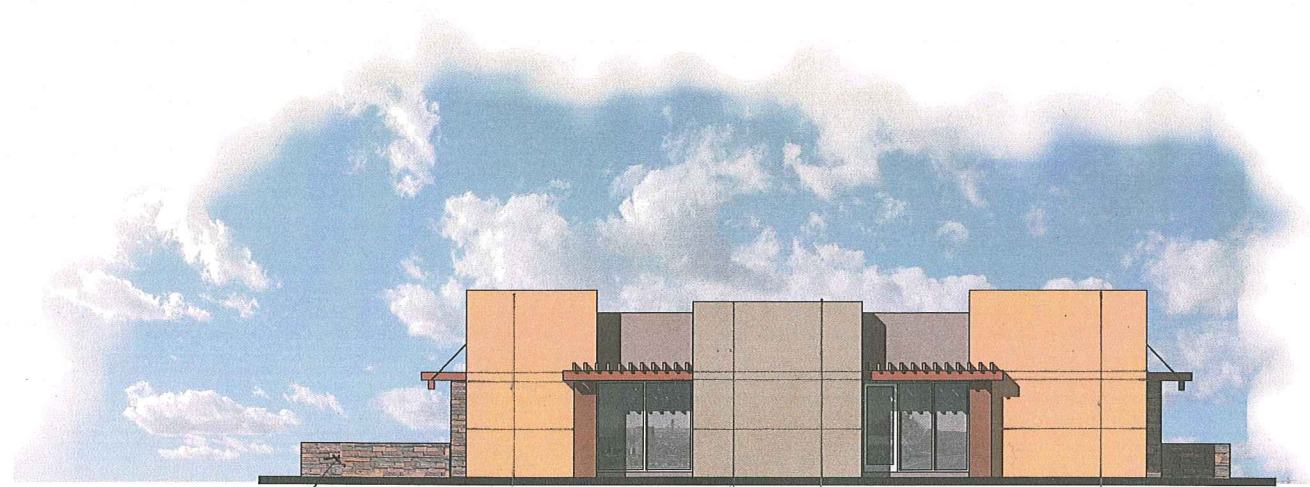
SCALE: 1/8" = 1'-0"

- 1 STUCCO SYSTEM ESR1607+ TEXTURE TO MATCH ADJACENT BUILDINGS.
- 2 STEEL MEMBER TRELLAGE SEE STRUCT AND I/A-5.
- 3 ALUMINUM 1 3/4" X 4" STOREFRONT SYSTEM W/ 1" INSULATED SOLAR BAN LOW E GLAZING.
- 4 MONIER MISSION S CONCRETE TILE.
- 5 METAL SCUPPER SEE DETAIL (A-B)



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



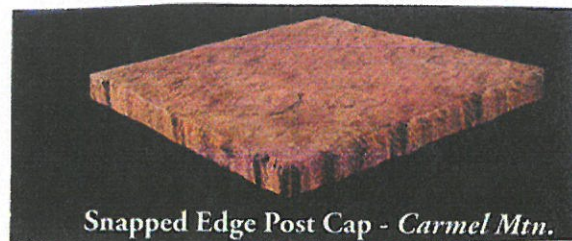
EAST ELEVATION

THESE 2 WALLS WILL
BE STUCCO W/ MUSTARD
COLOR & CAP BLOCK
TO MATCH EXIST WALL
TO NORTH

EXIST WALL
W/ CORBULE STONE
NEW CORBULESTONE
ON ANGULAR WALL



SOUTH ELEVATION



Snapped Edge Post Cap - Carmel Mtn.

COBBLE STONE
EAST SIDE SCREEN WALLS

STEEL TRELLAGE - BENJAMIN MOORE
GRANDFATHER CLOCK BROWN 2096-30

MAIN BUILDING
BENJAMIN MOORE ROASTED SESAME

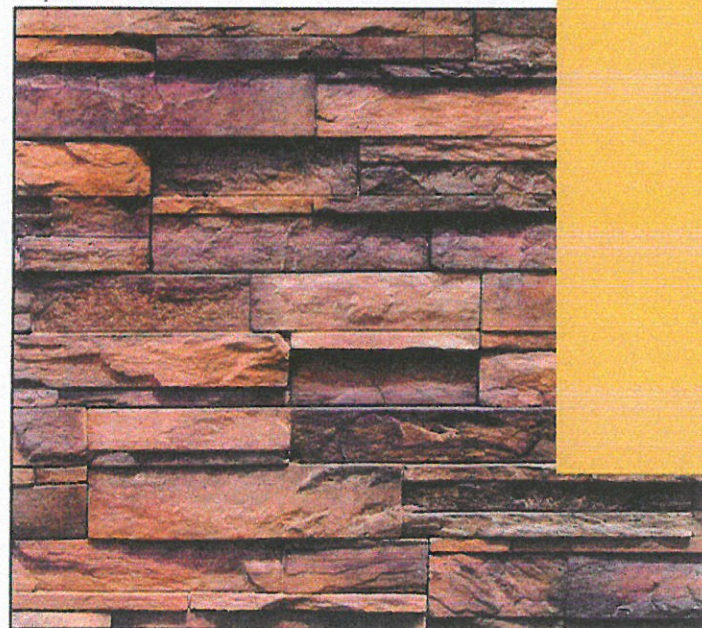
Verde Blend
1MSCS7694



ROOF TILE - MONIER MISSION'S



Drystacked



PRO-LEDGE

COLOR: BROOKSIDE

FAUX STONE

ACCENTS - BENJAMIN MOORE
Giant Sequoia 2094-30

ACCENT - BENJAMIN MOORE
PROVENCE OLIVE HC 40

GUT RODS - BENJAMIN MOORE
BLACK PANTHER #2125-10

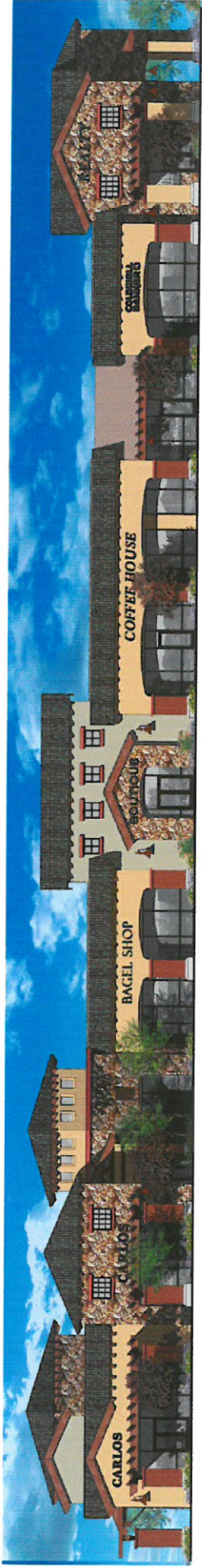
ACCENT - BENJAMIN MOORE
DRIFTWOOD 2170-40



CORRUGATED METAL



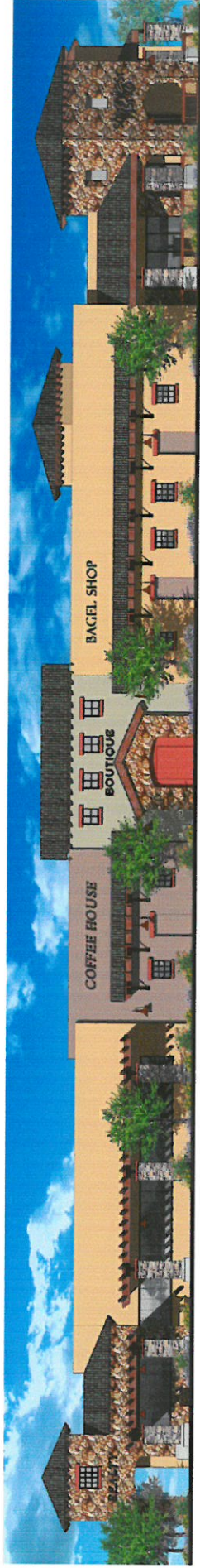
COLOR CHART



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

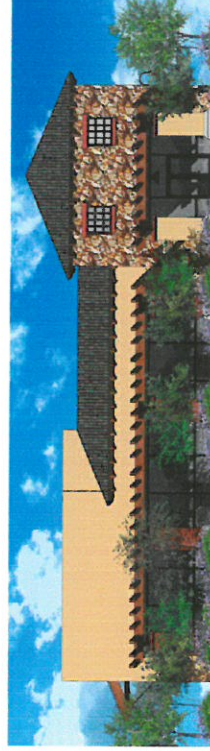


EAST ELEVATION

BROOKSIDE VILLAGE
PROPOSED RETAIL SHOPPING CENTER
 N.E.C. BELL ROAD & REEMS ROAD
 SURPRISE, ARIZONA



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

BROOKSIDE VILLAGE
PROPOSED RETAIL SHOPPING CENTER
 N.E.C. BELL ROAD & REEMS ROAD
 SURPRISE, ARIZONA



CITY OF SURPRISE
Planning and Zoning Commission

April 2, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 2, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion regarding proposed Text Amendment to the Surprise Unified Development Code as it relates to Signs.

Motion:

No action - discussion item only.

Background:

Staff is currently in the process of updating Chapter 122 of the SUDC. This proposed Text Amendment would augment that effort.

Financial Impact Statement:

There are no anticipated impacts associated with this effort beyond staff time needed to conduct research and process the amendment.

ATTACHMENTS:

Click to download

- ☐ [Sign Ordinance - Staff Report](#)
- ☐ [Sign Ordinance - SUDC Chapter 113 - Signs](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Robert Kuhfuss, Planner II Eric Fitzer, Director



COMMUNITY DEVELOPMENT DEPARTMENT

Date: April 2, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Robert H. Kuhfuss, AICP, Planner II

Re: Text Amendment regarding SUDC Chapter 113, Signs

Application Summary

The subject application involves potential revisions to the Chapter 113 of the SUDC as it pertains to Signs. Staff's intent is to update the existing Sign Ordinance and to marry that update with the SUDC update already in progress. Staff seeks direction from the Commission and City Council in this regard prior to generating any proposed language or engaging the public. Ultimately, staff's desire is to create a sign ordinance that is clear and provides the appropriate level of business advertising while maintaining a high level of aesthetics. In addition, this effort will provide the opportunity to reconcile the Sign Ordinance with Chapter 122 of the SUDC.

Summary

In addition to the comments and recommendations received from the Commission, staff will also bring the matter to an upcoming City Council Work Session, tentatively scheduled for April 21, 2015. Staff will then prepare draft language for review and comment by the public and the various stakeholders. Staff envisions the final version being presented to the Commission and City Council later in the year.

Findings

None at this time as this is a discussion item only.

Recommendations:

None at this time as this is a discussion item only.

Attached:

SUDC Chapter 113 (as currently adopted, 33 pages)

Surprise Unified Development Code (SUDC)

Chapter 113 - Signs

Chapter 113 - SIGNS

ARTICLE I. - IN GENERAL

Sec. 113-1. - Purpose.

The purpose of this chapter is to safeguard the public interest by establishing standards for the regulation of signs within the City of Surprise. These standards are designed to:

- (1) Allow adequate signage for business identification while meeting public and private objectives;
- (2) Promote the free flow of traffic and protecting pedestrians and motorists from injury and property damage that may be caused by cluttered, distracting and illegible signage;
- (3) Prevent property damage and personal injury as a result of improperly placed or poorly maintained signs;
- (4) Promote the use of signs that are well designed, of appropriate scale, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development;
- (5) Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape that affects the image of the city.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The word "lot" may also be used interchangeably with the words "plot" or "parcel"; the word "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied":

Abandoned sign: Any sign located on a property or premises, which is vacant and unoccupied for a period of 30 calendar days, or a sign which is damaged, in disrepair, or vandalized and not repaired within 30 calendar days of the date of the damaging event.

Above-roof sign: A sign displayed above the peak or parapet of a building.

Advertising copy: Words, letters or graphics painted, carved, etched or mounted on the face of any sign used to advertise a business, product, service or place. Advertising copy shall not include the name of the business.

Alteration: Any change in architectural, structural or copy of an existing sign.

Animated sign: A sign which has movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or flashing or varying of light intensity; or the automatic changing of all or any part of the facing of a sign; or any movement or rotation of a sign or any part of the sign structure; or emits audible sound.

Applicant: Any person who applies for a sign permit in accordance with the provisions of this chapter.

Arterial street: Any principal, major, or minor arterial street as classified and designated in the city general plan and transportation plan.

Awning sign: Any sign with information painted or integrated into a structure covered with fabric, metal or other material and supported by a building at one or more points.

Backlit sign: A light source that is concealed or contained within the graphic and becomes visible in darkness through a translucent surface.

Banner: A sign composed of a logo or design, which may include advertising copy, on a lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted to allow motion caused by the atmosphere.

Bare-bulb illumination: An exposed light source that consists of light bulbs or a string of light bulbs.

Billboard sign: Any sign that advertises a business, commodity, service, entertainment, product or attraction sold, offered or existing elsewhere than on the property where the sign is located.

Breakaway design feature: A structural feature built into the sign, according to the state department of highways that allows the sign to collapse on impact.

Building: Any structure having enclosed space and a roof for the housing and enclosure of persons and animals, or chattels.

Building wall: The individual sides of a building.

Business: An establishment that engages in the purchase, sale, barter or exchange of goods, wares, merchandise or services; or the maintenance or operation of offices or recreational or amusement enterprises.

Business name: The name by which a business is commonly recognized and used by the applicant but does not include slogans or product information.

Canopy: A structure other than an awning made of cloth, metal or other material with frames affixed to a building and carried by a frame that is supported by the ground.

Changeable copy: Text or graphics on signs that are changed at frequent intervals of more than once a day.

Commercial farm or ranch sign: A sign that identifies the name of any farm or ranch.

Construction fence screen sign: A temporary sign that identifies the future development and acts as a security barrier to the construction site.

Development: Any human-made change to improve or alter real estate, including, but not limited to, buildings or structures, mining, dredging, filling, grading, paving or excavation drilling operations.

Development sign: A sign used to identify an approved future development.

Directional sign: An on-premises sign, other than a kiosk sign, that includes only information assisting in the flow of pedestrian or vehicular traffic, such as enter, exit and one-way signs, and which do not display corporate colors, logos or other commercial messages.

Directory sign: Any sign, other than an identification sign, which is centrally located and lists only the names, uses or locations of the various businesses or activities conducted within a building or group of buildings.

Emergency sign: A sign erected by a governmental agency, a public utility company, or a contractor performing work within any right-of-way.

External illumination: Illumination of a sign that is affected by an artificial source of light not contained in the sign itself.

Facade: The side of a building below the eaves.

Facade, blank: The side of a building below the eaves that is blank and does not have windows or architectural detail.

Fascia sign: Any sign that is mounted against the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof.

Flashing illumination: Illumination in which the artificial source of light is not maintained stationary or constant in intensity and color at all times when a street graphic is illuminated, including illuminated lighting.

For sale, lease and rent signs: Any temporary sign that indicates a single premises, building or vacant lot that is currently for sale, lease or rent.

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

Freeway sign: A freestanding single user or multi-tenant sign identifying an on-premise use, on property abutting or part of a complex/center abutting any freeway right-of-way, oriented to and intended to be read from the freeway. For the purposes of this section, a center/complex shall further be defined to include those projects under a common zoning case or development without regard to property ownership or individual parcel use.

Front-lit sign: A sign that is illuminated from a source placed in front of the graphic meant to illuminate only the graphic.

Grand opening sign: A temporary banner displayed on a premise on which a grand opening is in progress.

Ground sign: A sign supported by one or more uprights, posts, or bases placed upon or affixed in the ground and not attached to any part of a building. It includes a pole sign and a monument sign.

Height: The vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists.

Home occupation sign: A sign used to advertise a home-based business.

Identification sign: A sign that identifies only the business, place, organization, building, street address or person on the property on which it is located.

Illuminated sign: A sign on which the surface is artificially lighted internally or externally.

Illumination or illuminated: A source of any artificial or reflected light, either directly from a source of light incorporated within, or indirectly from an artificial source.

Indirect illumination: A source of external illumination located apart from the sign.

Install: The action of erecting, re-erecting, constructing, placing, and posting.

Internal illumination: A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.

Kiosk sign: A freestanding and multiple-sided structure, city regulated, and located in public rights-of-way that displays directional information to residential and commercial subdivisions.

Lawn signs: Any signs on private property with commercial messages.

Logo: A graphic symbol representing a business, activity or use.

Maintenance: The replacing or repairing of a part or portion of a sign necessitated by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing copy without changing the wording, composition, original color or size of the copy.

Mansard sign: A sign permanently affixed to a wall or surface designed to protect the edge of a roof, such surface being no more than 30 degrees from vertical.

Marquee: A permanent structure other than a roof attached to, supported by, and projecting from a building and providing protection from the elements.

Menu board sign: A permanently mounted sign displaying the bill of fare for a drive-thru restaurant.

Message board: A portion of a sign displaying an electronic digital message that changes more than once a day.

Modifier: A word or graphic that explains the intended use without using brand names or advertising copy.

Monument: A freestanding sign with a base at least 50 percent of the width of the sign.

Multiple-tenant complex: A nonresidential development where two or more separate businesses exist, in which there are appurtenant shared facilities (such as parking or pedestrian mall), and designed to provide a single area where the public can obtain varied products and services.

Neon tube illumination: A source of light for externally lit street graphics supplied by a neon tube that is bent to form letters, symbols, or other shapes.

Noncommercial speech: Constitutionally protected speech such as political speech or ideological speech that contains neither advertising copy nor obscene material or language. Signs containing only noncommercial speech shall always be considered on-premises.

Nonconforming sign: A sign lawfully erected and maintained prior to the adoption of the ordinance from which this chapter is derived that does not conform with the requirements of this chapter.

Off-premises sign: Any sign that is located on a property other than where a business is located, a product is sold, or a service is offered.

On-premises sign: Any sign that is within the legal boundaries of a parcel of property.

Open house sign: A temporary sign informing the public that prospective buyers may view available property, and the property owner's agent is on the premises during the time of the viewing.

Parapet: That portion of a building exterior wall projecting above the plate line of the building.

Parcel: A legal lot, plot, tract, or area of land having fixed boundaries.

Peak: The highest point on a roof or the highest point on another architectural element.

Permanent sign: Any sign that is constructed as lasting and enduring, remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building.

Planned area development (PAD): A development pursuant to section 125-194 as it exists or as it may be amended.

Pole sign: A freestanding sign that is permanently supported in a fixed location by a structure of poles, uprights, or braces from the ground and not supported by a building or a base structure.

Political sign: A temporary sign used to advertise the candidacy of an individual, ballot proposition, or to encourage a citizen to vote.

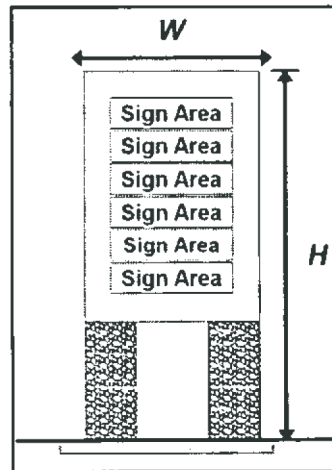
Portable sign: Any sign not affixed to a structure or ground-mounted on a site that does not meet the definition of sandwich sign.

Project: Any parcel of land with designated legal boundaries on which development action has been approved by the city.

Projecting sign: A sign attached to a building or other structure and extending in whole or in part beyond the building.

Public sign: A sign erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, or direct or regulate pedestrian or vehicular traffic.

Pylon sign: A freestanding sign, larger than a monument sign, supported by a single pylon or



supported by a maximum of two pylons.

Pylon Sign

Raceway cabinet: An aluminum channel box not more than eight inches in depth used to mount signage to a wall or other structure.

Reader panel: That portion of any sign that permits a regular change of copy, including electronic copy, which does not change more than once a day.

Real estate sign: A temporary sign located on premises used to advertise the availability of real property.

Residential entry sign: A sign that is placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development.

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

Roofline: The highest point of the main roof structure or the highest point on a parapet, but shall not include cupolas, pylons, projections or minor raised portions of the roof.

Sandwich sign or *A-frame sign:* A double-faced, portable sign, which is not permanently ground-mounted or affixed to any structure on site, and is designed in the shape of an "A".

Shingle sign: any sign suspended from, and located entirely under a covered porch or walkway.

Shopping center or *plaza:* A commercial development under unified control consisting of four or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway or parking area.

Sign: Any device (including, but not limited to, letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication that attracts the attention of the public and is visible from public or private rights-of-way or other properties; but shall not include any flag, badge or insignia of any governmental unit.

Sign copy: The letters, words or graphics used to convey information on the sign.

Sign structure: The supports and framework of the sign.

Sign walker: An individual carrying a portable sign intended to convey an advertising message to vehicular traffic.

Signable area for projecting signs and awnings: One area enclosed by a box or outline or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.

Signable area for roof and wall graphics: One area free of architectural details on the facade of a building or part of a building, which shall include the entire area enclosed by a box or outline or within a single continuous perimeter composed of a single rectangle, circle, triangle, or parallelogram enclosing the extreme limits of characters, lettering, illustrations, ornamentations, or other figures.

Snipe sign: Any sign that is posted on trees, landscaping, utility poles or structures, streetlights, fences, fire hydrants, bridges, curbs, sidewalks, park benches parkways, streets, right-of-ways, or other locations on public property.

Street number sign: Any sign that gives the street address number of the building.

Subdivision: A subdivision pursuant to chapter 121.

Temporary sign: Any sign not permanently affixed and intended for a limited period of display.

Time and temperature sign: A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

Vehicle sign: Any sign mounted upon, painted, or otherwise erected on trucks, cars, boats, trailers, other motorized vehicles or equipment.

Wall sign: A sign mounted flat against and projecting less than 14 inches from, or painted on, the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall, but not including window signs.

Window sign: Any sign, picture, symbol or combination thereof, that communicates information about an activity, business, commodity, event, sale or service, and is placed inside a window or upon the window panes or glass and is visible from the exterior of the window. Signs placed or hung in any manner within three feet of the windowpane shall be considered a window sign.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-3. - Conflict.

If any portion of this chapter is found to be in conflict with any other provisions of any zoning, building, fire, safety or health provisions of this Municipal Code, the provision that establishes the higher standard shall prevail.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-4. - Signs prohibited.

(a) No person shall erect, place, establish, paint, create or maintain a sign in the city except as provided in this chapter. All signs that are contrary to the provisions of this chapter are declared to be in violation, and as such may be abated as provided by law.

(b) The following signs are prohibited. Any:

- (1) Abandoned sign;
- (2) Animated sign, except as specified in this chapter;
- (3) Billboard sign;
- (4) Off-premises sign, except as permitted within this chapter;
- (5) Portable sign;
- (6) Sandwich sign, except as permitted within this chapter;
- (7) Snipe sign;

- (8) Sign which inhibits free ingress to or egress from any door, window or any exit way required by the International Building Code as adopted and amended by the city, or by fire department regulations;
- (9) Sign that may obstruct the line of sight of any authorized traffic sign, signal or other traffic control device; or any sign by reason of shape, color or position that interferes with or may be confused with any authorized traffic signal or device;
- (10) Sign placed in a location that will obstruct vision of a vehicle operator while entering, exiting or traveling upon the public right-of-way;
- (11) Sign located in a manner that interferes with pedestrian travel or poses a hazard to pedestrians;
- (12) Vehicle sign when mounted or placed on any trailer, boat, or motor vehicle that is parked, stored or displayed in a manner to attract the attention of the public for advertising purposes;
- (13) Sign with flashing, blinking, rotating lights, exposed neon or similar tube type illumination, bare incandescent, fluorescent, metal halide, or high or low pressure sodium light bulbs or mercury vapor light sources;
- (14) Sign placed in rights-of-way, except as specified in this chapter;
- (15) Message board;
- (16) Roof-mounted sign;
- (17) Any other sign that is not expressly permitted by this chapter;
- (18) Home occupation sign;
- (19) Pole-mounted banners, attention flags, wind-driven spinners, streamers, search lights, strobe lights, holographic projections, laser light displays, inflatable signs, or balloons;
- (20) Any flag not associated with a governmental unit.
- (21) Political signs displayed more than 60 calendar days prior to an election or seven calendar days after an election.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-5. - Signs in the right-of-way.

- (a) It is unlawful for any person to install a sign in any public right-of-way, except for the following:
 - (1) Public signs;
 - (2) City-regulated kiosk signs;
 - (3) Emergency signs.
- (b) The city manager or designee is authorized to immediately remove any illegal sign located in any public right-of-way.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-6. - Building identification.

(a) For all uses other than single-family residential:

- (1) Numbers shall be provided on the front of the building unless an alternative location is approved by the city fire chief or designee.
- (2) The numbers shall be visible and legible from the street fronting the property.
- (3) All commercial and industrial uses shall be sized according to the following table:

Building setback from main road	Minimum size address number
0—50'	9"
51—100'	12"
101' and above	15"

(b) For single-family residential, residential dwellings shall have four-inch high address numbers that are contrasting in color to the background color of the house.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-7. - Permits and licenses required.

No person shall erect, place, establish, paint, create or maintain any sign in the city without first obtaining all required permits and licenses as regulated by this chapter or any other laws.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-8. - Signs not requiring a permit.

No person shall be required to have a permit for the following signs; provided, however, that such signs shall be subject to any and all applicable provisions of this chapter or any other law:

- (1) Public signs;
- (2) Directional signs, when wall-mounted or, if detached, where not exceeding a height of three feet;
- (3) Emergency signs;
- (4) Portable electronic signs used by the city for special events;
- (5) Way finding signs for public buildings and facilities;
- (6) Development sign as described under section 113-158(b);
- (7) Temporary window graphics, consistent with restrictions herein;
- (8) Political signs displayed in conjunction with an election erected no earlier than 60 calendar days prior to the election and removed seven calendar days after the election.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-9. - Maintenance.

Any individual, business or corporation who owns, erects, establishes, paints, creates or maintains any sign, including a nonconforming sign, shall maintain the sign in good order and repair at all times so that it does not constitute any danger or hazard to public safety, or a visual blight, and is free of peeling paint, major cracks, or loose, dangling or torn materials. All lighting shall also be kept in good order, and burnt out bulbs shall be replaced.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-10. - Sign approval as part of site plan approval.

- (a) For all developments requiring site plan approval, information on the proposed design and location of all permanent and temporary signs for the life of the project, subject to the guidelines presented herein, shall be submitted for review and approval by the planning and zoning commission.
- (b) A site plan application shall be made to the community development department. Such application shall be made on forms, together with documents and drawings, and shall be submitted in both paper and electronic format. The specific contents of the application shall be described in the application packet.
- (c) The site plan application shall not be accepted for processing until all required information as described in the application is provided to the community development department and appropriate fees are paid.
- (d) Any amendment or modification to an approved site plan application shall be resubmitted for approval. All amendments shall be shown on a site plan amendment application.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-11. - Kiosk signs.

- (a) *Purpose.* The purpose of a kiosk sign is to provide a uniform, coordinated method of offering developers a means of providing directional signs to their projects that are located within the city or the city's municipal planning area, while minimizing confusion among prospective buyers who wish to inspect development projects, while promoting traffic safety and reducing the visual blight of sign proliferation.
- (b) *Authority to erect in rights-of-way.* The city is permitted to erect kiosk signs in the public right-of-way at sites approved by the city manager or designee.
- (c) *Permit required.* The city shall review and approve all proposed locations prior to installation of kiosk signs.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-12—113-40. - Reserved.

ARTICLE II. - ADMINISTRATION AND ENFORCEMENT

DIVISION 1. - GENERALLY

Sec. 113-41. - Code administrator.

The city manager or designee shall be the authorized code administrator for the city. The city manager or designee shall implement, administer, and enforce this chapter, and may establish rules, regulations and procedures to implement, administer and enforce this chapter.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-42. - Sign permit applications.

- (a) A sign permit application shall be made to the community development department. Such application shall be made on forms, together with documents and drawings. The specific contents of the application shall be described in the permit application packet.
- (b) The city manager or designee shall not issue permits for the use, construction, reconstruction or alteration of any sign structure, until adequate information is submitted to determine the proposed action is in conformance with the provisions of these sign regulations.
- (c) The city manager or designee may, in writing, suspend or revoke a permit issued under the provisions of this section whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of this chapter or this Code.
- (d) No permit for a sign issued by the city shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall any permit issued hereunder constitute a defense in any action to abate a nuisance.
- (e) Whenever any sign for which a permit is required by this chapter has been placed, erected or displayed without first obtaining a permit, a special investigation shall be made before a permit may be issued. If a permit is obtained after a sign has been erected, the sign fee shall be doubled.
- (f) Whenever any sign requires an electrical permit, both the sign permit and the electrical permit must be issued and obtained simultaneously or may be included under one sign permit.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-43. - Permit fees and refunds.

- (a) Before the city issues any sign permit required by this chapter, the applicant shall pay all fees in accordance with the schedule as set by city council resolution.
- (b) For refunds, the applicant must submit a refund request form along with a copy of the sign permit to the city manager or designee. Refunds shall be permitted in accordance with the provisions of the International Building Code as adopted and amended by the city.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-44. - Variances, comprehensive sign programs and administrative appeals.

- (a) An application requesting a variance from the provisions of this chapter shall be submitted to the city manager or designee and acted upon by the board of adjustment in accordance with chapter 125, as it exists or as it may be amended.

- (b) An application for a comprehensive sign program required by this chapter shall be submitted to the city manager or designee and acted upon by the planning and zoning commission in accordance with the site plan process in section 125-33, as it exists or as it may be amended.
- (c) An application for administrative appeal shall be submitted to the city manager or designee and acted upon by the board of adjustment in accordance with chapter 125, as it exists or as it may be amended.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-45. - Violations and revocation of permits.

The city manager or designee may revoke any permit authorizing the erection of any sign that is in violation of the permit or this chapter. The following is the revocation process:

- (1) Notice of the city manager or designee's decision to revoke a sign permit shall be served upon the applicant and/or business owner of such permit:
 - a. By delivering in person a copy of the notice to the applicant of the permit or to one of its officers;
 - b. By leaving a copy of the notice with any person in charge of the premises;
 - c. In the event no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at an entrance to the premises and by the certified mailing of another copy of the notice to the last known post office address of the applicant and/or business owner of such permit; or
 - d. By posting a copy of the notice on the sign in violation and by the certified mailing of another copy of the notice to the last known post office address of the applicant and/or business owner of such permit.
- (2) The applicant of the permit may appeal the decision of the city manager or designee to revoke the permit to the board of adjustment, in writing, within 15 calendar days from the date when the notice was served.
- (3) If no appeal has been taken at the end of 15 calendar days, the permit is revoked. The city manager or designee shall then initiate the process for the removal of the illegal sign in accordance with section 113-46

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-46. - Removal of signs.

- (a) The city manager or designee is authorized to require removal of any illegal sign.
- (b) Before bringing an action to require removal of any illegal sign, the city manager or designee shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged, and the reasons and grounds for removal, specify the deficiencies or defects and what repairs, if any, will make the sign conform to the requirements of this chapter, and specify that the sign must be removed or made to conform with the provisions of this chapter with the notice period provided in subsection (c) of this section.
- (c) Notice period.
 - (1) The notice period for permanent signs shall be five calendar days.
 - (2) The notice period for temporary signs shall be 48 hours.
 - (3) Re-erection of any sign or substantially similar sign on the same premises after a compliance notice has been issued shall be deemed a continuation of the original violation.
- (d) Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit or the last known address.

- (e) If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the city manager or designee that the sign has been removed or brought into compliance with the provisions of this chapter by the end of the notice period, then the city manager or designee shall certify the violations to the city attorney for prosecution.
- (f) The city manager or designee may remove any illegal sign which exists or has been re-erected after the expiration date of the notice period, if the owner or lessee of the premises has been issued a compliance notice at least once before for the same violation involving the same or similar sign.
- (g) Notwithstanding the above, the city manager or designee may cause the immediate removal or repair (without notice to the owner of the sign, or of the property on which it is located) of any unsafe or defective sign or signs that creates an immediate hazard to persons or property, or of any sign which is placed in any right-of-way in violation of section 113-5
- (h) If the city removes an illegal sign pursuant to this section, the city may petition the court to recover the costs, expenses and attorney fees that the city incurred in removing the illegal sign and in bringing the petition for recovery. If the court finds by a preponderance of the evidence that the city is entitled to recover, the court may order the defendant to pay to the city the amount of the costs, expenses and attorney fees reasonably incurred by the city, and may enter judgment in favor of the city and against the defendant in that amount.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-47. - Penalties for violations.

Any person who violates any provision of this article or any provision of any code adopted by this article shall be guilty of a civil or criminal violation.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09; Ord. No. 09-35, § 1, 9-10-09)

Sec. 113-48. - Liability for damages.

The provisions of this chapter shall not be construed to relieve or to limit in any way the responsibility or liability of any person which erects or owns any sign for personal injury or property damage caused by the sign; nor shall the provisions of this chapter be construed to impose upon the city's officers, city manager or the employees any responsibility or liability by reasons of the approval of any sign under the provisions of this chapter.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-49—113-69. - Reserved.

DIVISION 2. - NONCONFORMITIES

Sec. 113-70. - Maintenance.

Any person owning or maintaining a legal nonconforming sign shall maintain such sign in good condition pursuant to section 113-9.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-71. - Alterations.

It is unlawful for any person owning or maintaining a legal nonconforming sign or sign structure to alter, reconstruct, replace or relocate such sign. Reasonable repair and maintenance of said sign is limited to a maximum total of 50 percent of the sign's or structure's reproduction cost as determined from an appraisal by a competent appraiser.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-72. - Removal.

- (a) Any person owning or maintaining a legal nonconforming sign shall remove or bring the sign into conformance with this chapter when:
- (1) More than 50 percent of the reproduction cost of the sign or sign structure has been damaged or destroyed or by any means taken down;
 - (2) The condition of the sign has deteriorated to such an extent that the cost of repairs exceeds 50 percent of the reproduction cost of the sign or sign structure as determined from an appraisal by a competent appraiser;
 - (3) The use of the sign or the property on which it is located has ceased, become vacant or been unoccupied for a period of three months or more.
- (b) In the event any of these should occur, the sign shall be presumed to be abandoned and shall be removed by the owner of the property, his agent, or person having the beneficial use of the building or structure upon which the sign or sign structure is erected within 30 calendar days after written notification from the community development director.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-73—113-102. - Reserved.

ARTICLE III. - LOCATION, DESIGN AND CONSTRUCTION SPECIFICATIONS

Sec. 113-103. - General regulations.

- (a) All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of this Code.
- (b) Signs are considered a component of the site's design and building architecture; and they shall be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting so that they are complimentary to the overall design of the building.
- (c) The owner of any building shall identify every building or groups of buildings with a street number sign. The street number sign shall not be computed as part of the total of the sign area permitted and shall not require a permit. Refer to the Code section on Building identification for requirements.
- (d) New development shall anticipate the need for signs and provide a comprehensive sign program that:
 - (1) Establishes a theme of conceptual master design for all signs within the comprehensive sign program;
 - (2) Allows for flexibility for new users as buildings are re-tenanted;
 - (3) Provides for convenient and attractive placement of signs;
 - (4) Specifies quality materials that complement the style, color, and materials of the building.
- (e) New signs proposed for attachment to existing buildings must provide a compatible appearance with the building sign of other tenants and where multiple signs exist on a single building there shall be unifying elements such as size and/or color to reduce sign clutter and confusion.
- (f) The use of metal is an acceptable material for signs; provided that it has been formed, etched, cast, engraved, and/or properly primed, treated, painted, or factory-coated to protect against corrosion.
- (g) The use of wood is an acceptable material for signs; provided that it is compatible with architectural character of the development and it is properly scaled, primed, painted, or stained.
- (h) Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied.
- (i) All sign supports shall be an integral part of the sign design. There shall be no visible angle iron supports, guy wires, braces, or other supports.
- (j) Cabinet signs shall only be permitted when constructed with aluminum or other solid opaque face containing routed copy or letters mounted to the aluminum cabinet. Lexan, acrylic, or any other type of backlit material is not permitted except when used in individual routed lettering. The use of opaque vinyl on lexan, acrylic, or any similar material shall not be permitted as an acceptable face material except when used as individual lettering.
- (k) Signs shall be placed so they are not obscured by landscaping when it has reached full maturity.
- (l) Illuminated signs and flagpoles are permitted by this article unless otherwise specified. Illumination may be either by direct, internal or internal direct as allowed herein, and it is unlawful for any person to install illumination that creates any glare or reflection onto any adjacent property, or onto a street or alley, or into the night sky or so as to create a traffic hazard.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-104. - Requirements and standards.

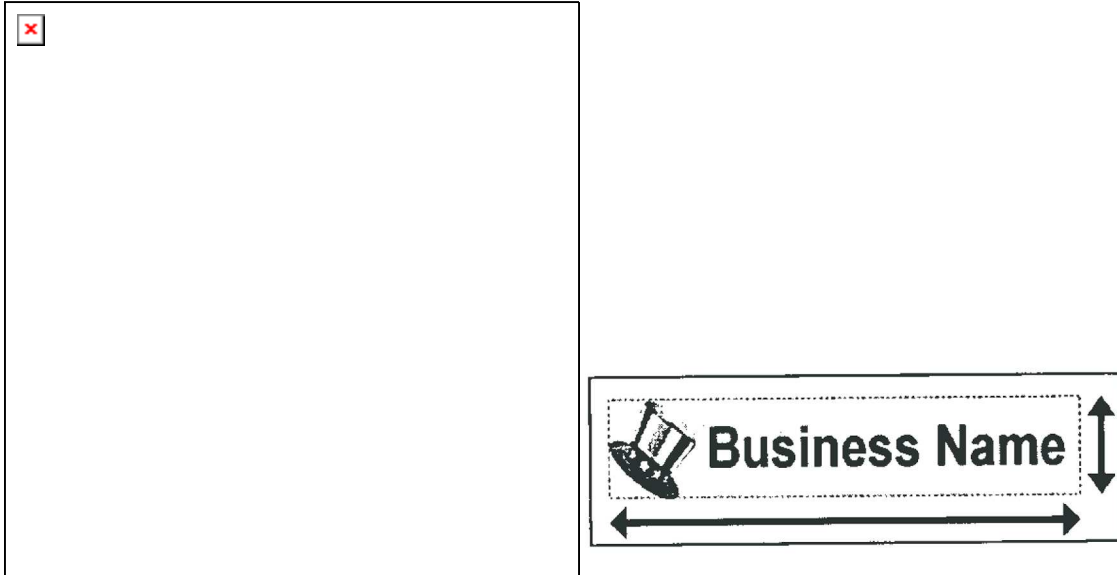
(a) *Sign measurement criteria.*

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



Sign Area Measurement

- a. Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle that will enclose both the sign copy and the background.
- b. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle that will enclose each word and each graphic in the total sign.



Sign Area includes Logo

- c. Sign copy mounted, affixed, or painted on an illuminated surface, or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy. Such elements may include, but are not limited to, lit canopy fascia signs, spanner board signs, and/or interior lit awnings.
 - d. Multi-face signs are measured as follows:
 - 1. *Two face signs:* If the interior angle between the two sign faces is 45 degrees or less, the sign area is of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.
 - 2. *Three or four face signs:* The sign area is 50 percent of the sum of the areas of all sign faces.
 - e. Spherical, free-form, sculptural, or other nonplanar sign area is 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four faces are prohibited.
- (b) ***Sign illumination.*** All permanent signs may be nonilluminated, illuminated by internal, internal indirect (halo), or lit by external indirect illumination, unless otherwise specified.
- (1) ***Internal illumination.*** Signs with internal illumination shall conform with dark sky principles and not cause glare or reflection onto any adjacent property, street, or alley, or so to create a traffic hazard.
 - (2) ***External indirect illumination.*** Externally lit signs are permitted to be illuminated only with steady, stationary, down-directed and shielded light sources directed solely onto the sign. Light bulbs or light tubes, excluding neon, used for illuminating a sign shall not be visible from adjacent public rights-of-way or residential properties.
 - (3) ***Neon and LED.***
 - a. Exposed neon tube illumination and LED is not permitted.

- b. Visually exposed neon is permissible in the nonresidential districts as long as the neon has a clear plastic face to protect it from breakage and weather damage. Visually exposed neon and LED shall not be permitted on freestanding signs.
- c. Neon illumination utilized as a sign copy projection, border, frame, or other embellishment of sign copy, or other features, consistent with the definition of "sign" in section 113-2, shall be included in the total square footage of the sign.
- d. Neon, LED or other forms of illumination shall not be used as a border or outline for any architectural element of the building.

(c) *Structure and installation.*

- (1) *Raceway cabinets.* Raceway cabinets, where used as an element of building-mounted wall signs, shall match the building color at the location of the building where the sign is located. Where a raceway provides a contrast background to sign copy, the colored area is counted in the aggregate sign area permitted for the site or occupancy. Raceways shall not be used on roof-mounted signs, freestanding signs, or landscape wall signs.
- (2) *Support elements.* The support elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.
- (3) *Electrical service.* When electrical service is provided to freestanding signs or landscape wall signs, all such electrical service is required to be underground and concealed. Electrical service to building-mounted signs, including conduit, housings, and wire, are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.
- (4) *Permanent signs.* All permanent signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment.

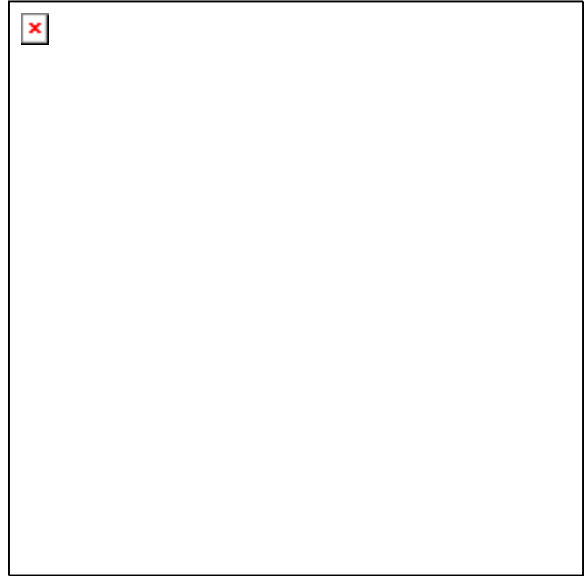
(d) *Sign maintenance.* It shall be unlawful for any owner of record, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land to fail to maintain the property and all signage thereon, in conformance with this Code. Failure to maintain signs and/or property constitutes a violation of this Code.

- (1) *General maintenance.* Complete maintenance is required for all signs, whether or not in existence prior to the adoption of the ordinance from which this chapter is derived. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to conform to the requirements and contents of the sign permit issued for its installation and provisions of this chapter.
- (2) *Landscape maintenance.* Replacement of plant materials that do not survive after installation in required landscaped areas is required within the next planting season or within six months of the plant's demise. Required landscaped areas contained by a fixed border, curbed area, or other perimeter structure shall receive regular repair and maintenance.
- (3) *Removal of unused sign support structures.* Removal is required of any vacant and/or unused sign support structures, angle irons, sign poles or other remnants of old signs, which are not currently in use, or proposed for immediate reuse evidenced by a sign permit application for a permitted sign.
- (4) *Removal of obsolete signs.* Signs which conform to the provisions of this chapter, but which reflect obsolete sign copy, may remain in place; provided that the sign copy is left unlit and/or blank for a time period up to 30 calendar days after the use or activity it identified has ceased and/or the property has become vacant. A one-time extension of 30 calendar days may be

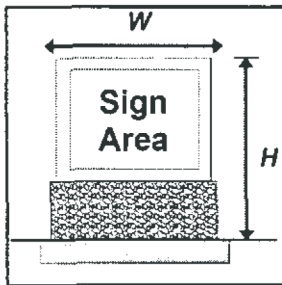
granted by the city manager or designee, provided the copy has been left unlit and/or blank, and when such extension is requested by the owner or person in control of the vacant property.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-105. - Sign height.

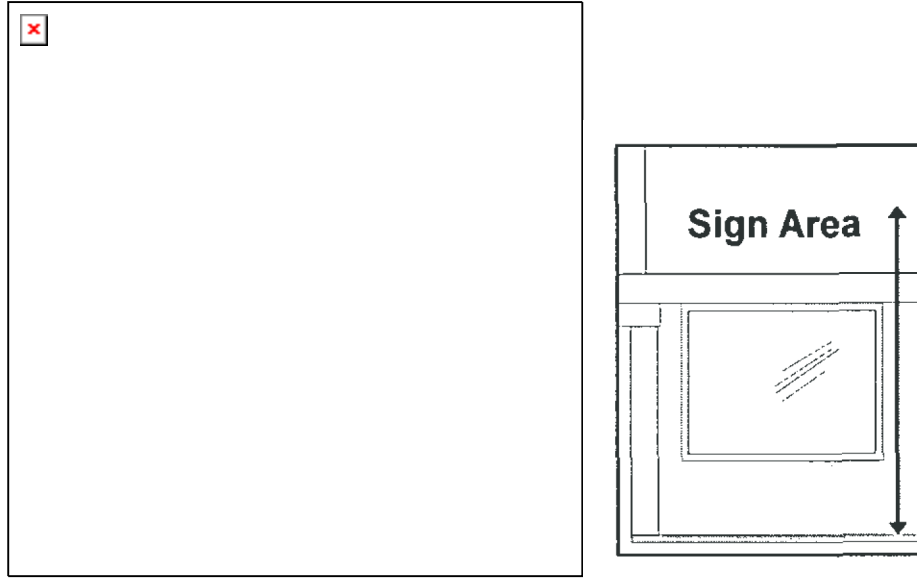


Sign heights shall be measured as follows:



Sign Measurements

- (1) *Freestanding sign.* The height of all signs shall be the vertical distance from the top of the highest element of the sign or sign structure to the top of the curb or crown of the roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.
- (2) *Wall, fascia, mansard and parapet-mounted signs.* Height shall be the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.



Wall Sign

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-106. - Inspections.

All signs for which a permit is required shall be subject to the following inspections, unless waived by the city manager or designee:

- (1) Footing inspections on all freestanding signs except freestanding signs that are five feet or less in height with a maximum area of 32 feet;
- (2) Electrical inspections on all signs prior to placement;
- (3) Final inspection that shall cover the sign location, structural members and placement of the inspection marker in accordance with this article.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-107. - Inspection markings.

Any person installing or erecting a permanent sign as regulated by this chapter shall ensure that such signs be marked with the maker's name and the person erecting such sign, the date of installation, and the permit number as approved by the city manager or designee.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-108—113-127. - Reserved.

ARTICLE IV. - ZONING DISTRICT RESTRICTIONS

Sec. 113-128. - Residential zones.

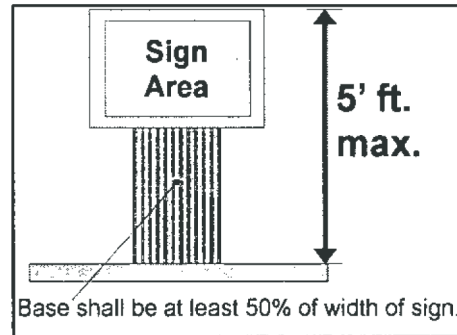
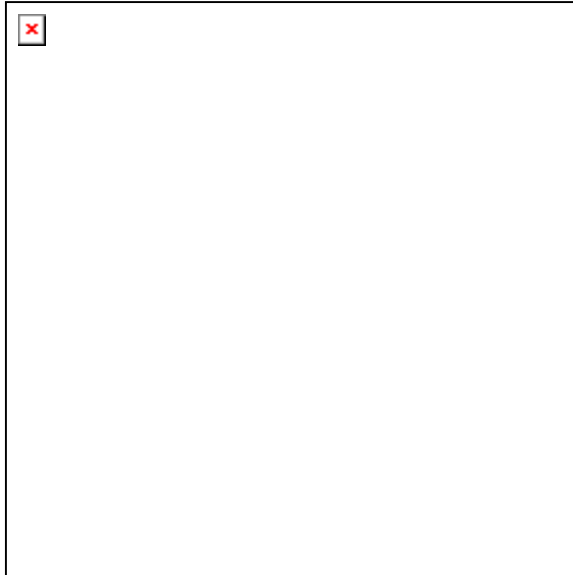
(a) Residential uses in residential zones.

(1) *Generally.*

- a. *Applicable zones.* This subsection (a) applies to all signs for residential uses, and in all residential areas which are vacant or are in a planned area development (PAD) zone.
- b. *Permitted signs.* Only signs that are specifically permitted by this subsection (a) are allowed. Any sign that is not specifically permitted by this subsection (a) is prohibited.
- c. *Aggregate sign area allowed.*
 1. *Parcels less than or equal to two acres.* Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is less than two acres shall not exceed one and one-half square feet.
 2. *Parcels larger than two acres.* Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is larger than two acres shall not exceed eight square feet.

(2) *Wall signs.* Wall signs are permitted, but shall not exceed a height of 15 feet.

(3) *Freestanding signs.*



Freestanding Sign

- a. One freestanding sign shall be permitted on each parcel with a maximum height of five feet and a maximum area of one and one-half square feet.
 - b. A freestanding sign may include only the name of the occupant and the street address. Such sign shall not include any advertising copy.
 - c. The base shall have an aggregate width of at least 50 percent of the width of the sign.
 - d. Reader panels are not permitted.
- (4) *Residential entry sign.* A maximum of two residential entry signs, placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development, and with a maximum aggregate area of 48 square feet shall be permitted at each main entrance. The residential entry signs may be freestanding signs. The residential entry signs may include only the name of the development and the street address, and shall not include advertising copy.
- (5) *Temporary signs.* Temporary signs are only permitted in accordance with article V of this chapter.
- (b) *Nonresidential uses in residential zones.*
- (1) *Generally.*
 - a. *Applicable zones.* This subsection (b) applies to all signs for nonresidential uses in residential zones which includes, but are not limited to, churches, schools, institutions, commercial farms or ranches, public facilities and similar activities which are located in R1-43, R1-18, R1-12, R1-8, R1-5, R-2 or R-3 zones and for all nonresidential uses in residential areas in a planned area development (PAD) zone.
 - b. *Permitted signs.* Only signs that are specifically permitted by this subsection (b) are allowed. Any sign that is not specifically permitted by this subsection (b) is prohibited.
 - c. *Maximum aggregate area.* The maximum aggregate area of all signs on a parcel shall not exceed 48 square feet.
 - (2) *Wall signs.* Wall signs are permitted.
 - (3) *Freestanding signs.*

- a. One freestanding sign shall be permitted on each parcel with a maximum height of ten feet and a maximum area of 24 square feet.
 - b. A freestanding sign may include only the name of the facility, building or organization it is intended to identify. Such sign shall not include any advertising copy. The sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.
 - c. The base shall have an aggregate width of at least 50 percent of the width of the sign.
- (4) *Wall, fascia, mansard and parapet signs.* Wall, fascia, mansard and parapet signs are permitted, and may identify the facility, building or organization by name or by name and principal activity when the name alone does not identify the general nature of the use, and may include the street address.
- (5) *Directional signs.* Directional signs are permitted when required to assist the flow of traffic. Directional signs shall not exceed six square feet in area or three feet in height. Off-site directional signs are prohibited.
- (6) *Directory signs.* Directory signs are permitted for nonresidential uses in multi-residential developments and other multiple-tenant facilities. Directories shall be provided at all driveway entrances for all multi-residential developments, mobile home parks, or when required by the fire chief or designee.
- a. Each directory shall be illuminated with a maximum area of 18 square feet and a maximum height of six feet.
 - b. The number and location of the signs must be approved by the city manager or designee and the fire chief.
- (7) *Reader panels.*
- a. Reader panels shall only be permitted for schools and public facilities located in residential zone districts to identify school and community activities.
 - b. All electronic message displays shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. each day.
 - c. Fifty percent of the maximum sign area may be used for changeable copy whether it is LED, plastic zip track, or any method of replaceable lettering.
 - 1. Any sign using plastic zip track or any other method of replaceable lettering shall have a secured, clear, plastic or lexan cover to mitigate the risk of potential vandalism.
 - 2. Any sign using an electronic messaging system shall not be visible to any minor or major arterial street.
- (8) *Temporary signs.* Temporary signs are only permitted in accordance with article V of this chapter.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

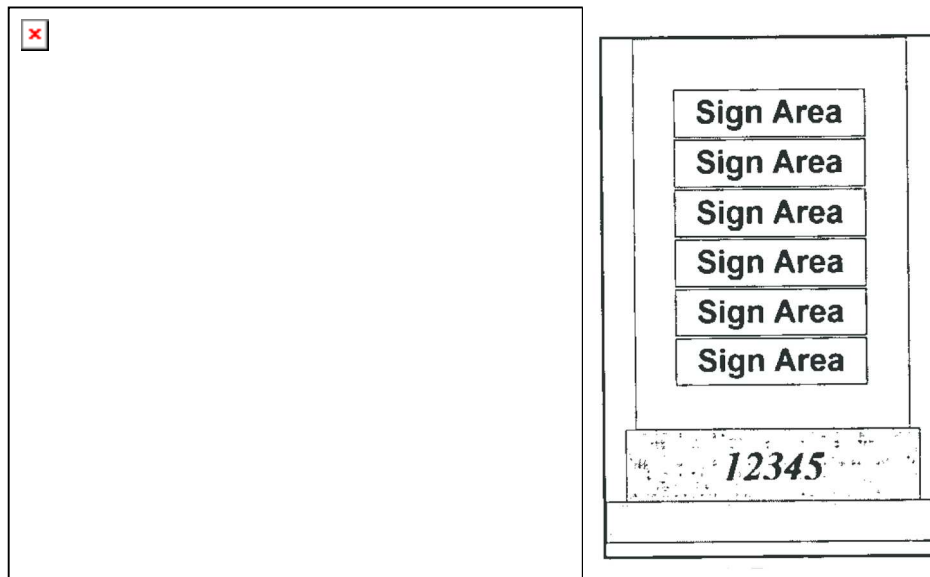
Sec. 113-129. - Nonresidential zones.

(a) *Generally.*

- (1) *Applicable zones.* This section applies to all signs in nonresidential zones and in all nonresidential areas in a planned area development (PAD) zone, unless otherwise restricted.
- (2) *Permitted signs.* Only signs that are specifically permitted by this section are allowed. Any sign that is not specifically permitted by this subsection (a) is prohibited.
- (3) *Aggregate sign area allowed.*

- a. Unless otherwise modified by this section, the maximum aggregate sign area for any business is one square foot of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed. Businesses on a separate parcel or lot, or on a PAD site within a project of three or more businesses, shall be permitted sign area as described in subsection (a)(3)a of this section for any one elevation, with sign area on all other elevations not to exceed one-half square foot for each linear foot of elevation where the sign is displayed.
 - b. The total aggregate area excluding all freestanding signage shall not exceed 300 square feet and the maximum total sign area of any one elevation shall not exceed 200 square feet. Businesses that share a building structure and do not have a designated leased/owned frontage shall be considered one business for the purpose of determining total aggregate area of street graphics.
- (b) *Wall, fascia, mansard, and parapet.*
 - (1) *Generally.*
 - a. Wall, fascia, mansard and parapet signs are allowed only on the exterior elevation of the space occupied by the business.
 - b. Wall, fascia, mansard or parapet signs may identify the individual businesses, building complex, or center, by name, and may identify up to three principal services when the name alone does not identify the general nature of the business. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.
 - c. Units of information. Modifiers may be used on building wall signs only and shall be identical for each elevation in which the sign is displayed. The maximum height of the modifiers shall be subordinate to the vertical letter height of the business name, but shall not be less than 12 inches. Such signs shall be included when computing the sum total sign area allowed for each use.
 - (2) *Wall, fascia, mansard and parapet signs for theaters.*
 - a. One wall, fascia, mansard or parapet sign for a theater may contain the name of the theatre on the elevation where the sign is displayed. Such signs shall be permitted as described in subsection (a)(3)a of this section.
 - b. The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events that occur on the premises. The sign area shall not exceed 48 square feet.
 - c. Exterior poster cases shall be limited to six per theatre. The cases will not count toward the aggregate sign area.
 - (3) *Shingle signs.*
 - a. One shingle sign that is designed and oriented primarily for the aid of pedestrians is permitted per business.
 - b. The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven feet, six inches. The size shall be approved by the city manager or designee. The shingle sign shall not be calculated within the overall aggregate sign area.
 - c. A shingle sign must be located immediately adjacent to the business it identifies. The sign must be perpendicular to the store front.
- (c) *Freestanding signs.*
 - (1) *Generally.*
 - a. Freestanding signs are permitted.

- b. The base of any freestanding sign shall have an aggregate width at least 50 percent of the width of the sign.
 - c. Any freestanding sign which identifies a single-tenant building shall only bear the name of the business or building it is intended to identify, and shall not include any advertising copy.
 - d. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.
- (2) *Maximum number and height of signs allowed.* One freestanding sign shall be permitted per single-tenant building or multiple-tenant complex, except on parcels with multiple street frontages. On parcels with multiple street frontages, one sign is permitted on each street. The freestanding sign shall not exceed a height of ten feet.
- (3) *Aggregate sign area allowed.*
- a. Freestanding signs in industrial zones or for multiple-tenant complexes. The maximum aggregate sign area allowed for all freestanding signs in industrial zones or for multiple-tenant complexes is 48 square feet on parcels up to ten acres, 60 square feet for parcels up to 20 acres, and 80 square feet on parcels over 20 acres.
 - b. Freestanding signs for single-tenant buildings. The maximum aggregate sign area allowed for all freestanding signs for single-tenant buildings in the C-1 zone is 12 square feet. The maximum aggregate sign area allowed for all freestanding signs in the C-2 and C-3 zones is 36 square feet on parcels up to two acres, and 48 square feet on parcels over two acres.



Multiple Tenant Sign

- (4) *Identification of tenants in a multiple-tenant complex.* Any freestanding sign within the multiple-tenant building or shopping center may identify the name of the building, complex, or center and the names of tenants within the complex. Such signs shall not include any advertising copy. Modifiers are permitted.
- a. Panels shall only contain the name of the business or logo. No more than six panels per side are allowed on multiple-tenant freestanding sign. All individual panels will require a permit.
 - b. Panels shall not display business telephone numbers.

- (d) *Directional signs.* Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six square feet in area or three feet in height. Such sign may include business identification by word or symbol on up to 25 percent of the sign area.
- (e) *Directory signs.* Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows:
 - (1) Each directory sign shall be illuminated with a maximum area of 18 square feet and a maximum height of six feet. Such directories are required at all driveway entrances and approved by the fire chief or designee.
 - (2) The number and location of the signs must be approved by the city manager or designee.
- (f) *Noncommercial signs.* In all commercial and industrial zones, noncommercial signs shall have a maximum area of 12 square feet and a maximum height of five feet.
- (g) *Permanent window signs.* Window signs may be internally illuminated only with the use of exposed neon and LED lighting. There shall be a maximum of one sign per business and such sign shall be limited to no more than 15 percent of the area of the window panel. The sign area shall be calculated against the square footage allowed the business/use. Sign copy shall be limited to business identification and a graphic symbol or any combination thereof. In no case shall product signs be allowed.
- (h) *Reserved.*
- (i) *Gasoline service stations.*
 - (1) One monument sign per right of way frontage up to two total signs shall be permitted with a maximum sign area of 24 square feet each with a maximum height of five feet. Fifty percent of the allowable sign area may be used to identify the current price of gas being sold and may have changeable copy such as LED or zip track. Such signs shall be placed within a landscaped setting containing not less than 240 square feet.
 - (2) Canopy signs.
 - a. Such signs shall identify the business only.
 - b. The maximum number of signs per canopy shall be two.
 - c. The maximum sign area for any one canopy sign shall not exceed six square feet.
 - d. Any canopy sign will be calculated against total sign area allowed.
- (j) *Banks.*
 - (1) *Building wall signs.*
 - a. Such sign shall identify the business.
 - b. The maximum sign area allowed for one linear foot of building wall shall be one square foot. The sign area on all other elevations is one-half square foot for each linear foot of elevation where the sign is displayed.
 - c. When the wall on which the sign is placed is 200 or more feet from any public right-of-way, the maximum sign area for each one linear foot of building wall shall be one and one-half square feet.
 - d. No part of a building wall sign shall extend above a roofline.
 - e. Such sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.
 - f. No part of a building wall sign shall project from a building wall a distance greater than 12 inches.

(2) *Freestanding business identification signs.* There shall be a maximum of one freestanding business identification sign per street.

a. *Ground signs.*

1. Such sign shall identify the business.
2. The maximum number of such signs per street shall be one sign.
3. Such signs shall be placed within a landscaped setting containing not less than 120 square feet.
4. The maximum area for such signs shall not exceed 12 square feet.
5. The maximum height of such signs shall be five feet.
6. Individual letters shall not cover a percentage of wall surface area greater than 50 percent.

b. *Monument signs.*

1. Such signs shall identify the business.
2. The maximum number of such signs per street front shall be one sign.
3. The maximum area of such signs shall be 24 square feet.
4. The maximum height of such signs shall be five feet.
5. The maximum vertical dimension of the cabinet or panel shall be four feet.
6. The maximum horizontal dimension of the cabinet or panel shall be ten feet.
7. Such signs shall be placed within a landscaped setting of not less than 240 square feet.

(3) *ATM (automated teller machine) signs.*

- a. Such signs shall be located on the face of the machine.
- b. Any such signs may identify the individual business name, logo, time, and principal services offered at the ATM.
- c. The area of any such signs shall not exceed ten square feet.
- d. The total sign area of all such signs at any one site shall not exceed 20 square feet.
- e. The bezel and architectural border of an ATM sign shall not be included in the sign area unless they contain sign characters, logos, or other sign graphics.
- f. The area of any ATM signage not visible beyond the boundaries of the property shall not be deducted from the sum total sign area permitted for the use.
- g. Wording, symbols, and graphics which instruct persons on the use of the ATM shall not be considered part of the sign area unless they are visible beyond the boundaries of the property and attract the attention of the public.

(4) *ATM (automated teller machine) directional signs.*

- a. Such signs shall be located only on a site offering automated teller services.
- b. The maximum height of such signs shall be three feet.
- c. The maximum area of such signs shall be four square feet.
- d. A maximum area for business name or logo shall be one square foot.
- e. Time-related information and other information commonly used by a business to reference its particular ATM is allowed.

- f. The number and location of such signs shall be determined by the city manager or designee.

(k) *Regional commercial subdivisions (20 acres or more).*

- (1) Entryway signs are allowed for commercial subdivisions.
- (2) Such signs shall contain only the name of the subdivision.
- (3) The maximum number of such signs for each entrance shall be two signs.
- (4) The maximum number of such signs on each side of an entrance shall be one sign.
- (5) The total area of such signs allowed at each entrance shall not exceed 24 square feet.
- (6) The height of such sign shall not exceed five feet.

(l) *Temporary signs.* Temporary signs are permitted in accordance with section 113-157

(m) *Menu boards.*

- (1) Two menu boards are permitted per business. Such signs may be freestanding or wall-mounted.
- (2) The maximum aggregate area for a menu board shall not exceed 24 square feet.
- (3) The maximum height shall not exceed six feet.

(n) *Awning signs.*

- (1) A maximum of 25 percent of the front face area of an awning may be used for signage.
- (2) The sign area shall be measured according to section 113-104 unless a distinctive background is provided.
- (3) If letters or graphics are placed on the valence, they shall not be placed elsewhere on the awning.
- (4) Awning signs are allowed only on the exterior elevation of the space occupied by the business.
- (5) Sign copy shall be limited to business name and/or logo.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-130—113-156. - Reserved.

ARTICLE V. - TEMPORARY SIGNS

Sec. 113-157. - Standards and regulations.

Temporary signs shall be allowed in accordance with the requirements of this chapter and the following provisions:

- (1) *Duration.* Each parcel or business may have displayed upon it a temporary banner sign with the following limitations:

- a. A temporary banner sign may not be displayed longer than 30 calendar days at a time.
 - b. A business is limited to two temporary sign banners per year with the exception of for sale, lease or rent signs, which may be displayed for a period of one year during the time the parcel is being sold, let or rented.
 - c. A new business may have an additional 30 calendar days beyond the limitations stated above for a grand opening sign.
 - d. Temporary banner signs must be attached to a building.
- (2) *Residentially zoned parcels smaller than five acre.*
- a. *Number.* Each parcel shall be entitled to one temporary sign for every 50 linear feet of right-of-way frontage (minimum of one sign per parcel).
 - b. *Size and height.* The maximum height for all freestanding signs is five feet. For sale, lease or rent signs shall be a maximum of 12 square feet with a maximum height of eight feet.
- (3) *Nonresidentially zoned parcels and residentially zoned parcels larger than five acres.*
- a. *Number.* Each parcel shall be entitled to one temporary sign displaying a commercial message for each side of the parcel that has right-of-way frontage, up to two temporary signs displaying a commercial message per parcel. Additionally, each parcel shall be entitled to one temporary sign displaying a noncommercial message for every 50 linear feet of right-of-way frontage.
 - b. *Size and height.* The maximum height for all freestanding signs is eight feet. For sale, lease or rent signs shall be a maximum of 32 square feet with a maximum height of eight feet.
- (4) *For multiple-tenant commercial or industrial parcels.*
- a. Each tenant with less than 50 feet of store frontage shall be entitled to temporary banner signs, as stated above, applied to the storefront, not exceeding 12 square feet in size.
 - b. Each tenant with more than 50 feet of store frontage shall be entitled to temporary banner signs, as stated above, applied to the storefront, not exceeding 32 square feet in size.
- (5) *Window signs.* Such signs shall be affixed only to the interior surface of the glass. No more than 25 percent of the window on the front elevation of any business may be used for window signage. Such signs shall be used for promotional purposes and will not require a permit.
- (6) *Location.* Temporary signs shall not be placed in the following locations:
- a. Off-premises.
 - b. Within five feet of the public right-of-way.
 - c. Within a site visibility triangle.
 - d. Within a public utility, water or sewer easement.
 - e. Within any parcel owned by the city, except for temporary signs placed by the city for city events.
 - f. Affixed to any light pole, street pole, electrical box, or other similar structure.
- (7) *Permit.* A city-issued permit shall be required before installing any temporary sign displaying a commercial message.
- (8) *Construction.* Temporary signs may be made of paper, plastic, cloth or any other pliable material. Window signs may be painted with water-soluble paint directly on the window.
- (9) *Non-conforming temporary signs.* Temporary signs that become non-conforming after the adoption of the Code shall be removed within ten calendar days.

Sec. 113-158. - Development information temporary sign.

The purpose of the development information sign is to inform the public of the development name and future tenants on developments under construction. The city manager or designee may remove any development sign or construction fence screen sign if said sign violates City Municipal Code, is deemed a public or private nuisance, or is a hazard to public health and safety.

(a) *Applicability.*

- (1) Development signs or a construction fence screen sign shall be erected within 30 calendar days of application for a building permit or grading permit.
- (2) The development sign or construction fence screen sign shall be maintained until all principle structures are completed in the designated construction area.
 - a. In cases where the initial building has been completed and subsequent permits for other principal buildings in the construction area have been applied for, the applicant for the latest building permit will maintain the sign.
 - b. Sign is to be removed after completion of all building permits posted on sign or as directed by the city manager or designee.
- (3) Sign location to be submitted with new principle building permits.

(b) *Development information sign.*

- (1) Duration.
 - a. Signs must be removed once all projects in the construction area are completed. This does not include tenant improvements.
 - b. Signs will be allowed for a period of one year.
- (2) One sign per street frontage per construction area.
 - a. Construction area is to be determined by the city manager or designee.
- (3) Freestanding sign size shall be 32 square feet.
- (4) Maximum sign height shall not exceed eight feet.
- (5) Signs must be updated for new projects in the construction area.
- (6) Banner signs may be attached to a temporary construction fence.
- (7) Sign text and graphics will follow City of Surprise development information sign format, unless modified by the city manager or designee.

(c) *Construction fence screen sign.*

- (1) Duration.
 - a. Signs must be removed once all projects in the construction area are completed. This does not include tenant improvements.
 - b. Signs will be allowed for a period of one year.
- (2) Maximum sign height shall not exceed eight feet.
- (3) Sign must include:
 - a. Information provided in City of Surprise development information sign format (section 113-158(b)(7)) to exclude the elevation block.
 - b. Renderings or art relating to the site.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-159—113-182. - Reserved.

ARTICLE VI. - FLAGS AND FLAGPOLES

Sec. 113-183. - Regulations.

To regulate and control the use of permanent flagpoles on which a flag is located. It is unlawful for any person to place or install a flag in any zone except as follows: Any flag of the United States, or any state of the United States, foreign nations having diplomatic relations with the United States, the city,

corporate flag, or any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, or any other flag whose display is authorized by the Constitution of the United States or the constitution of the state.

The provisions are subject to the following conditions:

- (1) Only one of each flag with a maximum of three flags on any one lot or parcel shall be allowed.
- (2) Parcels zoned R1-43, R1-18, R1-12, R1-8, and R1-5 shall not have more than one flagpole per parcel.
- (3) No flagpole shall exceed the following heights per specified zone:
 - a. Parcels zoned R1-43, R1-18, R1-12, R1-8 and R1-5 shall not exceed 30 feet.
 - b. Parcels zoned R-2 and R-3 shall not exceed 35 feet.
 - c. Parcels zoned C-1, C-2, and C-3 shall not exceed 35 feet.
 - d. Parcels zoned industrial and business park shall not exceed 35 feet.
- (4) Flagpoles shall not be placed except within a landscaped setting of not less than 200 square feet.
- (5) Illumination of any flags or flagpoles shall be in accordance with section 113-103
- (6) Nothing in this section shall apply to any flag or flagpole located on any parcel owned or operated by any federal, state or local government for a governmental purpose.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-184, 113-185. - Reserved.

ARTICLE VII. - FREEWAY MONUMENT SIGNS

Sec. 113-186. - General requirements.

- (a) Freeway monument signs shall be allowed only on properties zoned for commercial or industrial uses;

- (b) Buildings in excess of three stories shall be identified only by a freeway monument sign or a building-mounted wall sign and shall not be eligible for the construction of or inclusion of both types of signs;
- (c) For the purposes of this section, the height of all freeway monument signs shall be measured as the vertical distance from the finished grade of the site to the highest point of the sign structure;
- (d) Freeway monument signs shall not be counted as a portion of the total sign area of the user(s);
- (e) Freeway monument signs shall be required to provide an architecturally enhanced treatment for the sign base, pole cover and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of 35 percent of the full sign width;
- (f) Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign;
- (g) For the purpose of this section, such signs shall only identify the name of the business, the center/complex, or the place for which the sign is intended. Such signs shall not include any advertising copy;
- (h) Freeway monument signs may be illuminated by externally-illuminated indirect or internal lighting;
- (i) Freeway monument signs shall not be allowed within a natural or manmade watercourse;
- (j) Freeway monument signs shall be subject to all applicable Arizona Department of Transportation sign regulation standards;
- (k) All freeway signage requests shall be processed administratively via site plan amendment process to determine conformity with the regulations within section [chapter] 113

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Sec. 113-187. - Location and size.

- (a) Freeway monument signs shall be located a minimum of 50 feet from any non-freeway lot line and a minimum of 100 feet from any residentially zoned property;
- (b) All freeway monument signs shall have a maximum height of 80 feet, and 750 square feet in total sign area, unless as modified below;
- (c) All freeway monument signs shall be allowed an extra three feet in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development; Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than 20 percent of sign area;
- (d) For every 880 linear feet of freeway frontage, one freeway monument sign shall be allowed per site, development, project, or center. Such signs shall not be located off-premise, except that a multi-tenant complex/center sign may identify users within the complex/center located on separate parcels;
- (e) For the purpose of this section, multi-tenant freeway monument signs shall be allowed an extra 20 percent of sign area for identification of the center/complex;
- (f) Freeway signs shall maintain a minimum of 880-foot spacing from any other freeway monument sign, or from the intersection of any arterial road with the freeway;
- (g) Freeway monument signs shall be located a minimum of 50 feet from any non-freeway lot line and a minimum of 200 feet from any residentially zoned property.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-188—113-194. - Reserved.

ARTICLE VIII. - COMPREHENSIVE SIGN PROGRAM

Sec. 113-195. - Regulations.

The comprehensive sign program is designed to allow signage which is appropriate to the character of the development, provide adequate identification and information, provide a good visual environment, promote traffic safety and regulate to the extent necessary to be consistent with the purpose and intent of the sign requirements.

- (1) *Criteria.* Comprehensive sign programs shall only apply to commercial properties within redevelopment project areas, or to projects within planned area development zoning designations, approved by the planning and zoning commission and city council, and shall be prepared and reviewed concurrently with the planned area development documentation, or as a separate site plan amendment application for existing commercial centers.
 - a. Any request for approval of the comprehensive sign program shall be submitted on forms provided by the city. Such application shall be submitted to the city manager or designee and acted upon by the planning and zoning commission in accordance with this section 113-195 of this chapter.
 - b. The comprehensive sign program shall not be applied to freeway monument signs.
 - c. *Compatibility.* The comprehensive sign program shall promote compatibility for all signs within a specific development. Architectural theme, materials and color should compliment the overall character.
- (2) *Size and height.* Signs proposed under the comprehensive sign program shall be no larger than the maximum of 50 percent of the standards. The maximum height for freestanding signs is 15 feet with a maximum aggregate area of 160 square feet.
- (3) *Offsite signs.* Projects, which have an approved commercial subdivision or final plat, may have offsite signage. The signs may be placed on parcels where an existing master site plan or residential development has been established.
- (4) *Placement.* Signs proposed under the comprehensive sign program shall be placed appropriately in areas visible and readable. Review of location is considered by traffic movement of surrounding streets, traffic volumes and access points, AASHTO and engineering standards, visibility triangles, sign orientation and topographic features.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)

Secs. 113-196—113-215. - Reserved.

ARTICLE IX. - SIGN WALKER

Sec. 113-216. - Regulations.

Regulations regarding sign walkers, as defined in this chapter, are designed to reduce potential traffic hazards.

- (1) *Locations.* Sign walkers are only permitted in C-3, BP, I-1, I-2 and I-3 zoning districts. The sign walkers must operate only within the public right-of-way, exclusive of any paved street area or any landscaped area.
- (2) *Hours of operation.* Sign walkers are limited to the following hours of operation: 9:00 a.m. to 3:00 p.m., Sunday through Saturday.
- (3) *Permit required.* Sign walkers are required to obtain a permit.
- (4) *Size of signs.* Sign walker signs are limited to four square feet.
- (5) *Additional restrictions.* Sign walkers may not twirl, spin, throw into the air or cause to flash their portable signage.

(Ord. No. 09-04, § 1(Exh. A), 1-22-09)



CITY OF SURPRISE
Planning and Zoning Commission

April 2, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 2, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion for future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):